

Cascades

MARKETPLACE



Sterling's high-water mark.



CASCADES MARKETPLACE IS STERLING'S GO-TO COMMUNITY CENTER—A SHOPPING, DINING, AND LIFESTYLE DESTINATION. BUILDING ON 30 YEARS OF HISTORY, THE REIMAGINED MAIN STREET, VIBRANT NEW RETAIL, AND CONTEMPORARY RESIDENCES WILL ELEVATE CASCADES AS A PREMIER PROPERTY IN LOUDOUN COUNTY.

The spot for evening strolls, farmers market forays, commuter-friendly grocery trips, and everyday errands, Cascades Marketplace unites convenience and community in one connected locale moments from Dulles and Tysons. With a verdant outdoor scene and an expanding slate of residences and attractions, Cascades Marketplace offers the leading neighborhood experience for Loudoun locals and sought-after space for premier retailers seeking a suburban presence.



The rush of fresh air.

The rush of live music.

The rush of excitement.

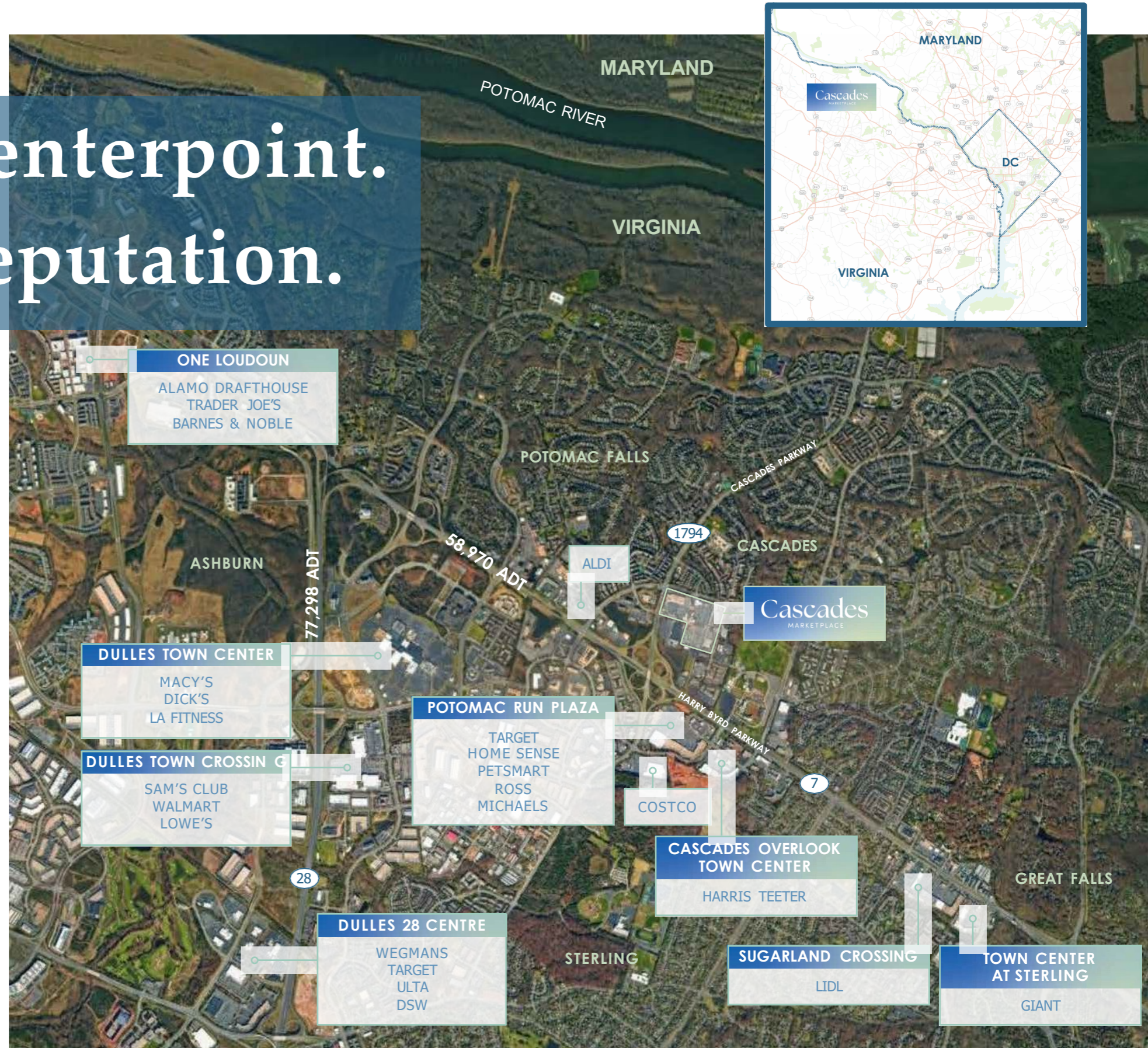
The rush of adventure.

The rush of connection.



Sterling centerpoint. Sterling reputation.

Cascades Marketplace sits in the heart of it all, offering immediate access to over one hundred thousand daily commuters along Route 7 and Route 28. With the largest footprint among the area's competitive centers and iconic updates to its streetscapes and amenities in the works, Cascades Marketplace is an inspired destination with expansive reach.



