



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
104,753



% POP. GROWTH
(ANNUAL)
0.5%



AVG. HH INCOME
\$126,761



MED. HH INCOME
\$106,753



HOUSEHOLDS
38,812



BACH. DEGREE+
36.4%

**2025 Demographic Source (PopStats)*

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