CASCADES PLAZA

21944 Cascades Pkwy, Sterling, VA 20164

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

PROPERTY HIGHLIGHTS

- AVAILABLE NOW: 6,020 SF (Former restaurant)
- GLA: 20,632 SF with 80 free parking spaces
- Located in the wealthy Loudon County

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
1 Mi	12,865	Cascades Pkwy: 26,000	1 Mi	$105,764	1 Mi	10,901
3 Mi	86,276	W Church Rd: 23,300	3 Mi	$136,749	3 Mi	54,435
5 Mi	241,672		5 Mi	$151,910	5 Mi	140,831

SUBWAY

KUMON
MATH. READING. SUCCESS.

7 ELEVEN

THUR RETAIL Thur & Associates Commercial Real Estate Brokerage
SHARY THUR 202-359-3469 sthur@thurassociates.com

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CASCADES PLAZA

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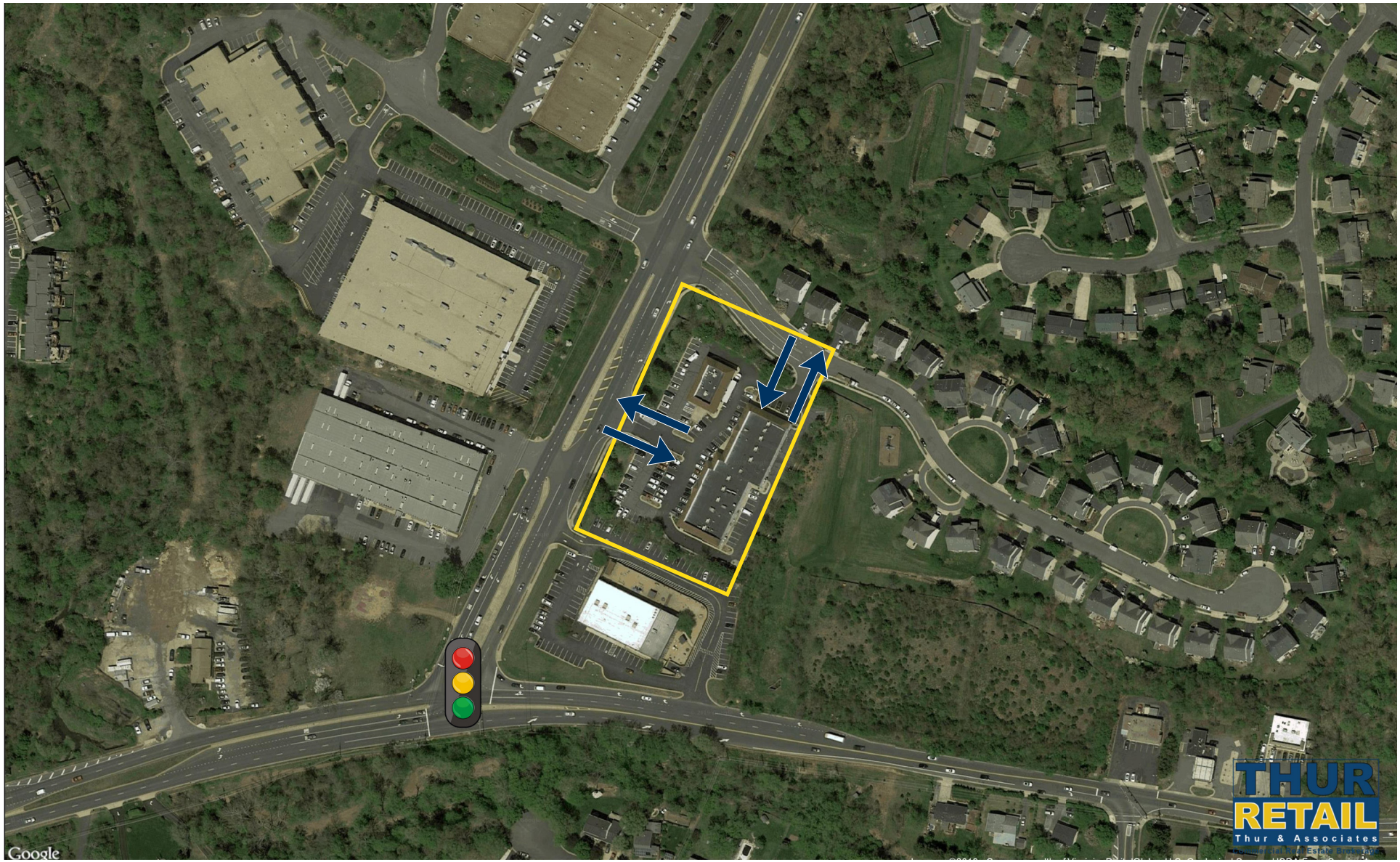

