

CARILLON

PRINCE GEORGE'S COUNTY



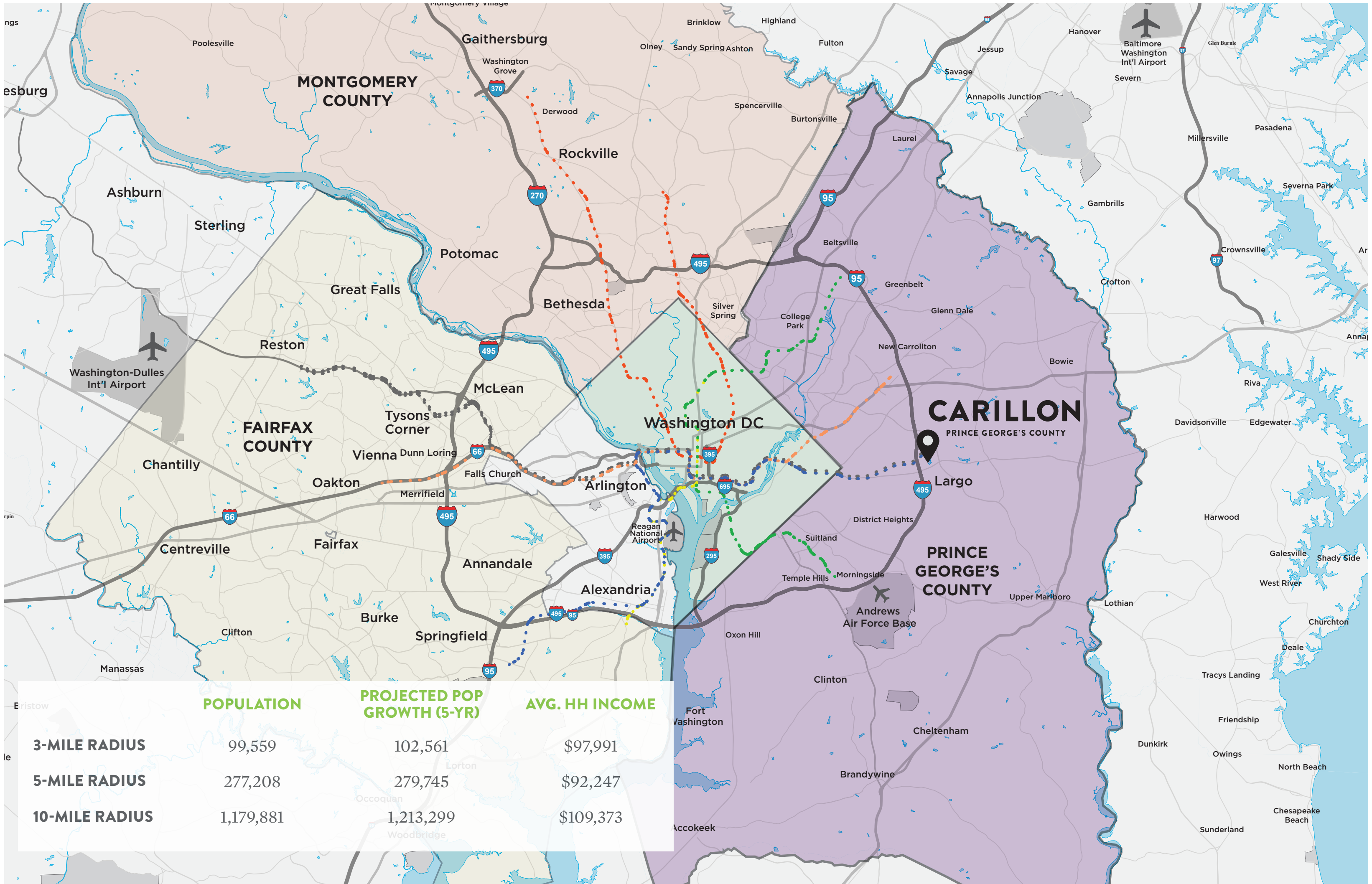
KRG
LISTED
NYSE

888 577 5600 kiterealty.com

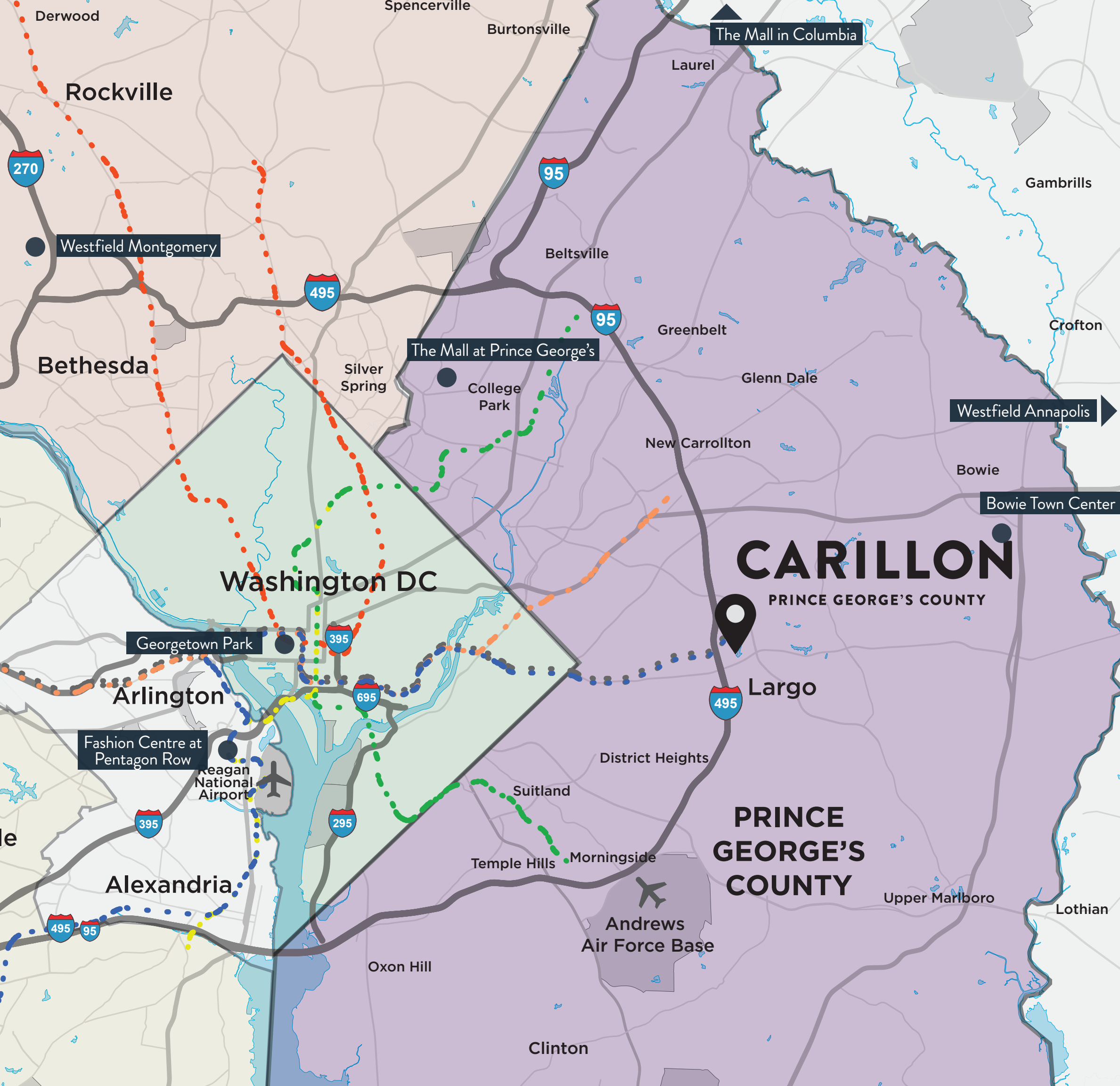
KITE

/ MEET ME AT CARILLON





	POPULATION	PROJECTED POP GROWTH (5-YR)	AVG. HH INCOME
3-MILE RADIUS	99,559	102,561	\$97,991
5-MILE RADIUS	277,208	279,745	\$92,247
10-MILE RADIUS	1,179,881	1,213,299	\$109,373



Approximately 2.2 million square feet of office space is available within a 1-mile radius of CARILLON, with an additional 325,000 square feet proposed.

REGIONAL MALLS	DRIVE TIME (minutes)	DIST. (miles)
Westfield Annapolis	26	23.1
Westfield Montgomery	37	23.0
The Mall In Columbia	33	29.3
Fashion Centre at Pentagon City	33	18.4
Georgetown Park	36	20.7
SECONDARY MALLS		
Bowie Town Center	13	9.8
The Mall at Prince George's	20	9.5




Encompassing an outdoor mix of retail, dining, entertainment, apartments and office, **CARILLON** will become the heart of Prince George's County and will serve as a catalyst for continued growth and prosperity in the market.

