



SIZE

150,841 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
13,102	98,532	200,854
Households		
4,216	32,382	72,152
Median HH Income (\$)		
128,722	145,367	143,007

MAJOR TENANT(S)

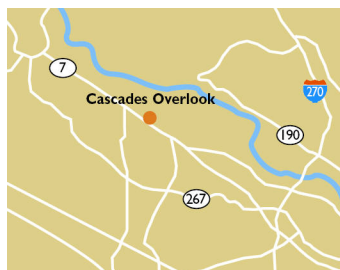
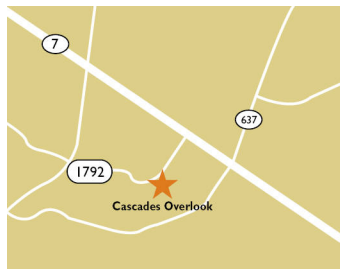
Harris Teeter
Chuy's
CAVA
Pure Barre

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

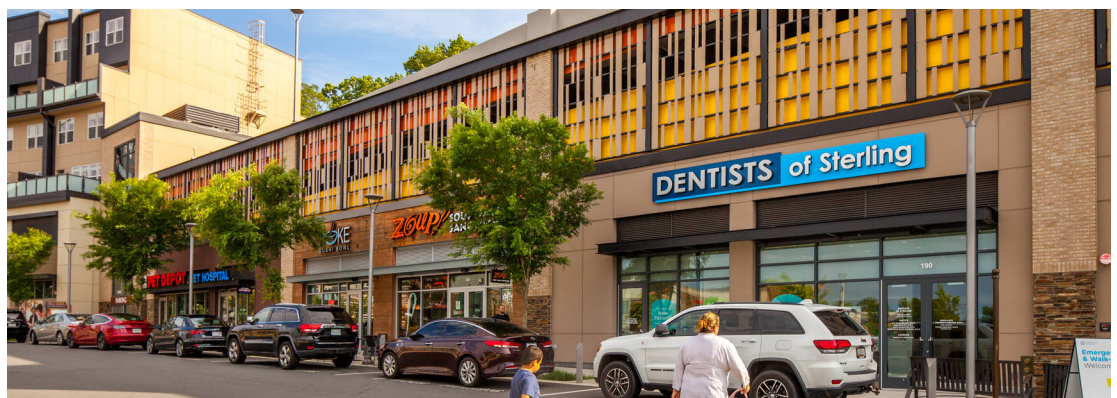


LOCATION

21399 Epicerie Plaza | Sterling, VA 20164

PROPERTY HIGHLIGHTS

- 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



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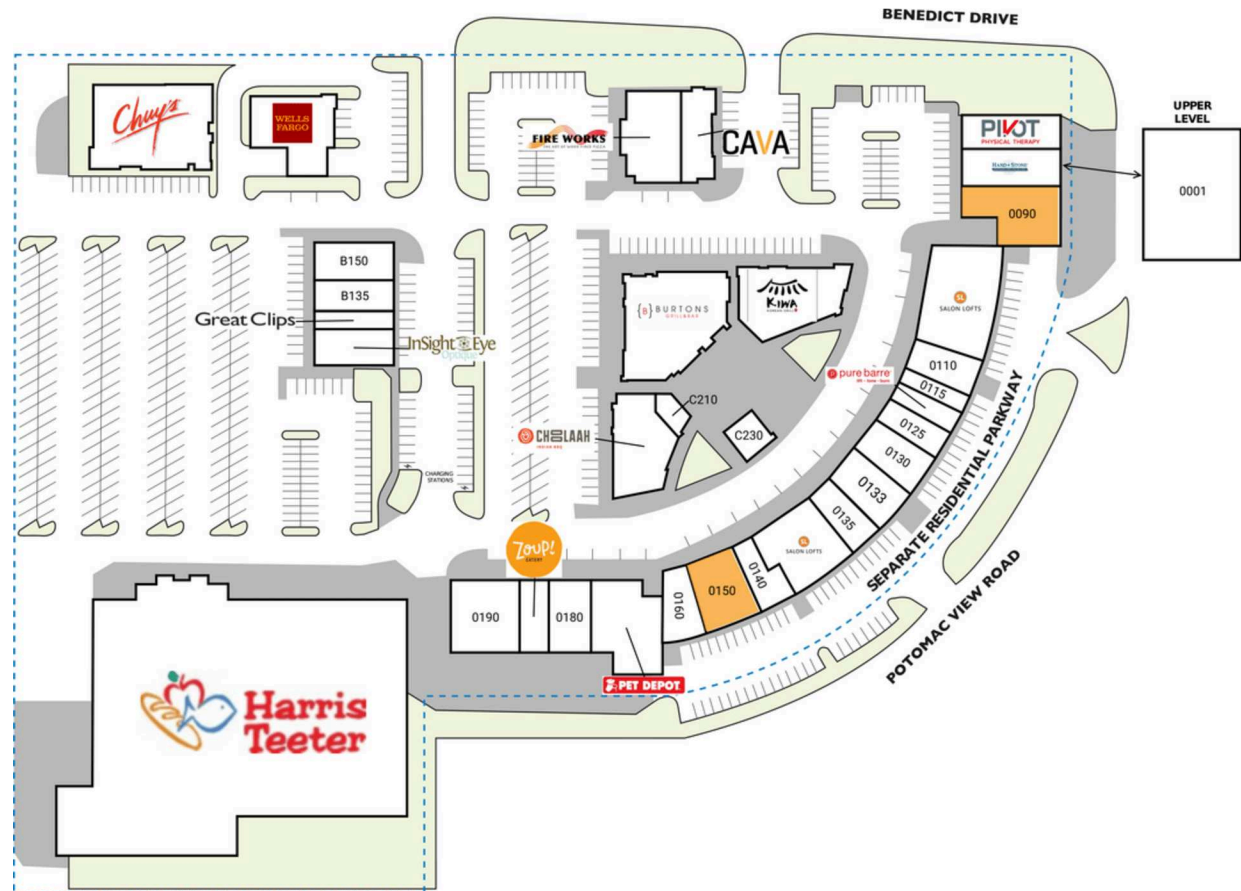
CASCADES OVERLOOK

