Konterra



RETAIL OPPORTUNITY

Last updated May 2026

A NEW CENTER OF GRAVITY IS TAKING SHAPE

Konterra



Konterra is a 400-acre community growing at the center of The Washington-Baltimore Corridor, where businesses, retailers, and neighbors converge to create a place with urban energy, neighborhood ease, and access to everything the region offers.

1.5M SF OF RETAIL WITHIN 12M SF TOWN CENTER

ENTERTAINMENT

DINING

HOTEL

GROCERY

EXPERIENTIAL

HEALTH & WELLNESS

GENERAL MERCHANDISE

4,500 NEW TOWNHOMES & APARTMENTS

SIGNIFICANT CLASS-A OFFICE

A TRACK RECORD OF BUILDING PLACES THAT MATTER

Founded in 1998, Konterra Realty is a full-service real estate company with deep roots in the Washington-Baltimore region. For nearly 30 years, we've developed and managed approximately 3 million square feet of Class A office, highly secure facilities, and flex properties across the region with an exceptional track record of tenant retention and satisfaction. Our founders remain involved in day-to-day operations, bringing five decades of collective experience to every decision.

At Konterra, we're applying everything we've learned to create a walkable, mixed-use community built to endure—combining residential, retail, entertainment, and office into a place where people actually want to be. This is where our experience meets what Greater Washington needs next.



