

21465 PRICE CASCADES PLAZA  
STERLING, VA 20164



NO RESTRICTIONS &  
TREMENDOUS ACCESS

9,500 SF  
PROMINANT RETAIL  
Ready to Occupy or Reposition



GOOGLE MAP VIEW



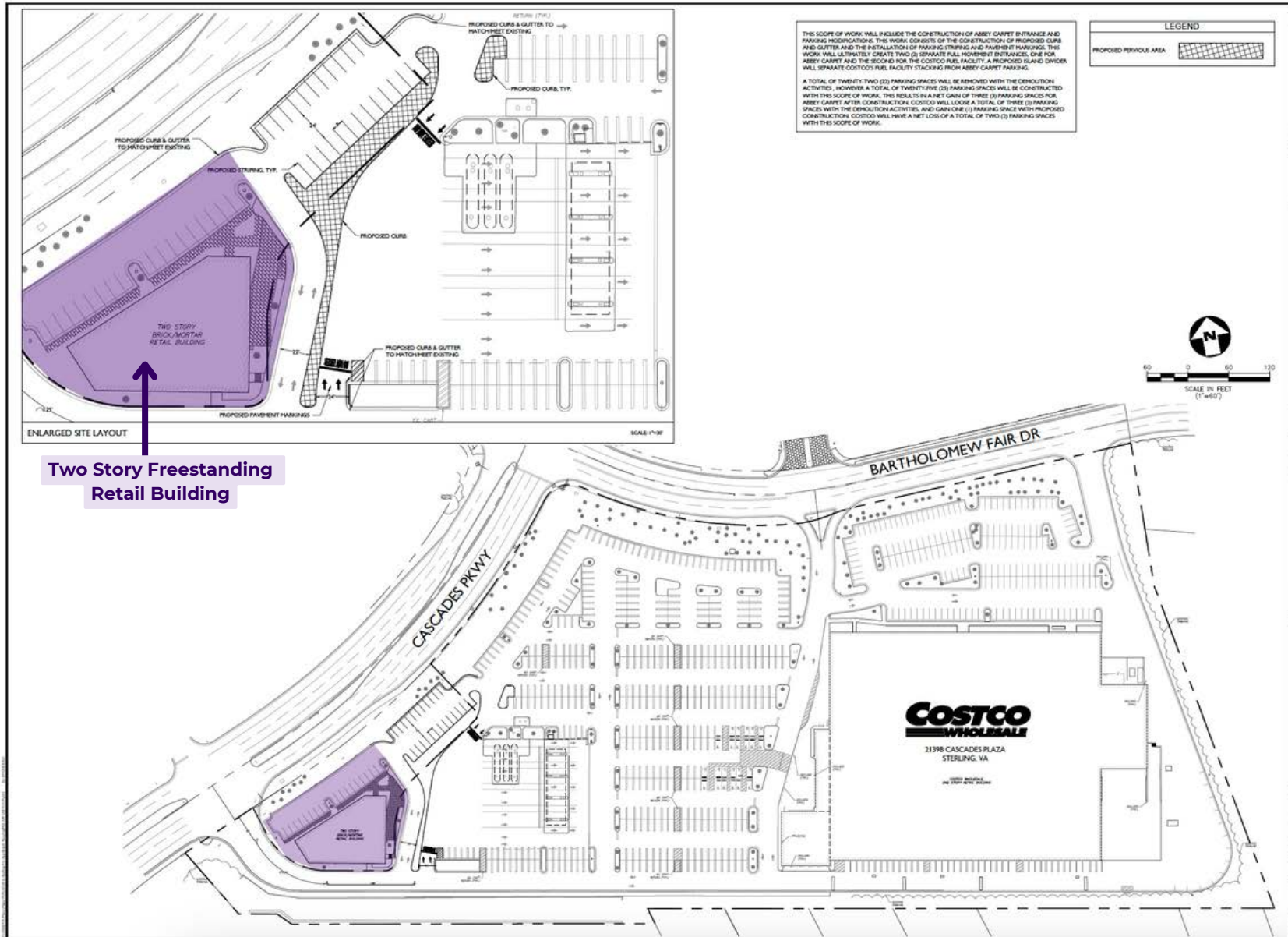


# MARKET AERIAL



VIEW GOOGLE MAPS STREETVIEW

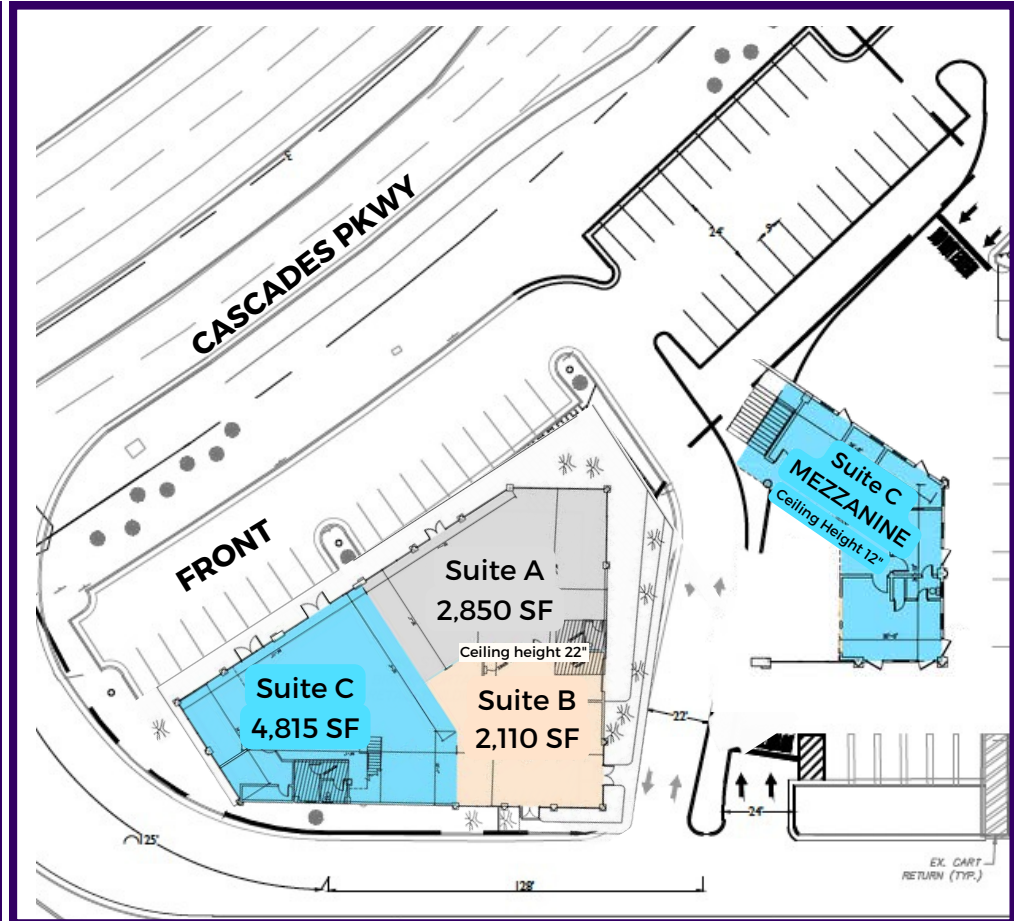
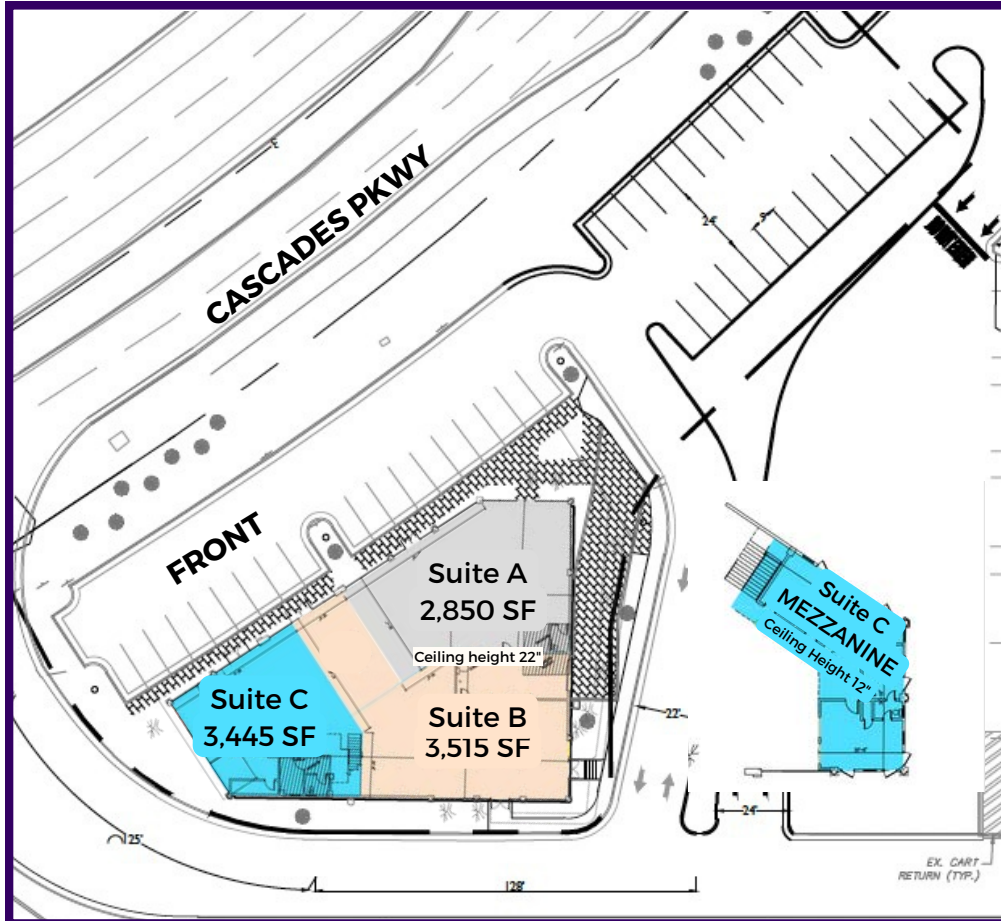
# S I T E P L A N



# CONCEPTUAL DEMISING PLANS

## OPTION 1

## OPTION 2



# DEMOGRAPHICS



## Demographics

21465 Price Cascades Plz, Sterling, Virginia, 20164

Ring of 5 miles

### KEY FACTS

206,931

Population



Average Household Size

37.6

Median Age

\$134,639

Median Household Income

### EDUCATION

7%

No High School Diploma



13%

High School Graduate



18%

Some College



62%

Bachelor's/Grad/Prof Degree

### BUSINESS



8,416

Total Businesses



116,921

Total Employees

### INCOME



\$134,639

Median Household Income



\$64,769

Per Capita Income



\$415,318

Median Net Worth



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.