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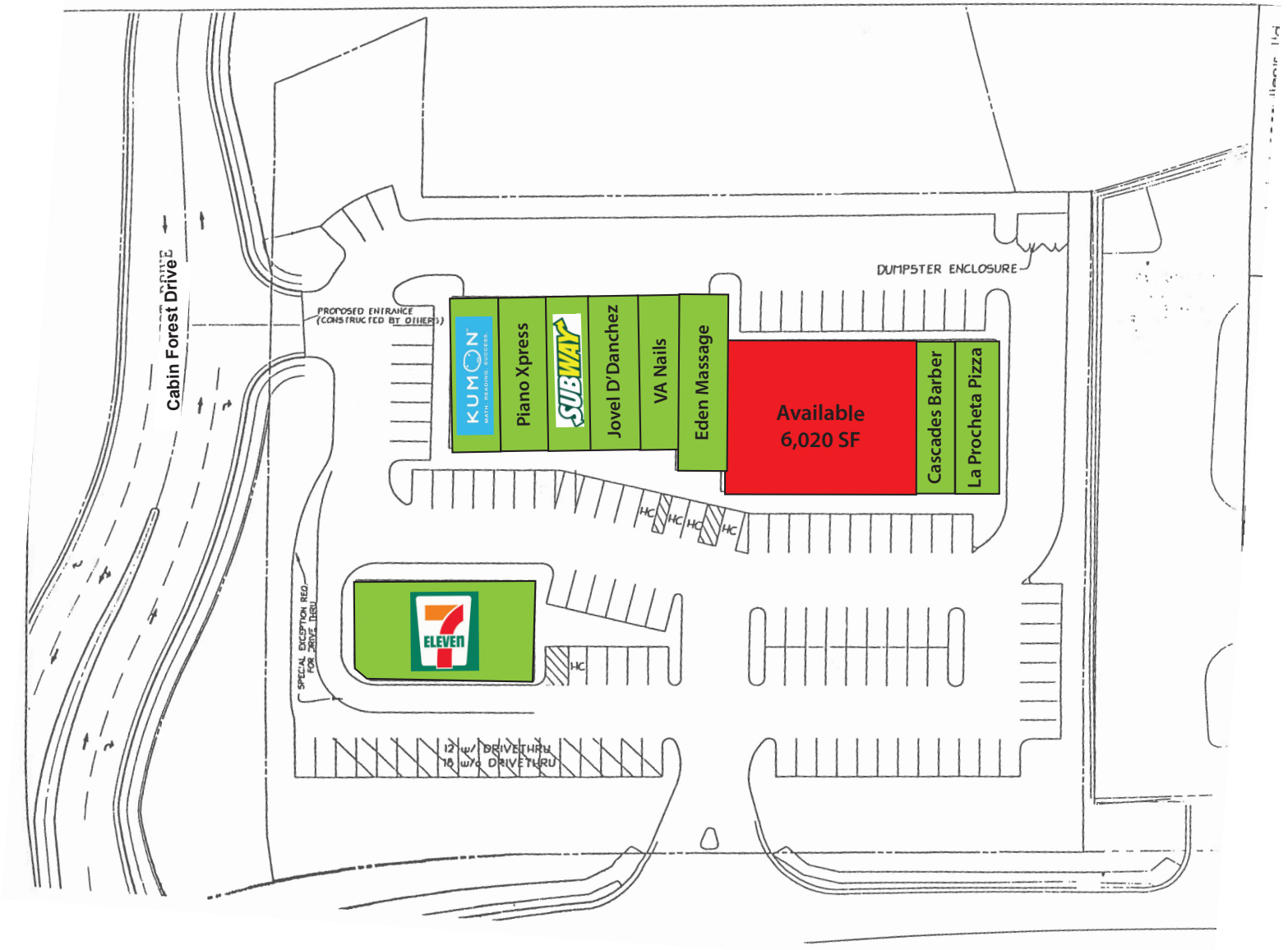