28

YEARS IN BUSINESS

25

PROJECTS DEVELOPED, OWNED & OPERATED

2.9M

TOTAL SQ FT DELIVERED OVER COMPANY HISTORY

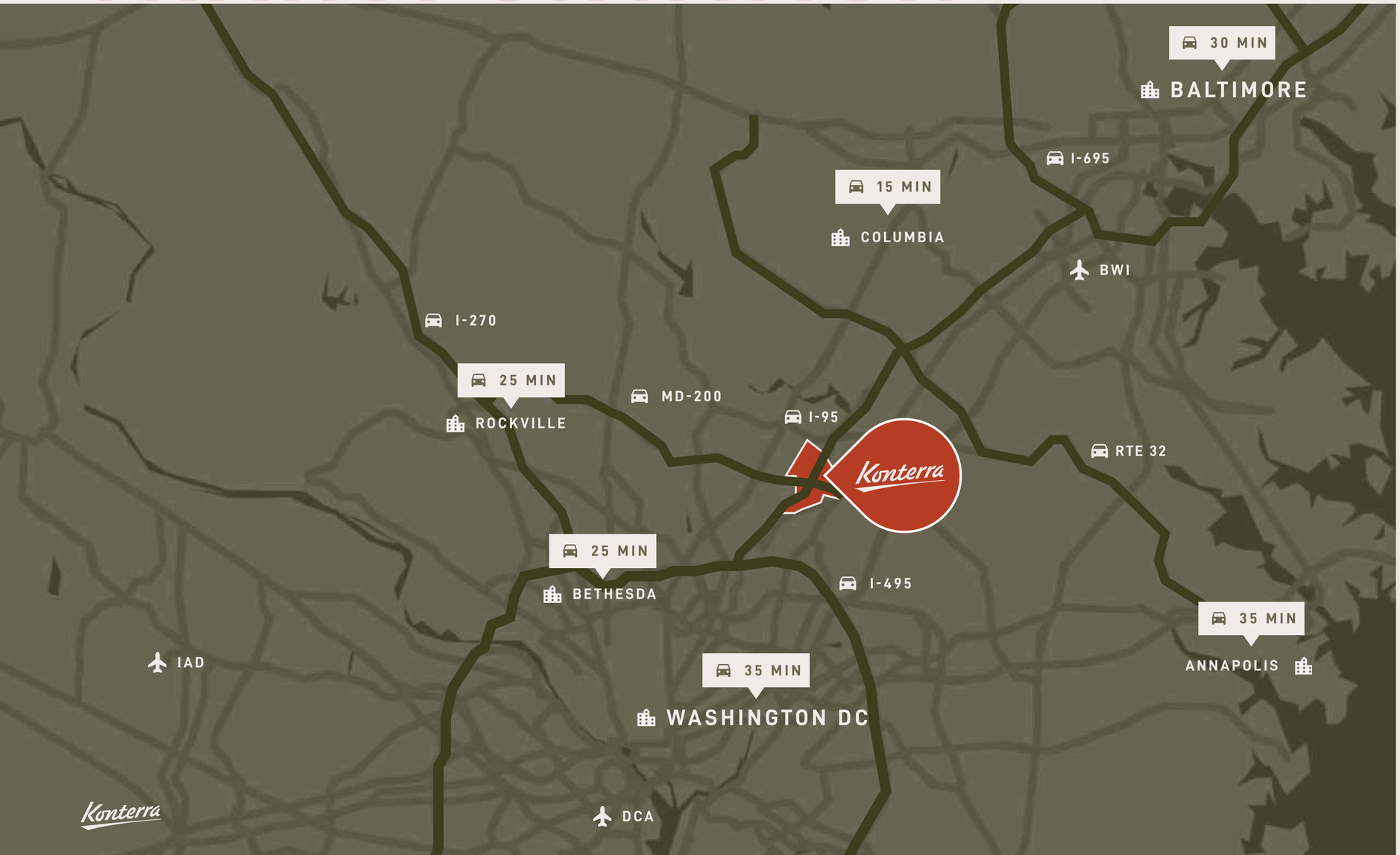
KONTERRA IS DEVELOPED BY

KONTERRA REALTY & GOULD PROPERTY COMPANY

Gould Property Company develops, manages, and invests in Washington real estate with 75 years of foresight and long-term commitment, tackling the region's most complex sites to deliver exceptional financial results while shaping the capital's future.

Konterra

MAJOR REGIONAL TRANSPORTATION



RIGHT IN THE MIDDLE OF IT ALL

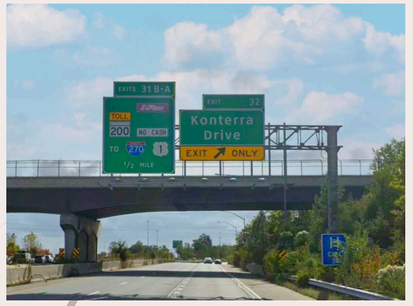
Konterra sits at the geographic center of The Corridor, putting D.C., Baltimore, Annapolis, and Rockville all within 30 minutes. BWI and Amtrak are just 20 minutes away, and major highways connect in every direction, multiplying customer bases far beyond Konterra's built-in community of residents and workers.

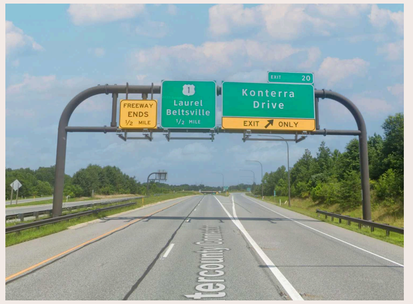
SITE ACCESS

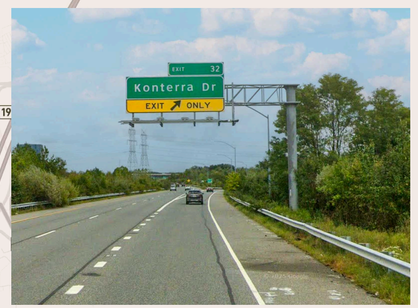


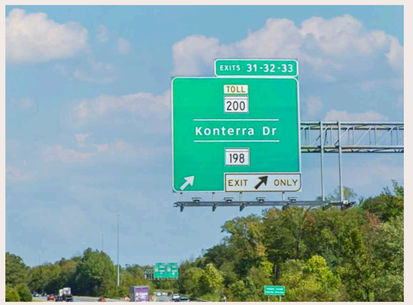
EASY IN, EASY OUT, IMPOSSIBLE TO MISS

Whether coming from Baltimore, MD or Washington, DC, access is easy through one of eight highway exit options. Konterra is visible from I-95 and MD 200, with named exit signage that makes finding you effortless for customers across the region.





