



## Carillon

MSA: Washington D.C. | GLA: 964,000

Transformative proposed mixed-use development situated on the I-495 loop east of downtown Washington D.C. Phase I of the development involves construction of the Ella at Carillon, a 125k SF Class A medical office building next U of M Medical Center-Capitol Regional campus. The vision for Carillon is to create a mixed-use destination with retail, dining, hospitality, and office.

### 3 MILE DEMOGRAPHICS



POPULATION

**99,318**



% POP. GROWTH  
(ANNUAL)

**0.71%**



AVG. HH INCOME

**\$93,893**



MED. HH INCOME

**\$78,666**



HOUSEHOLDS

**36,681**



BACH. DEGREE+

**32.25%**

*\*2020 Demographic Source (PopStats)*

**LEASING CONTACT** - Greg Goldberg - [ggoldberg@kiterealty.com](mailto:ggoldberg@kiterealty.com)