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Tenant List

Suite	Tenant	Category	SF
100	Kumon Math & Reading Center of Sterling	Learning Center	1,400
105	Piano Xpress	Piano school	1,400
110	Subway	Fast-food	1,400
115	Jovel D'Sanchez	Hair Salon	1,400
120	VA Nails	Nail Salon	1,400
125	Eden Massage	Spa	1,454
130	Available	Former restaurant	6,020
150	Cascades Barber	Barbershop	1,400
155	La Prochetta Pizza	Restaurant - Pizza	1,400
	7-Eleven	Convenience Store	3,358
		TOTAL GLA	20,632

Available

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LEASING CONTACT

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Boca Raton, Fl 33432
561-395-2441

COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 39.0091/-77.4171

Cascades Plaza **21944 Cascades Pkwy Sterling, VA 20164**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Population						
Estimated Population (2019)	12,865		86,276		241,672	
Projected Population (2024)	14,919		96,007		264,239	
Census Population (2010)	11,997		78,260		212,994	
Census Population (2000)	9,805		66,277		158,394	
Projected Annual Growth (2019-2024)	2,054	*3.2%*	9,731	*2.3%*	22,567	*1.9%*
Historical Annual Growth (2010-2019)	868	*0.7%*	8,016	*1.0%*	28,678	*1.3%*
Historical Annual Growth (2000-2010)	2,192	*2.2%*	11,983	*1.8%*	54,600	*3.4%*
Estimated Population Density (2019)	4,097	*psm*	3,053	*psm*	3,078	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2019)	4,223		28,241		84,876	
Projected Households (2024)	4,816		31,219		92,294	
Census Households (2010)	4,030		25,959		76,222	
Census Households (2000)	3,684		22,133		55,391	
Projected Annual Growth (2019-2024)	593	*2.8%*	2,978	*2.1%*	7,418	*1.7%*
Historical Annual Change (2000-2019)	539	*0.8%*	6,108	*1.5%*	29,485	*2.8%*
Average Household Income						
Estimated Average Household Income (2019)	$105,764		$136,749		$151,910	
Projected Average Household Income (2024)	$110,060		$150,582		$171,209	
Census Average Household Income (2010)	$93,898		$110,062		$122,939	
Census Average Household Income (2000)	$71,255		$90,040		$100,942	
Projected Annual Change (2019-2024)	$4,295	*0.8%*	$13,834	*2.0%*	$19,298	*2.5%*
Historical Annual Change (2000-2019)	$34,509	*2.5%*	$46,709	*2.7%*	$50,968	*2.7%*
Median Household Income						
Estimated Median Household Income (2019)	$95,132		$116,968		$126,952	
Projected Median Household Income (2024)	$110,711		$134,326		$146,668	
Census Median Household Income (2010)	$87,201		$100,698		$108,372	
Census Median Household Income (2000)	$67,047		$82,152		$87,633	
Projected Annual Change (2019-2024)	$15,579	*3.3%*	$17,358	*3.0%*	$19,716	*3.1%*
Historical Annual Change (2000-2019)	$28,085	*2.2%*	$34,815	*2.2%*	$39,319	*2.4%*
Per Capita Income						
Estimated Per Capita Income (2019)	$34,718		$44,766		$53,369	
Projected Per Capita Income (2024)	$35,530		$48,969		$59,816	
Census Per Capita Income (2010)	$31,543		$36,507		$43,995	
Census Per Capita Income (2000)	$26,430		$30,248		$35,244	
Projected Annual Change (2019-2024)	$812	*0.5%*	$4,203	*1.9%*	$6,447	*2.4%*
Historical Annual Change (2000-2019)	$8,288	*1.7%*	$14,518	*2.5%*	$18,125	*2.7%*
Estimated Average Household Net Worth (2019)	$775,489		$1.18 M		$1.33 M	

