



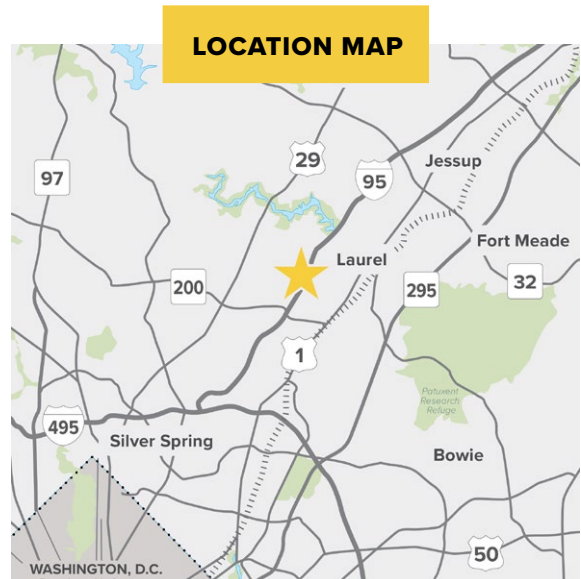
## NEW PAD SITE OPPORTUNITY: UP TO 1.22± ACRES AVAILABLE

# Sweitzer Lane

Interstate 95 at Konterra Drive  
Laurel, MD 20707

### About The Property

- ▶ Unique pad site opportunity – up to 1.22± acres available
- ▶ Direct access off Interstate 95 at Konterra Drive
- ▶ Immediate access to Interstate 95 and Inter-county Connector (ICC) MD 200
- ▶ Situated in close proximity multiple office buildings with excellent daytime traffic

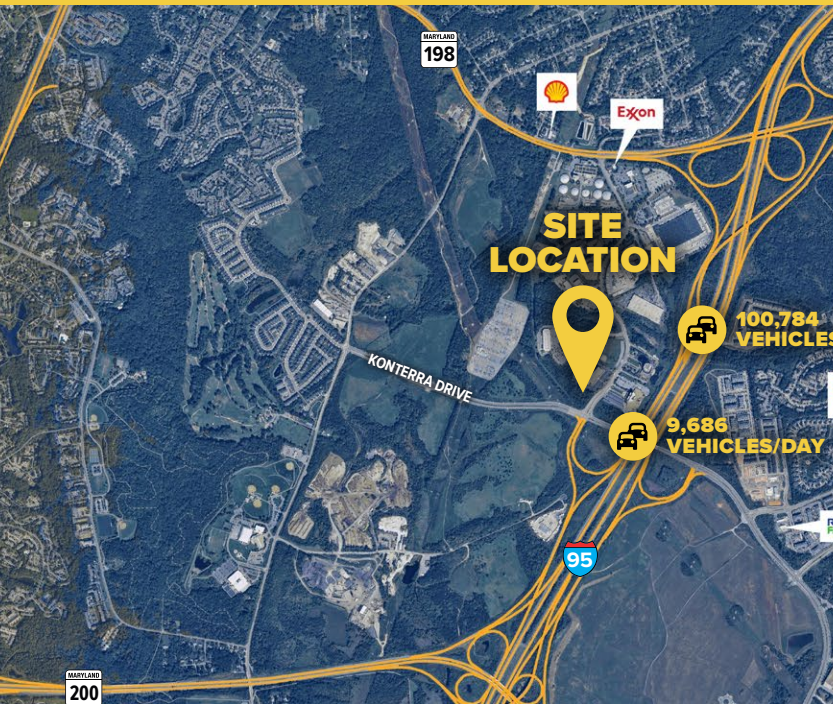


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**Only Retail Opportunity West of I-95**  
with dense residential population and excellent demographics



**Traffic Count (MDOT)**

I-95 at Konterra Drive (Exit 32-31A): 100,784 vehicles/day

Konterra Drive at Sweitzer Lane: 9,686 vehicles/day

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	3,818	92,976	205,783
Number of Households	1,601	35,158	75,638
Avg. Household Income	\$142,287	\$127,123	\$138,231

**Contact Us**

For additional information or to schedule a tour, contact:

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**About St. John Properties**

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.



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