21399 Epicerie Plaza | Sterling, VA 20164

SPACE	TENANT	SQ. FT.		
	0080 Hand & Stone Massage and Facial Spa	2,474 SF		
A100	Fireworks Pizza	3,765 SF	0090 AVAILABLE	3,617 SF
A160	CAVA	2,435 SF	0100 Salon Lofts	4,110 SF
B100	Insight Eye Optique	1,996 SF	0110 Metro Nail Bar	1,656 SF
B120	Great Clips	1,100 SF	0115 Meow's Corner	1,088 SF
B135	Epicerie Cigar Retail Shop	1,680 SF	0120 Pure Barre	1,400 SF
B150	DRNK Coffee + Tea / QWENCH Juice Bar	2,111 SF	0125 Radiant Waxing	1,345 SF
C200	Choolaah Indian BBQ	3,581 SF	0130 4ever Young	1,855 SF
C210	Doughlab	805 SF	0133 Harbor Lights	1,917 SF
C220	Burtons Grill & Bar	6,447 SF	0135 Deka Lash Sterling	1,599 SF
C230	Urbano Modern Italian	1,391 SF	0140 Oceano Kitchen & Bath	1,248 SF
C240	Kiwa Korean Grill	4,607 SF	0145 Salon Lofts	5,152 SF
OUT1	Chuy's	7,204 SF	0150 AVAILABLE	2,740 SF
OUT2	Wells Fargo	3,174 SF	0160 Body20	1,728 SF
0001	The Event Center	9,466 SF	0170 Pet Depot	4,454 SF
1	Cascades Station		0180 Poke Sushi Bowl	1,972 SF
2	Unit Owners Association of Cascades Condominium		0185 Zoup!	1,858 SF
			0190 Dentists of Sterling	3,543 SF
0070	Pivot Physical Therapy	2,116 SF of Metro DC	0200 Harris Teeter	55,207 SF
		TOTAL SQ. FT.		150,841

