

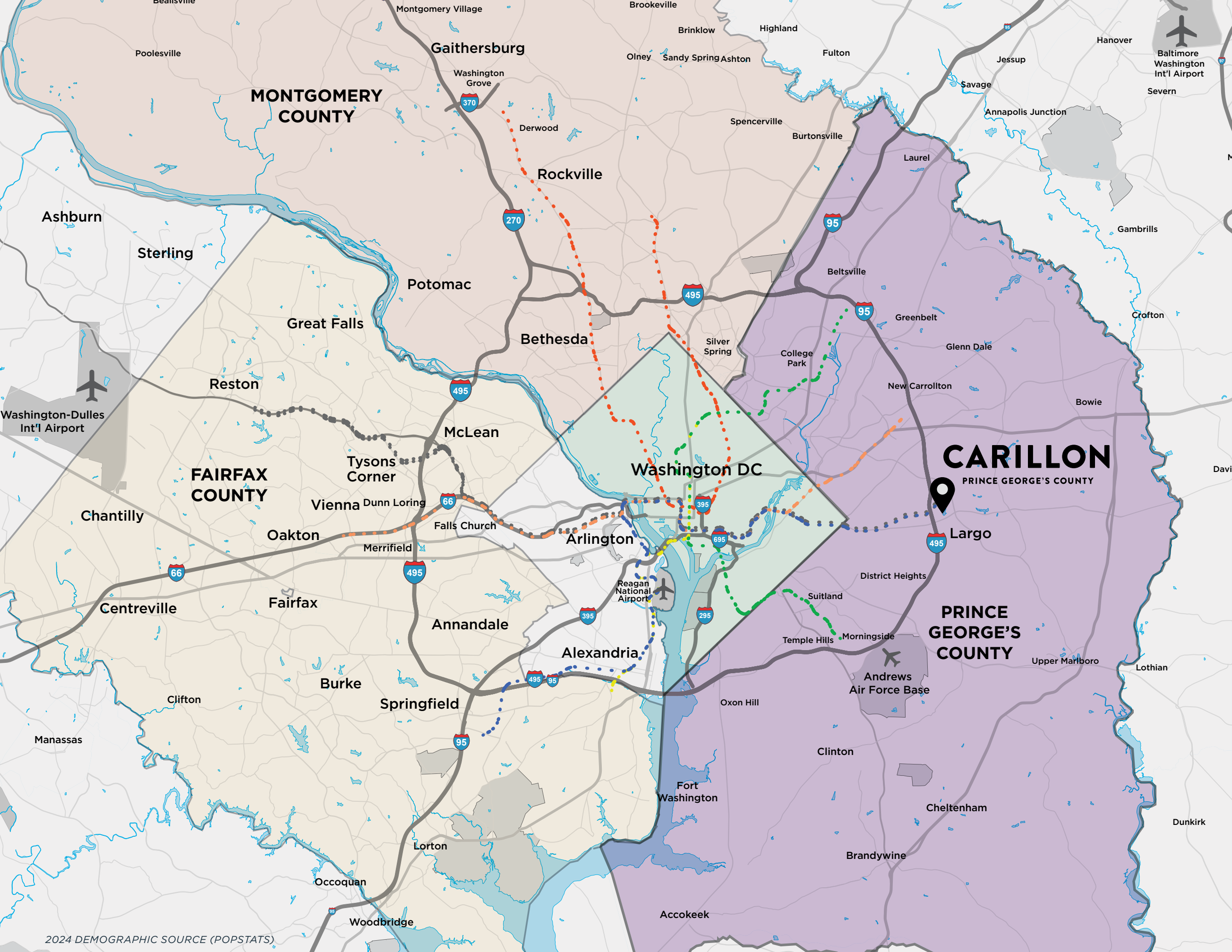
CARILLON

A **KITE**® CENTER





MEET ME AT CARILLON



2024 DEMOGRAPHIC SOURCE (POPSTATS)

AVERAGE
HH INCOME

3 MILE
\$114,601
5 MILE
\$109,361
7 MILE
\$114,316



POPULATION

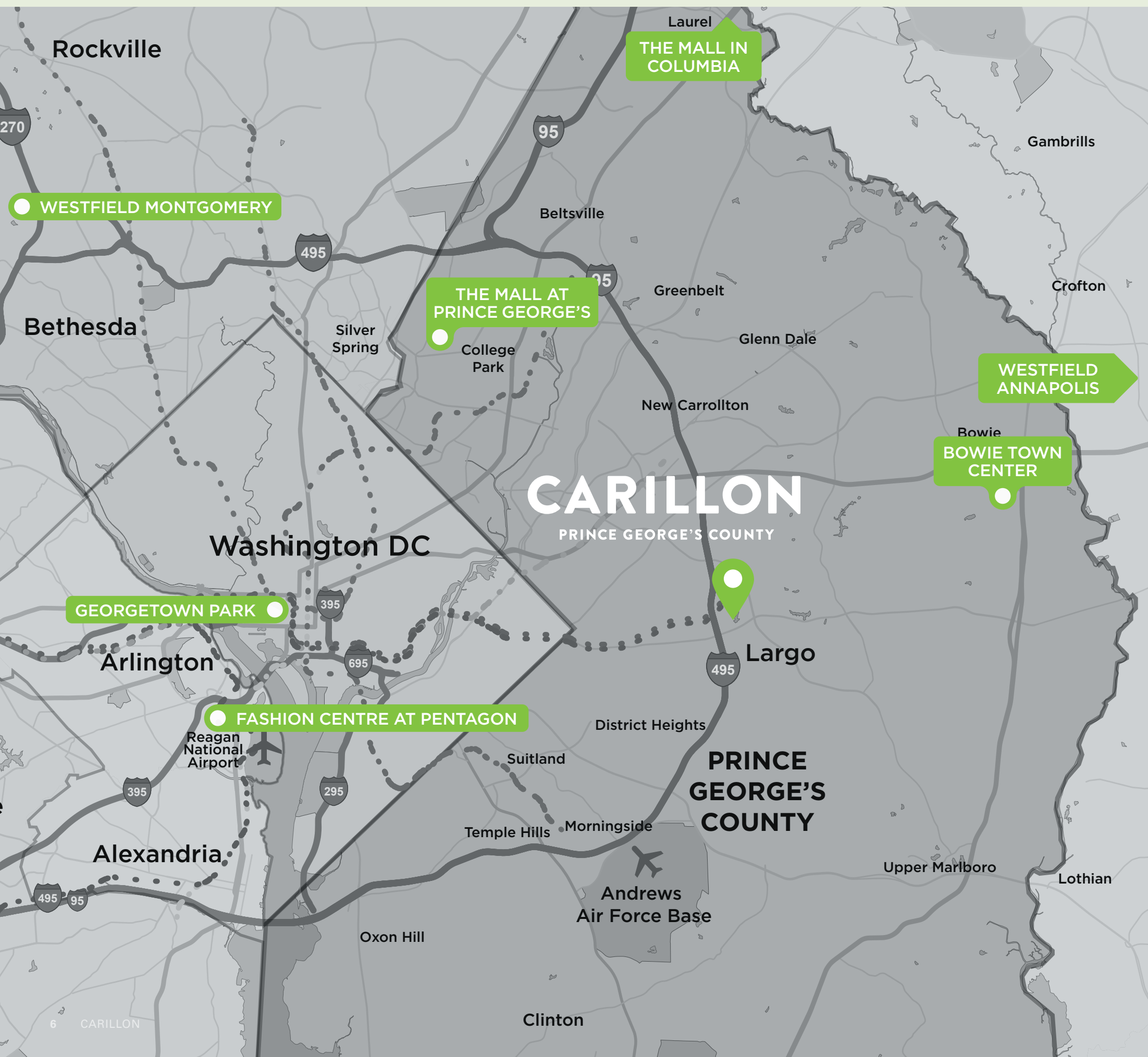
3 MILE
104,218
5 MILE
297,254
7 MILE
552,852



PROJECTED
POPULATION

3 MILE
107,156
5 MILE
299,971
7 MILE
561,162





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	DIST.
	(minutes)	(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



8
NORTHWEST
STADIUM

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.

CARILLON
PRINCE GEORGE'S COUNTY

UNIVERSITY OF MARYLAND
CAPITAL REGION HEALTH

M
metro
LARGO TOWN
CENTER METRO

1. **UNIVERSITY OF MARYLAND
CAPITAL REGION MEDICAL CENTER**
Approximately 1,700 Daily Employees

2. **424 APARTMENTS**
Ascend Apollo Apartments

3. **379 APARTMENTS (UNDER CONSTRUCTION)**
Aura Largo Station – Apollo Apartments (Phase II)

4. **214 APARTMENTS**
Mosaic at Largo Station

5. **CAPITAL COURT (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. **NORTHWEST STADIUM**
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