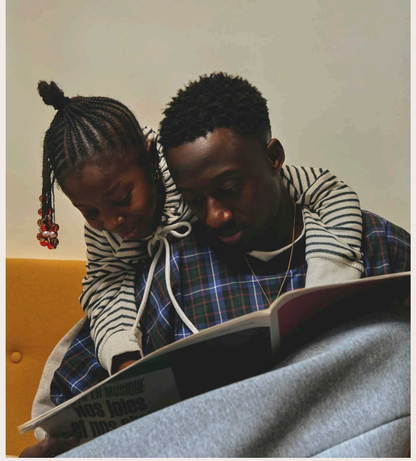




240,000

Daily vehicles at nearby intersection

FOUR COUNTIES OF CUSTOMERS



	10 MIN	20 MIN	30 MIN
POPULATION	142,083	819,261	2,397,483
PERCENT OF HOUSEHOLDS WITH $150K+ INCOME	30.6%	37%	36.2%
DAYTIME POPULATION	53,596	156,730	405,153
MEDIAN AGE		37.5	

Does not include intelligence personnel 'dark employees.'

Konterra



MORE RESIDENTS, MORE CUSTOMERS, MORE MOMENTUM

Your best customers live and work right here. Phase one brings nearly 500 townhomes and apartments, with 4,500 homes planned across the full community. As Konterra grows, so does your built-in audience—neighbors who become regulars, employees who grab lunch daily, and a customer base that's always within walking distance.

THE MARAIS TOWNHOMES

219
Townhomes in two to five bedroom floorplans

35-54
Age range of professional couples and singles

$147-$195K
Annual income range

MULTI-FAMILY

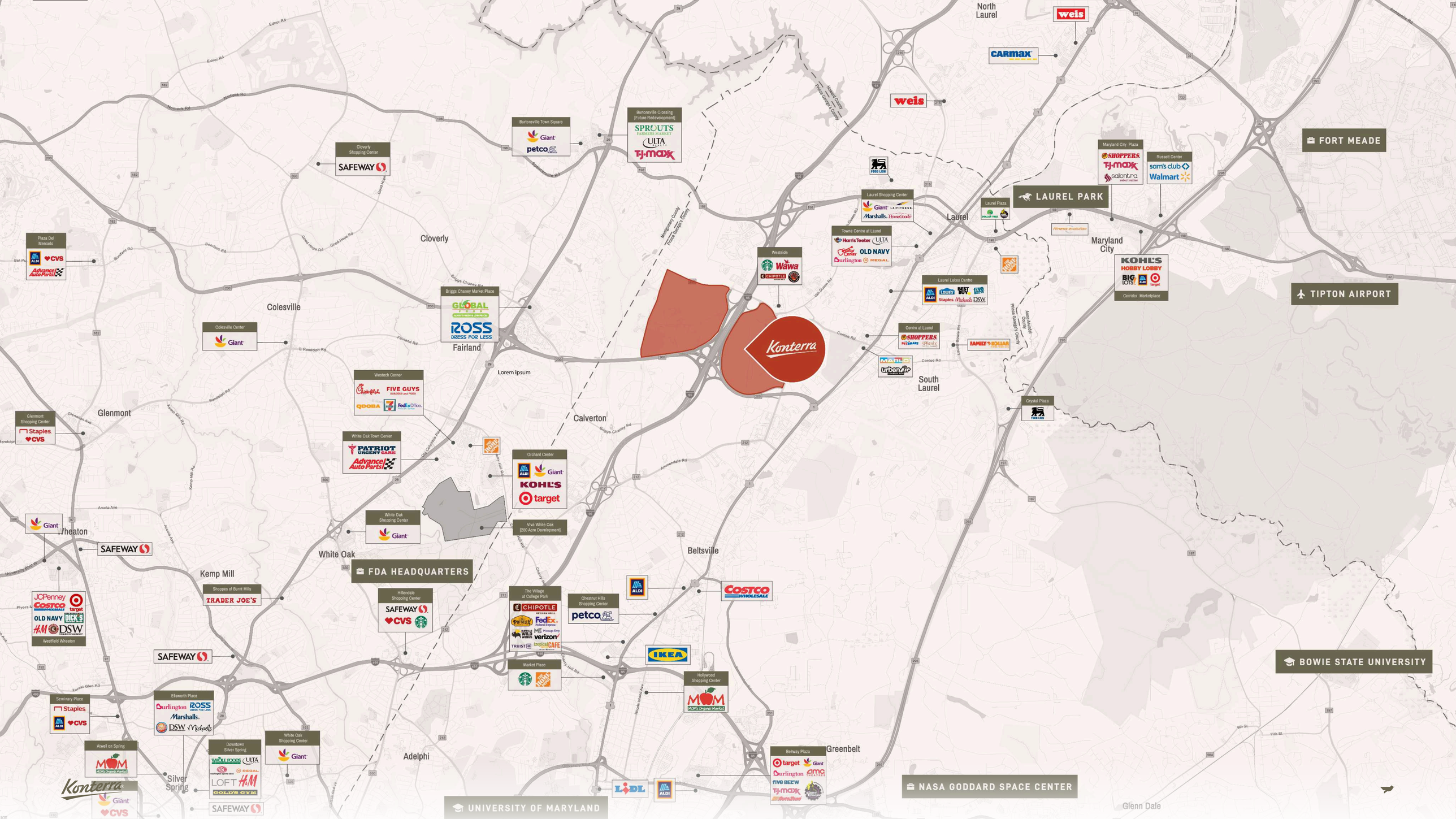
250
Units in one-, two-, and three-bedroom floor plans

