



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
102,110



% POP. GROWTH
(ANNUAL)
0.27%



AVG. HH INCOME
\$100,538



MED. HH INCOME
\$85,087



HOUSEHOLDS
37,868



BACH. DEGREE+
34.82%

**2023 Demographic Source (PopStats)*

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