M
metro
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



205 PRIVATE BEDS
INCLUDED IN PHASE I



1,920,000 SF
TOTAL PROJECT APPROVAL



1,700 DAILY EMPLOYEES
APPROXIMATE BASED ON COMPLETION








RETAIL PLAN : PHASE ONE




- Retail
- Theater
- Office
- Residential Apartments

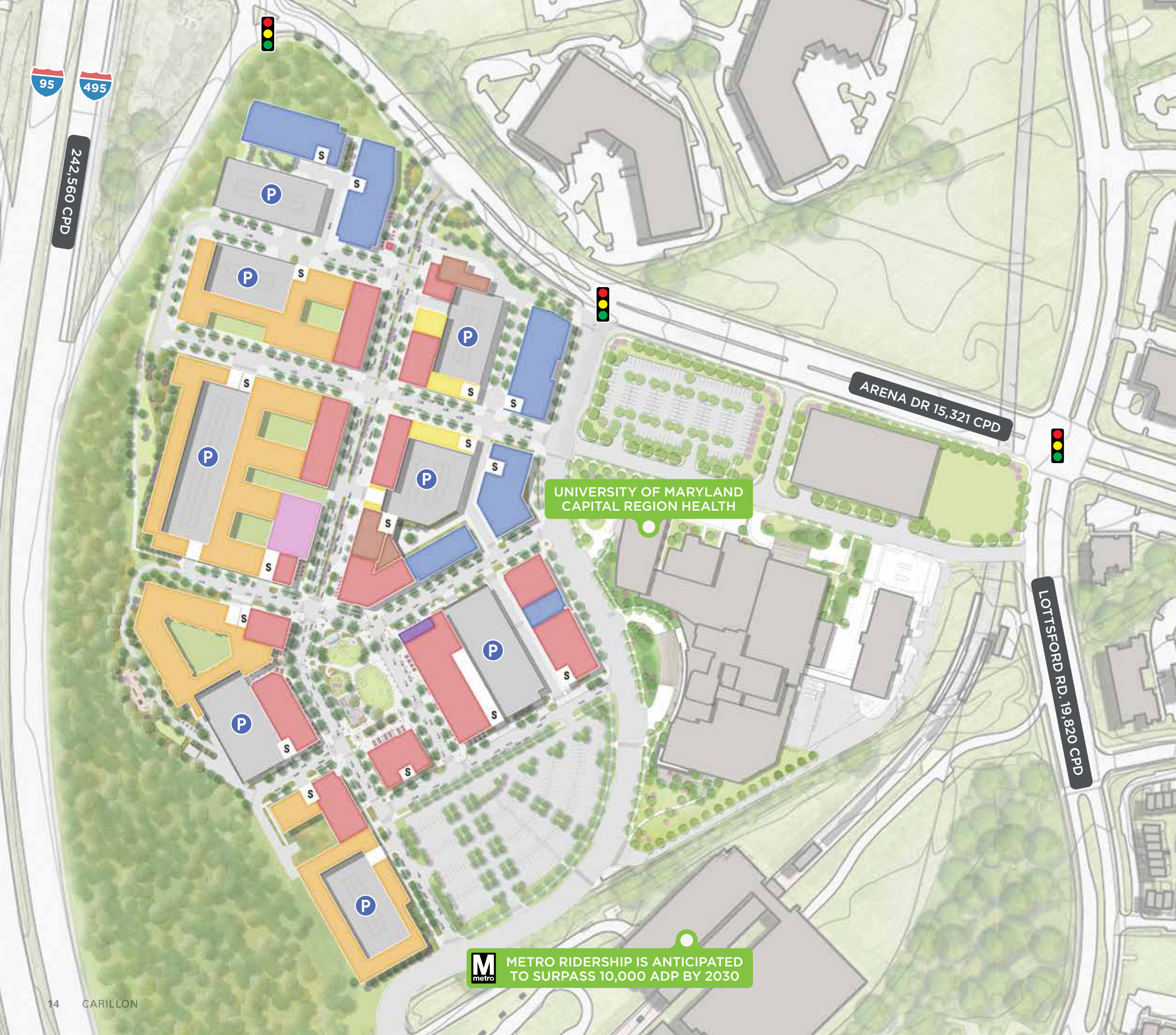
The development will have full-service dining options, unique boutiques, and service retailers. Carillon is located in a super-regional submarket and has exceptional access to and visibility from I-495. This will help attract the area’s wealthy well-educated residents yearning for an exclusive shopping and dining destination.

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



At full build-out, **CARILLON** will feature over 2 million square of development

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



1 ACRE PARK CARILLON

POPULATION



3 MILE
104,218
10 MILE
1,222,596

PROJECTED POPULATION



3 MILE
107,156
10 MILE
1,262,254

AVG HH INCOME



● 3 MILE ● 10 MILE

\$114,601

\$127,258

HOUSEHOLDS



3 MILE
38,597
10 MILE
476,563

BACHELORS DEGREE OR HIGHER



● 3 MILE
34.90%
● 10 MILE
43.11%

CARILLON DEMOGRAPHICS

2024 DEMOGRAPHICS | SOURCE: POPSTATS

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



KRG
LISTED
NYSE

888 577 5600
kiterealty.com

30 S Meridian St, Suite 1100
Indianapolis, IN 46204

LEASING CONTACT:

GREG GOLDBERG
ggoldberg@kiterealty.com
410 246 5599

CARILLON

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