65%
Millenial & Younger
Most single
$90K Avg. Income

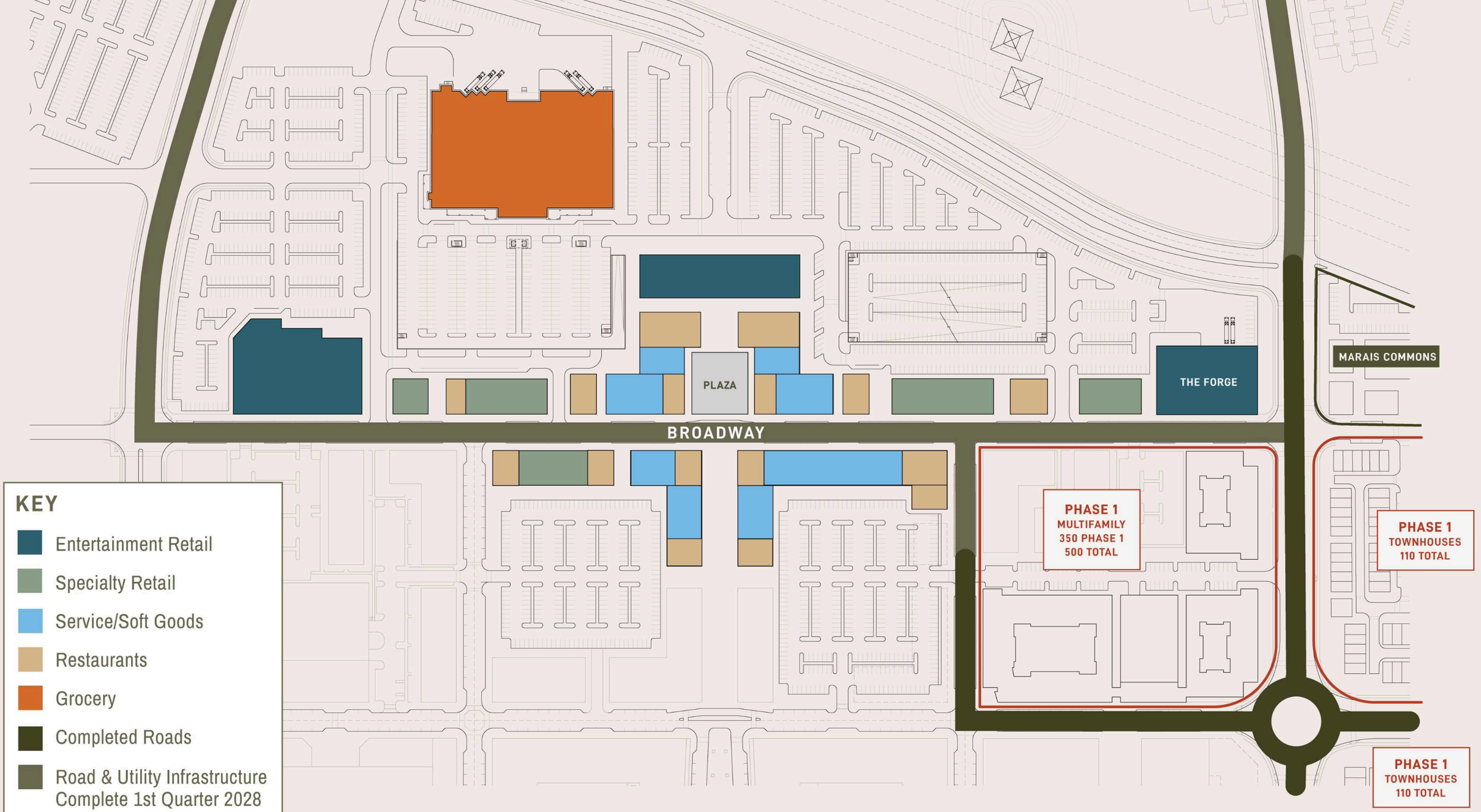
20%
Generation X
Married & Single
$115K Avg. Income