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 39.0091/-77.4171

Cascades Plaza **21944 Cascades Pkwy Sterling, VA 20164**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Race and Ethnicity						
Total Population (2019)	12,865		86,276		241,672	
White (2019)	6,019	*46.8%*	45,669	*52.9%*	134,707	*55.7%*
Black or African American (2019)	1,033	*8.0%*	7,745	*9.0%*	22,125	*9.2%*
American Indian or Alaska Native (2019)	41	*0.3%*	343	*0.4%*	808	*0.3%*
Asian (2019)	2,962	*23.0%*	18,059	*20.9%*	54,826	*22.7%*
Hawaiian or Pacific Islander (2019)	8	-	75	-	155	-
Other Race (2019)	2,084	*16.2%*	10,308	*11.9%*	18,130	*7.5%*
Two or More Races (2019)	717	*5.6%*	4,077	*4.7%*	10,921	*4.5%*
Population < 18 (2019)	3,149	*24.5%*	21,349	*24.7%*	59,104	*24.5%*
White Not Hispanic	755	*24.0%*	7,514	*35.2%*	23,819	*40.3%*
Black or African American	232	*7.4%*	1,760	*8.2%*	5,203	*8.8%*
Asian	728	*23.1%*	4,257	*19.9%*	13,344	*22.6%*
Other Race Not Hispanic	159	*5.1%*	1,255	*5.9%*	3,730	*6.3%*
Hispanic	1,276	*40.5%*	6,562	*30.7%*	13,008	*22.0%*
Not Hispanic or Latino Population (2019)	8,527	*66.3%*	64,398	*74.6%*	198,124	*82.0%*
Not Hispanic White	4,302	*50.4%*	36,549	*56.8%*	114,717	*57.9%*
Not Hispanic Black or African American	965	*11.3%*	7,297	*11.3%*	20,878	*10.5%*
Not Hispanic American Indian or Alaska Native	14	*0.2%*	137	*0.2%*	397	*0.2%*
Not Hispanic Asian	2,865	*33.6%*	17,602	*27.3%*	53,684	*27.1%*
Not Hispanic Hawaiian or Pacific Islander	5	-	61	-	118	-
Not Hispanic Other Race	23	*0.3%*	192	*0.3%*	616	*0.3%*
Not Hispanic Two or More Races	352	*4.1%*	2,560	*4.0%*	7,713	*3.9%*
Hispanic or Latino Population (2019)	4,338	*33.7%*	21,878	*25.4%*	43,548	*18.0%*
Hispanic White	1,718	*39.6%*	9,120	*41.7%*	19,990	*45.9%*
Hispanic Black or African American	68	*1.6%*	448	*2.0%*	1,247	*2.9%*
Hispanic American Indian or Alaska Native	27	*0.6%*	206	*0.9%*	411	*0.9%*
Hispanic Asian	96	*2.2%*	457	*2.1%*	1,142	*2.6%*
Hispanic Hawaiian or Pacific Islander	3	-	14	-	37	-
Hispanic Other Race	2,061	*47.5%*	10,117	*46.2%*	17,513	*40.2%*
Hispanic Two or More Races	365	*8.4%*	1,516	*6.9%*	3,208	*7.4%*
Not Hispanic or Latino Population (2010)	8,097	*67.5%*	59,091	*75.5%*	176,487	*82.9%*
Hispanic or Latino Population (2010)	3,900	*32.5%*	19,169	*24.5%*	36,507	*17.1%*
Not Hispanic or Latino Population (2000)	8,596	*87.7%*	58,648	*88.5%*	142,318	*89.9%*
Hispanic or Latino Population (2000)	1,209	*12.3%*	7,629	*11.5%*	16,075	*10.1%*
Not Hispanic or Latino Population (2024)	9,911	*66.4%*	71,712	*74.7%*	216,823	*82.1%*
Hispanic or Latino Population (2024)	5,008	*33.6%*	24,295	*25.3%*	47,416	*17.9%*
Projected Annual Growth (2019-2024)	670	-	2,417	-	3,868	-
Historical Annual Growth (2000-2010)	2,691	*22.3%*	11,541	*15.1%*	20,431	*12.7%*