SITE LEGEND

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



CASCADES OVERLOOK

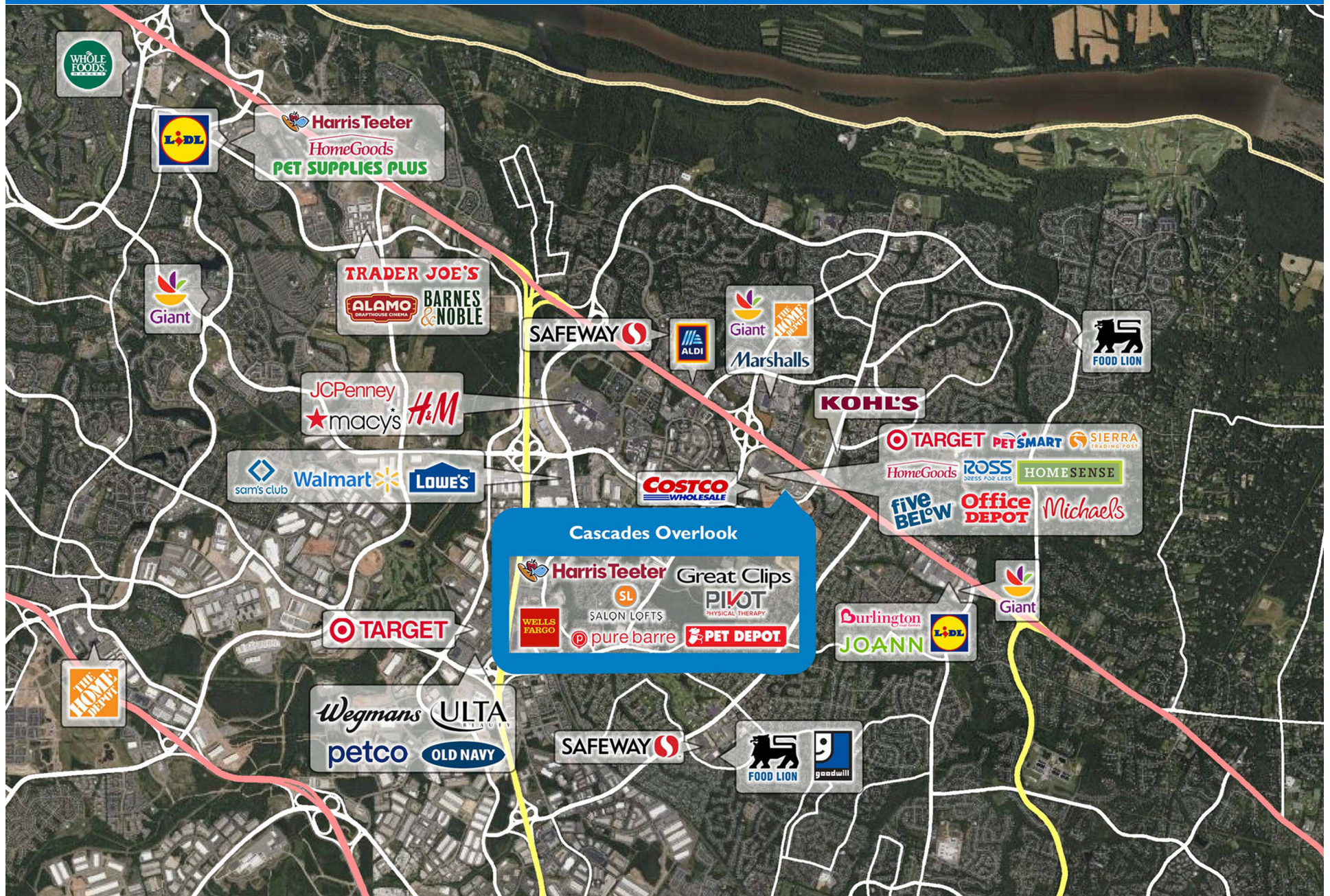
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CASCADES OVERLOOK

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.023688

Longitude: -77.396407

Cascades Overlook Sterling, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	13,102	98,532	200,854
	2028 Projected Population	13,762	102,055	209,327
	2010 Census Population	11,586	90,349	178,647
	2000 Census Population	9,189	77,790	144,462
	1990 Census Population	5,336	50,506	87,824
	Historical Annual Growth 1990 to 2000	5.59%	4.41%	5.10%
	Historical Annual Growth 2000 to 2010	2.35%	1.51%	2.15%
	Estimated Annual Growth 2010 to 2023	0.90%	0.63%	0.86%
	Projected Annual Growth 2023 to 2028	0.99%	0.71%	0.83%
	Median Age	37.9	38.9	39.2
Households	Q4 2023 Estimated Households	4,216	32,382	72,152
	2028 Projected Households	4,451	33,680	75,583
	2010 Census Households	3,852	30,340	63,477
	2000 Census Households	3,126	26,486	50,479
	1990 Census Households	1,761	16,529	30,036
	Historical Annual Growth 1990 to 2000	5.90%	4.83%	5.33%
	Historical Annual Growth 2000 to 2010	2.11%	1.37%	2.32%
	Estimated Annual Growth 2010 to 2023	0.66%	0.47%	0.94%
	Projected Annual Growth 2023 to 2028	1.09%	0.79%	0.93%
	Population per Household	3.09	3.03	2.78
Population by Race	White	37.6%	45.4%	47.6%
	Black or African American	8.3%	7.1%	7.6%
	Asian & Pacific Islander	17.6%	15.9%	17.1%
	Other Races	4.9%	5.1%	5.1%
	Hispanic Population	31.6%	26.5%	22.6%
Income	Average Household Income	\$152,947	\$172,414	\$177,877
	Median Household Income	\$128,722	\$145,367	\$143,007
	Per Capita Income	\$49,372	\$56,799	\$64,039
Education (Age 25+)	Elementary	8.0%	5.7%	4.5%
	Some High School	6.7%	5.1%	4.0%
	High School Graduate	13.8%	13.4%	12.1%
	Some College	18.0%	14.7%	13.3%
	Associates Degree Only	7.2%	6.0%	5.7%
	Bachelors Degree Only	28.2%	33.0%	34.1%
	Graduate Degree	18.2%	22.1%	26.3%
Business	Number of Businesses	803	3,294	8,678
	Total Number of Employees	8,946	41,828	131,016
	Employees per Business	11.14	12.70	15.10
	Residential Population per Business	16.32	29.91	23.14

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