For the love of Loudoun.



Located in the wealthiest county in the U.S. and drawing from the well-heeled Cascades and Great Falls neighborhoods, Cascades Marketplace serves an engaged and established population with prime purchasing power. With a growth rate more than double that of the average county in the DC metro area¹, Loudoun County presents the ideal customer base for retailers on the rise.

¹ Source: Brookings

	1 MILE	3 MILES	5 MILES
	POPULATION 16,096	POPULATION 91,315	POPULATION 178,740
	AVERAGE HOUSEHOLD INCOME \$151,264	AVERAGE HOUSEHOLD INCOME \$150,715	AVERAGE HOUSEHOLD INCOME \$156,786
	DAYTIME POPULATION 19,028	DAYTIME POPULATION 89,311	DAYTIME POPULATION 205,446

Community mainstay. Connected main street. Creative momentum.



Bordering the Cascades Library and Loudoun County Senior Center with adjacent townhomes and apartments in the works, Cascades Marketplace is an essential community-serving connector.

Building on its roots, Cascades Marketplace will support its growing visitor base with an expanded and enlivened main street, activated public spaces, verdant new landscaping, elevated signage, and façade modernizations. The light and airy design upgrades reflect Cascades' inviting, walkable character.



City style. Local staple.

With a warm, welcoming vibe and impressive Loudoun patronage, Cascades Marketplace has cemented its reputation as the center of choice for high-impact businesses. Cascades Marketplace touts household names and area favorites, offering ideal co-tenancy with a strong roster of existing retailers that further amplify its inherent appeal.



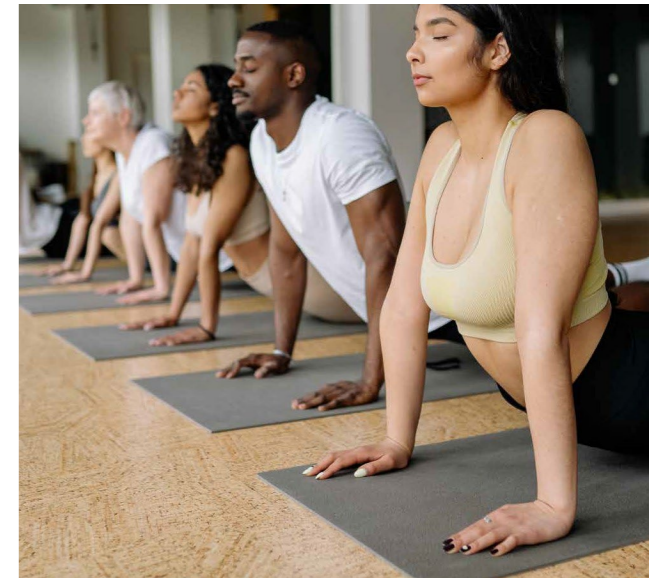
A BIG NAME IN GROCERY

Spanning 60,000 square feet, this grocery powerhouse draws commuters, local residents, and visitors alike for its extensive selection. Its anchor presence is a distinct advantage for retailers looking to win over customers on their daily errand routes.



AN ALL-IN-ONE WELLNESS EXPERIENCE

Onelife offers a state-of-the-art wellness experience complete with elite cardio and strength training, a basketball court, an indoor pool, a cycle studio, mind/body programming, group fitness classes, and a kids club.



A PLACE TO RELAX

THE GARDEN



Cascades Marketplace's debut alfresco offering, The Garden combines outdoor seating and lush landscaping in a connected community meeting point with one-of-a-kind ambiance.

08 · LEASE PLAN



Suite	Square Footage	Tenant
10	6,558 SF	Available
50	50,500 SF	Onelife Fitness
60	30,000 SF	Available
70	1,920 SF	Mezeh
80	1,491 SF	China King
90	2,540 SF	Brasserie Royale
100	3,326 SF	Local Provisions
120	9,017 SF	Available
130	3,000 SF	Taco Bamba
140	4,568 SF	Available
150	1,750 SF	Available
160	1,050 SF	Hair Cuttery
170	1,400 SF	Parcel Plus
180	1,400 SF	Dulles Barber Shop
190	2,637 SF	Décor Floor and Window
200	2,030 SF	Available (Former Nail Salon)
210	60,811 SF	Giant
220	5,897 SF	Salons by JC
230	2,565 SF	Chiko
240	6,280 SF	Available
250	2,436 SF	Available (2 nd Floor)
270	1,625 SF	Don's Wood Fired Pizza
280	600 SF	So Chic Salon
290	600 SF	Pervins Custom Tailor Shop
300	946 SF	Robeks
310	944 SF	Available
400	TBD	Available Pad Site
410	3,500 SF	Shake Shack
420	2,400 SF	Capital One Bank (Starbucks signed lease to backfill)
500	4,975 SF	Available

 TOWNHOMES + CONDOS
250 UNITS

 LEASED
 AVAILABLE

 AT LEASE



Own your next move in a neighborhood-defining center in the midst of the nation's wealthiest county. Connect with our team to learn more about the unparalleled options at Cascades Marketplace.

The answer to every ask.





WILLARD

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