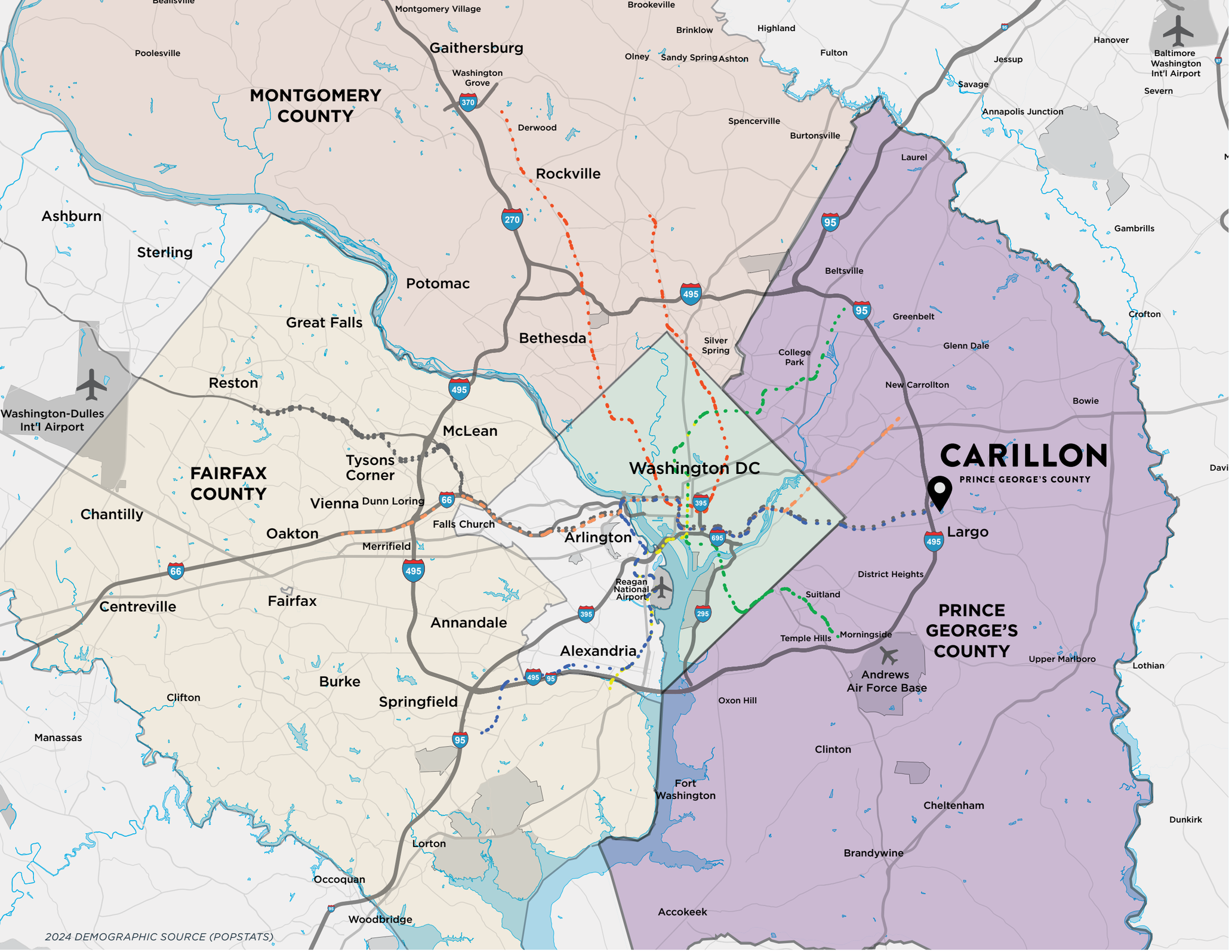
CARILLON

A KITE® CENTER



MEET ME AT CARILLON



2024 DEMOGRAPHIC SOURCE (POPSTATS)

AVERAGE HH INCOME

3 MILE
$125,234

5 MILE
$119,802

7 MILE
$126,300

POPULATION

3 MILE
104,729

5 MILE
296,930

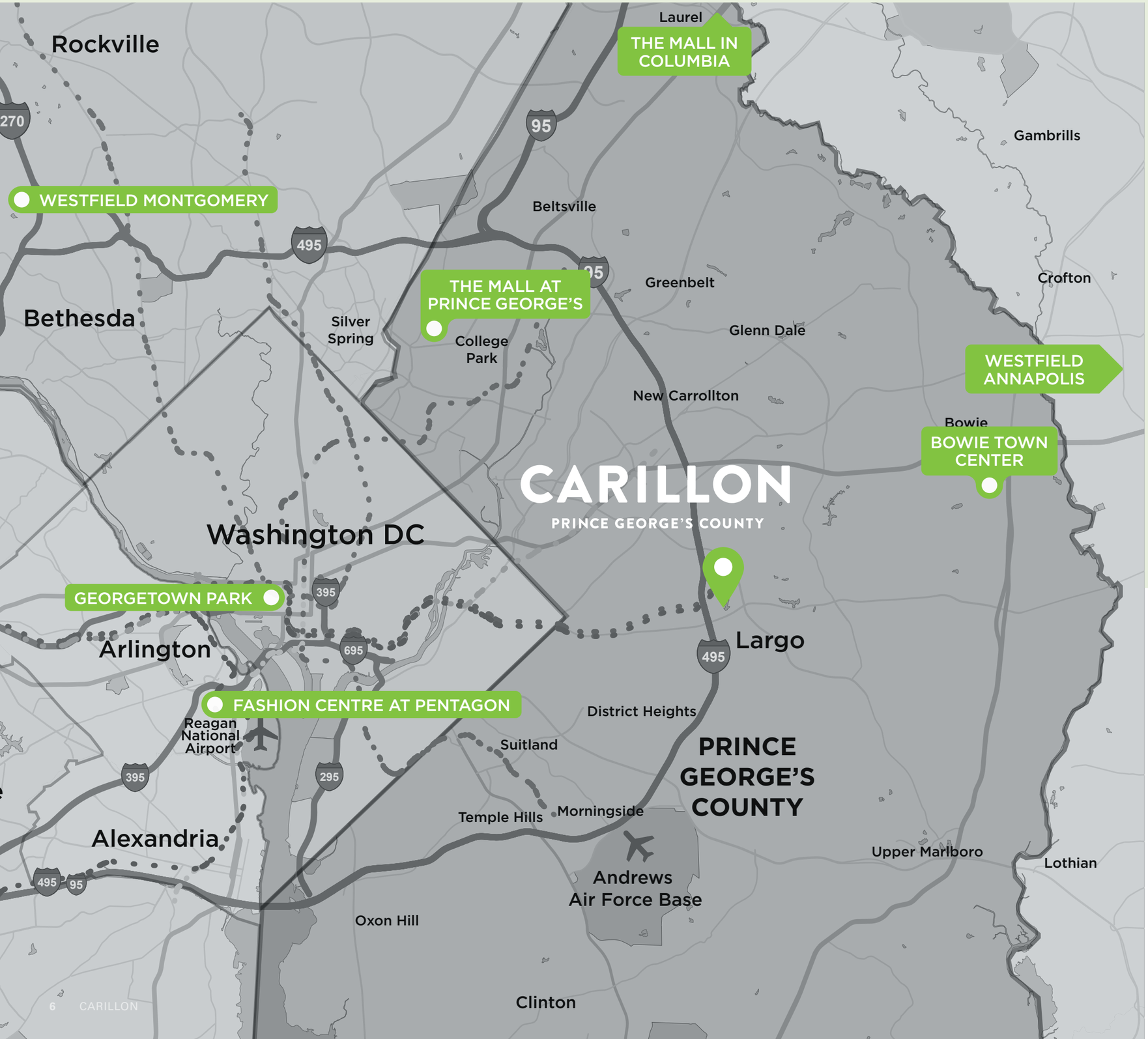
7 MILE
551,517

PROJECTED POPULATION

3 MILE
108,455

5 MILE
301,944

7 MILE
565,569