1. **UNIVERSITY OF MARYLAND CAPITAL REGION MEDICAL CENTER**
Approximately 1,700 Daily Employees
2. **424 APARTMENTS**
Ascend Apollo Apartments
3. **379 PLANNED APARTMENTS**
Amore Apollo Apartments (Phase II)
4. **214 APARTMENTS**
Mosaic at Largo Station
5. **CAPITAL COURTS (RECENT DEVELOPMENT)**
310 Townhomes & 260 Multifamily Units

6. **318 APARTMENTS**
Tapestry Largo Station
7. **208 HOTEL ROOMS**
Courtyard by Marriott & Residences Inn by Marriott
8. **FEDEX FIELD**
Capacity 82,000
Over 983,000 Annual Attendees
9. **WOODMORE TOWN CENTER AT GLENARDEN**
Anchors: Wegmans, Costco, Petco, Best Buy, Nordstrom Rack, JCPenney & Old Navy

10. **887 RESIDENTIAL UNITS**
Lake Largo Condominiums & Apartments
11. **385 HOTEL ROOMS**
DoubleTree by Hilton Hotel, Homewood Suites by Hilton, Holiday Inn Express & Suites
12. **330 HOTEL ROOMS**
Extended Stay America, Comfort Inn, Residence Inn by Marriott
13. **104 HOTEL ROOMS (OPENED APRIL 2020)**
Staybridge Suites by InterContinental Hotels Group (IHG)

14. **THE SKY BRIDGE AT TOWN CENTER**
(Under Construction) - 64 55+ active residences, 114 independent living, 84 assisted living, & 20 memory care units
- **METRO STATION: LARGO TOWN CENTER**
25 Minutes to Federal Center SW Metro
45 Minutes to Tysons Corner Station
2,256 Parking Deck Spaces
Blue & Silver Metro lines



Adjacent to **CARILLON** is the recently completed University of Maryland Capital Region Medical Center. This state-of-the-art treatment facility has become a vital community resource and has dramatically expanded daytime foot traffic.



PHASE I: 595,744 SF

OPENED JUNE 2021



1,920,000 SF

TOTAL PROJECT APPROVAL



1,700 DAILY EMPLOYEES

APPROXIMATE BASED ON COMPLETION



205 PRIVATE BEDS

INCLUDED IN PHASE I

PHASE I

 **351**
RESIDENTIAL APARTMENTS

 **100,000 SF**
MEDICAL OFFICE BUILDING

 **135,600 SF**
OF RETAIL SPACE



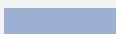

FUTURE PHASES

 **2,649**
MULTI-FAMILY RESIDENTIAL UNITS

 **964,000 SF**
OF ADDITIONAL
COMMERCIAL SPACE

 **300,000 SF**
OF RETAIL SPACE

PHASE I

-  Retail
-  Theater
-  Office
-  Residential Apartments

Carillon's first phase of retail development will include construction of a 12-screen AMC Imax Theatre. The development will also have full-service dining options, unique boutiques, and service retailers. Carillon is located in a super-regional submarket and has exceptional access to and visibility from I-495. This will help attract the area's wealthy well-educated residents yearning for an exclusive shopping and dining destination.



At full buildout, **CARILLON** will feature over 2 million square of development

- Retail
- Theater
- Grocery
- Office
- Hotel
- Residential Apartments
- Residential Condos
- Sidewalks / Hardscape
- Open Space

M
metro
Metro ridership is anticipated to surpass 10,000 ADP by 2030

/ CARILLON: 1 ACRE PARK



CARILLON is a large multi-phase mixed-use development located in highly desirable yet underserved Prince George’s County and will transform the market.


3-MILE RADIUS


99,559
POPULATION


102,561
PROJECTED POPULATION
(2027)


\$97,991
AVERAGE HOUSEHOLD
INCOME

10-MILE RADIUS


1,179,881
POPULATION


1,213,299
PROJECTED POPULATION
(2025)


\$109,373
AVERAGE HOUSEHOLD
INCOME

2021 DEMOGRAPHIC SOURCE (POPSTATS)



CARILLON

PRINCE GEORGE'S COUNTY

900 Capital Centre Blvd, Largo, MD 20774
ExperienceCarillon.com

LEASING CONTACT:

GREG GOLDBERG

ggoldberg@kiterealty.com

410 246 5599



KRG
LISTED
NYSE

888 577 5600 | kiterealty.com

30 S Meridian St, Suite 1100, Indianapolis, IN 46204