12%
Older or Multi-person
Empty nesters looking for a new lifestyle experience
$103K Avg. Income




Konterra
Cloverly
Colesville
Fairland
Glenmont
Wheaton
Kemp Mill
White Oak
Calverton
Beltsville
Adelphi
Silver Spring
Greenbelt
Laurel
North Laurel
South Laurel
Maryland City
Glenn Dale
Lorem ipsum
FORT MEADE
TIPTON AIRPORT
LAUREL PARK
BOWIE STATE UNIVERSITY
FDA HEADQUARTERS
NASA GODDARD SPACE CENTER
UNIVERSITY OF MARYLAND
Plaza Del Mercado
Cloverly Shopping Center
Colesville Center
Glenmont Shopping Center
Seminary Place
Ellsworth Place
Atwell on Spring
Downtown Silver Spring
White Oak Shopping Center
Shoppes of Burnt Mills
Westfield Wheaton
Hillendale Shopping Center
Briggs Chaney Market Place
Westech Corner
White Oak Town Center
Orchard Center
White Oak Shopping Center
Viva White Oak [280 Acre Development]
Burtonsville Town Square
Burtonsville Crossing [Future Redevelopment]
The Village at College Park
Chestnut Hills Shopping Center
Market Place
Hollywood Shopping Center
Westside
Towne Centre at Laurel
Laurel Shopping Center
Laurel Plaza
Laurel Lakes Centre
Centre at Laurel
Maryland City Plaza
Russett Center
Corridor Marketplace
Crystal Plaza
Bellway Plaza


PAD READY
1ST QUARTER
2028
2
2A
3
1
PHASE I
• The Marais Townhomes Begin Delivery July 2026
• Multifamily Begin Construction 3rd Quarter 2027
• Retail Pads for Development 3rd Quarter 2027
KEY
Completed Roads
Road & Utility Infrastructure
Complete 1st Quarter 2028
Van Dusen Rd
Contee Rd
Contee Rd
Konterra Dr
ICC
MARYLAND
200
intercounty connector
95
North
206
200
Konterra


PLAZA
THE FORGE
MARAIS COMMONS
BROADWAY
PHASE 1
MULTIFAMILY
350 PHASE 1
500 TOTAL
PHASE 1
TOWNHOUSES
110 TOTAL
PHASE 1
TOWNHOUSES
110 TOTAL
KEY
Entertainment Retail
Specialty Retail
Service/Soft Goods
Restaurants
Grocery
Completed Roads
Road & Utility Infrastructure
Complete 1st Quarter 2028

Konterra


230
CRUX MODERN KITCHEN
THE BAKERY CO.
ARTISAN BEER CAFE
FORGE

Konterra


MARKET
FORGE
FLOUR & WATER
NÓMADA BISTRO
Konterra


AURA CAFÉ
CAFÉ
Konterra


A BLVD
Konterra


420
422
Konterra


Konterra


PARK
STROLLERS

CONTACT US

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