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 39.0091/-77.4171

Cascades Plaza **21944 Cascades Pkwy Sterling, VA 20164**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Total Age Distribution (2019)						
Total Population	12,865		86,276		241,672	
Age Under 5 Years	951	*7.4%*	5,850	*6.8%*	16,471	*6.8%*
Age 5 to 9 Years	861	*6.7%*	5,708	*6.6%*	16,063	*6.6%*
Age 10 to 14 Years	847	*6.6%*	5,945	*6.9%*	16,431	*6.8%*
Age 15 to 19 Years	807	*6.3%*	5,875	*6.8%*	15,002	*6.2%*
Age 20 to 24 Years	921	*7.2%*	5,913	*6.9%*	15,004	*6.2%*
Age 25 to 29 Years	928	*7.2%*	5,881	*6.8%*	17,263	*7.1%*
Age 30 to 34 Years	1,054	*8.2%*	6,171	*7.2%*	19,114	*7.9%*
Age 35 to 39 Years	1,200	*9.3%*	6,798	*7.9%*	19,919	*8.2%*
Age 40 to 44 Years	1,022	*7.9%*	6,431	*7.5%*	18,253	*7.6%*
Age 45 to 49 Years	929	*7.2%*	6,694	*7.8%*	18,435	*7.6%*
Age 50 to 54 Years	866	*6.7%*	6,673	*7.7%*	17,372	*7.2%*
Age 55 to 59 Years	821	*6.4%*	6,045	*7.0%*	15,782	*6.5%*
Age 60 to 64 Years	540	*4.2%*	4,302	*5.0%*	12,129	*5.0%*
Age 65 to 69 Years	391	*3.0%*	2,873	*3.3%*	8,625	*3.6%*
Age 70 to 74 Years	305	*2.4%*	2,062	*2.4%*	6,356	*2.6%*
Age 75 to 79 Years	200	*1.6%*	1,290	*1.5%*	4,053	*1.7%*
Age 80 to 84 Years	110	*0.9%*	858	*1.0%*	2,598	*1.1%*
Age 85 Years or Over	111	*0.9%*	909	*1.1%*	2,802	*1.2%*
Median Age	34.4		35.8		36.2	
Age 19 Years or Less	3,465	*26.9%*	23,378	*27.1%*	63,967	*26.5%*
Age 20 to 64 Years	8,282	*64.4%*	54,907	*63.6%*	153,270	*63.4%*
Age 65 Years or Over	1,118	*8.7%*	7,991	*9.3%*	24,435	*10.1%*
Female Age Distribution (2019)						
Female Population	6,275	*48.8%*	42,355	*49.1%*	120,568	*49.9%*
Age Under 5 Years	435	*6.9%*	2,822	*6.7%*	8,021	*6.7%*
Age 5 to 9 Years	446	*7.1%*	2,758	*6.5%*	7,835	*6.5%*
Age 10 to 14 Years	409	*6.5%*	2,875	*6.8%*	8,030	*6.7%*
Age 15 to 19 Years	394	*6.3%*	2,745	*6.5%*	7,024	*5.8%*
Age 20 to 24 Years	419	*6.7%*	2,782	*6.6%*	7,437	*6.2%*
Age 25 to 29 Years	446	*7.1%*	2,904	*6.9%*	8,914	*7.4%*
Age 30 to 34 Years	525	*8.4%*	3,063	*7.2%*	9,621	*8.0%*
Age 35 to 39 Years	570	*9.1%*	3,230	*7.6%*	9,400	*7.8%*
Age 40 to 44 Years	470	*7.5%*	3,031	*7.2%*	8,790	*7.3%*
Age 45 to 49 Years	425	*6.8%*	3,325	*7.8%*	9,244	*7.7%*
Age 50 to 54 Years	422	*6.7%*	3,353	*7.9%*	8,710	*7.2%*
Age 55 to 59 Years	424	*6.8%*	3,000	*7.1%*	8,074	*6.7%*
Age 60 to 64 Years	258	*4.1%*	2,108	*5.0%*	6,126	*5.1%*
Age 65 to 69 Years	216	*3.4%*	1,463	*3.5%*	4,422	*3.7%*
Age 70 to 74 Years	168	*2.7%*	1,069	*2.5%*	3,386	*2.8%*
Age 75 to 79 Years	116	*1.8%*	707	*1.7%*	2,185	*1.8%*
Age 80 to 84 Years	60	*1.0%*	512	*1.2%*	1,542	*1.3%*
Age 85 Years or Over	73	*1.2%*	609	*1.4%*	1,806	*1.5%*
Female Median Age	34.8		36.4		36.7	
Age 19 Years or Less	1,684	*26.8%*	11,199	*26.4%*	30,910	*25.6%*
Age 20 to 64 Years	3,959	*63.1%*	26,796	*63.3%*	76,316	*63.3%*
Age 65 Years or Over	632	*10.1%*	4,360	*10.3%*	13,342	*11.1%*

