



SIZE

150,843 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	12,671	95,344	199,402
<b>Households</b>	4,259	32,253	71,692
<b>Median HH Income (\$)</b>	112,737	126,380	125,690

MAJOR TENANT(S)

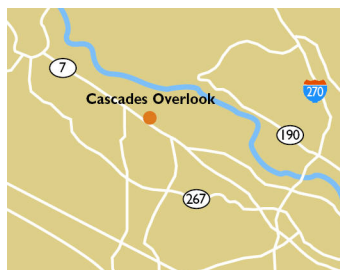
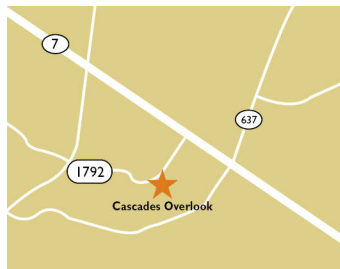
Harris Teeter  
 Chuy's  
 CAVA Grill  
 Pure Barre

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

21399 Epicerie Plaza | Sterling, VA 20164

PROPERTY HIGHLIGHTS

- Cascades Overlook Town Center is a 135,000 square foot lifestyle center located on the Route 7 corridor in the heart of Loudoun County, one of the wealthiest and fastest growing counties in America
- Located just 10 minutes from Washington Dulles International Airport & across from Northern Virginia Community College which hosts over 20,000 students
- Cascades Overlook is one of Loudoun County's most popular open-air shopping centers, with a diversified tenant roster that includes Harris Teeter, CAVA, Pure Barre, Chuy's, popular dining options with local and national specialty shops



# CASCADES OVERLOOK

21399 Epicerie Plaza | Sterling, VA 20164

SPACE	TENANT	SQ. FT.		SQ. FT.
0070	Pivot Physical Therapy of Metro DC	2,116 SF		2,116 SF
A100	Fireworks Pizza	3,765 SF		
A160	CAVA Grill	2,435 SF	0080 AVAILABLE	2,474 SF
B100	Insight Eye Optique	1,996 SF	0090 AVAILABLE	3,617 SF
B120	Great Clips	1,100 SF		
B135	AVAILABLE	1,680 SF		
B150	DRNK Coffee & Tea / QWENCH Juice Bar	2,111 SF		
C200	Choolah Indian BBQ	3,581 SF		
C210	Abbott's Frozen Custard	805 SF	0130 AVAILABLE	3,774 SF
C220	Burtons Grill & Bar	6,447 SF		
C230	Urbano Modern Italian	1,391 SF		
C240	AVAILABLE	4,607 SF		
OUT1	Chuy's	7,204 SF		
OUT2	Wells Fargo	3,174 SF		
0001	The Event Center	9,466 SF		
1	Cascades Station			
2	Unit Owners Association of Cascades Condominium			
			0100 Salon Lofts	4,110 SF
			0110 Metro Nail Bar	1,656 SF
			0115 Meow's Corner	1,088 SF
			0120 Pure Barre	1,400 SF
			0125 Lunchbox Wax	1,345 SF
			0135 Deka Lash	1,599 SF
			0140 Oceano Kitchen & Bath	1,248 SF
			0145 Salon Lofts	5,152 SF
			0150 Shred415	2,740 SF
			0160 AVAILABLE	1,728 SF
			0170 Pet Depot	4,454 SF
			0180 Poke Sushi Bowl	1,972 SF
			0185 Zoup!	1,858 SF
			0190 Pacific Dental	3,543 SF
			0200 Harris Teeter	55,207 SF
			<b>TOTAL SQ. FT.</b>	<b>150,843</b>