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



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

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

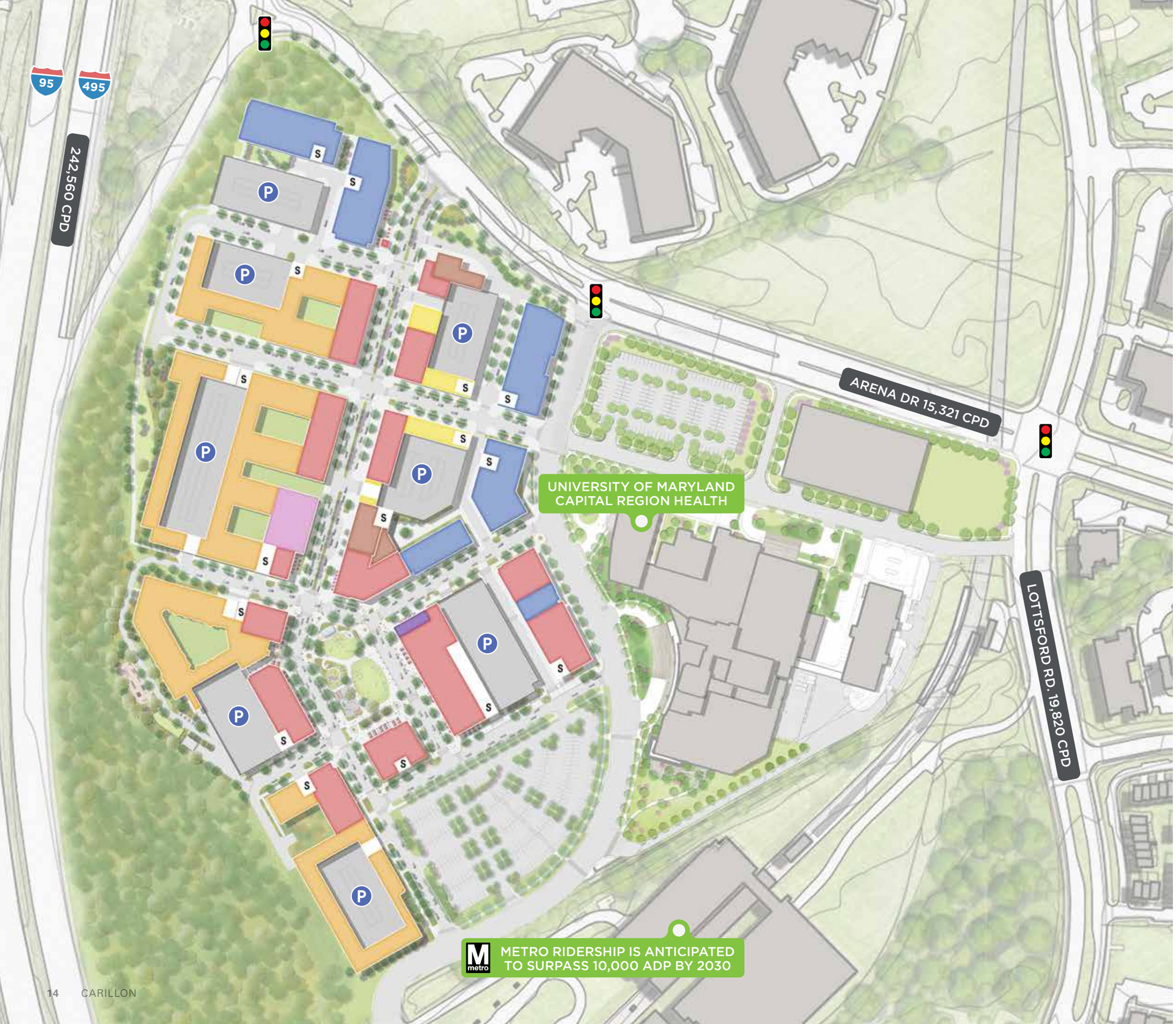
135,600 SF
OF RETAIL SPACE

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

CARILLON
DEMOGRAPHICS

2026 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.

POPULATION

3 MILE
104,729

10 MILE
1,220,027

PROJECTED POPULATION

3 MILE
108,455

10 MILE
1,273,622

AVG HH INCOME

3 MILE **$125,234**

10 MILE **$140,202**

HOUSEHOLDS

3 MILE
38,811

10 MILE
475,341

BACHELORS DEGREE OR HIGHER

3 MILE
36.13%

10 MILE
44.47%

KITE®

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NYSE

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CARILLON

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