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



# CASCADES OVERLOOK

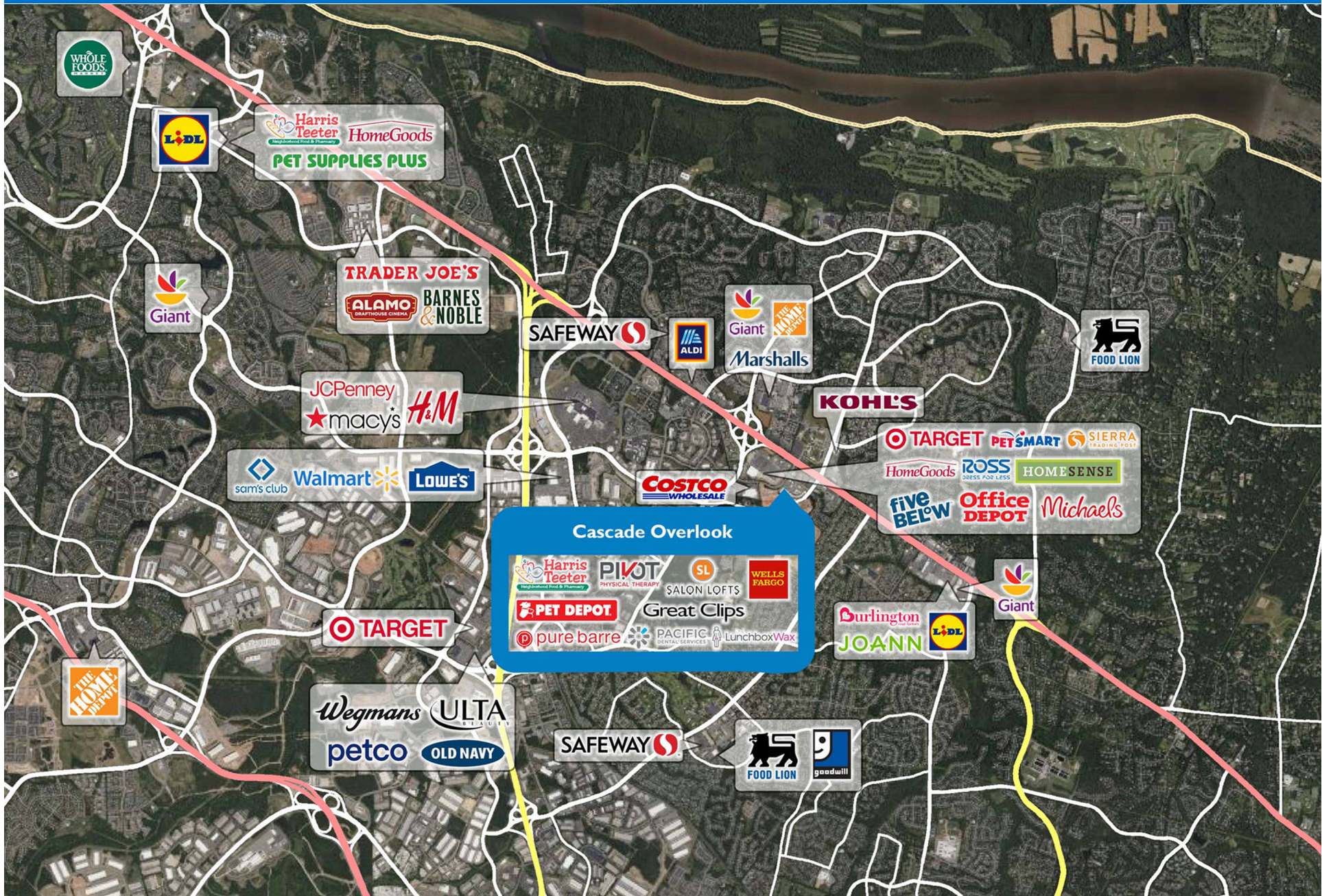
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# CASCADES OVERLOOK

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# Demographic Summary Report

1990 - 2000 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval Retrieval

Jan 13, 2022



Latitude: 39.023688

Longitude: -77.396407

Cascade Overlook Sterling, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2021 Estimated Population	12,671	95,344	199,402
	2026 Projected Population	12,291	92,539	201,396
	2010 Census Population	11,737	90,337	178,940
	2000 Census Population	9,291	78,210	145,295
	1990 Census Population	4,641	50,291	88,291
	Historical Annual Growth 1990 to 2000	7.19%	4.51%	5.11%
	Historical Annual Growth 2000 to 2010	2.36%	1.45%	2.10%
	Estimated Annual Growth 2010 to 2021	0.68%	0.48%	0.97%
	Projected Annual Growth 2021 to 2026	-0.61%	-0.60%	0.20%
	Median Age	38.6	39.4	39.6
Households	Q2 2021 Estimated Households	4,259	32,253	71,692
	2026 Projected Households	4,147	31,379	72,822
	2010 Census Households	3,921	30,376	63,581
	2000 Census Households	3,166	26,738	50,810
	1990 Census Households	1,522	16,803	30,272
	Historical Annual Growth 1990 to 2000	7.60%	4.76%	5.32%
	Historical Annual Growth 2000 to 2010	2.16%	1.28%	2.27%
	Estimated Annual Growth 2010 to 2021	0.74%	0.53%	1.07%
	Projected Annual Growth 2021 to 2026	-0.53%	-0.55%	0.31%
	Population per Household	2.97	2.95	2.78
Population by Race	White	43.5%	52.1%	52.4%
	Black or African American	9.0%	6.8%	7.9%
	Asian & Pacific Islander	18.3%	14.8%	16.4%
	Other Races	4.3%	3.9%	3.8%
	Hispanic Population	24.9%	22.4%	19.5%
Income	Average Household Income	\$133,492	\$150,469	\$154,173
	Median Household Income	\$112,737	\$126,380	\$125,690
	Per Capita Income	\$44,903	\$50,940	\$55,543
Education (Age 25+)	Elementary	5.5%	5.8%	4.7%
	Some High School	5.5%	5.0%	4.2%
	High School Graduate	15.9%	14.6%	13.1%
	Some College	16.3%	14.5%	13.4%
	Associates Degree Only	7.3%	6.4%	5.9%
	Bachelors Degree Only	29.1%	31.4%	33.0%
	Graduate Degree	20.4%	22.3%	25.8%
Business	Number of Businesses	560	2,556	6,915
	Total Number of Employees	8,469	40,873	119,256
	Employees per Business	15.13	15.99	17.25
	Residential Population per Business	22.64	37.30	28.84

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.