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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Cascades Plaza **21944 Cascades Pkwy Sterling, VA 20164**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Male Age Distribution (2019)						
Male Population	6,590	*51.2%*	43,921	*50.9%*	121,104	*50.1%*
Age Under 5 Years	516	*7.8%*	3,028	*6.9%*	8,449	*7.0%*
Age 5 to 9 Years	414	*6.3%*	2,950	*6.7%*	8,228	*6.8%*
Age 10 to 14 Years	438	*6.6%*	3,070	*7.0%*	8,401	*6.9%*
Age 15 to 19 Years	413	*6.3%*	3,130	*7.1%*	7,979	*6.6%*
Age 20 to 24 Years	502	*7.6%*	3,130	*7.1%*	7,568	*6.2%*
Age 25 to 29 Years	482	*7.3%*	2,977	*6.8%*	8,349	*6.9%*
Age 30 to 34 Years	528	*8.0%*	3,109	*7.1%*	9,493	*7.8%*
Age 35 to 39 Years	631	*9.6%*	3,568	*8.1%*	10,519	*8.7%*
Age 40 to 44 Years	552	*8.4%*	3,400	*7.7%*	9,462	*7.8%*
Age 45 to 49 Years	504	*7.6%*	3,369	*7.7%*	9,191	*7.6%*
Age 50 to 54 Years	444	*6.7%*	3,320	*7.6%*	8,662	*7.2%*
Age 55 to 59 Years	397	*6.0%*	3,044	*6.9%*	7,708	*6.4%*
Age 60 to 64 Years	282	*4.3%*	2,193	*5.0%*	6,003	*5.0%*
Age 65 to 69 Years	176	*2.7%*	1,410	*3.2%*	4,203	*3.5%*
Age 70 to 74 Years	137	*2.1%*	994	*2.3%*	2,970	*2.5%*
Age 75 to 79 Years	84	*1.3%*	582	*1.3%*	1,867	*1.5%*
Age 80 to 84 Years	50	*0.8%*	346	*0.8%*	1,056	*0.9%*
Age 85 Years or Over	39	*0.6%*	300	*0.7%*	997	*0.8%*
Male Median Age	34.0		35.1		35.8	
Age 19 Years or Less	1,782	*27.0%*	12,179	*27.7%*	33,057	*27.3%*
Age 20 to 64 Years	4,323	*65.6%*	28,111	*64.0%*	76,954	*63.5%*
Age 65 Years or Over	486	*7.4%*	3,631	*8.3%*	11,093	*9.2%*
Males per 100 Females (2019)						
Overall Comparison						
Age Under 5 Years	119	*54.3%*	107	*51.8%*	105	*51.3%*
Age 5 to 9 Years	93	*48.1%*	107	*51.7%*	105	*51.2%*
Age 10 to 14 Years	107	*51.7%*	107	*51.6%*	105	*51.6%*
Age 15 to 19 Years	105	*51.2%*	114	*53.3%*	114	*53.2%*
Age 20 to 24 Years	120	*54.5%*	113	*52.9%*	102	*50.4%*
Age 25 to 29 Years	108	*51.9%*	103	*50.6%*	94	*48.4%*
Age 30 to 34 Years	101	*50.1%*	102	*50.4%*	99	*49.7%*
Age 35 to 39 Years	111	*52.6%*	110	*52.5%*	112	*52.8%*
Age 40 to 44 Years	117	*54.0%*	112	*52.9%*	108	*51.8%*
Age 45 to 49 Years	119	*54.3%*	101	*50.3%*	99	*49.9%*
Age 50 to 54 Years	105	*51.3%*	99	*49.8%*	99	*49.9%*
Age 55 to 59 Years	94	*48.4%*	101	*50.4%*	95	*48.8%*
Age 60 to 64 Years	109	*52.2%*	104	*51.0%*	98	*49.5%*
Age 65 to 69 Years	82	*44.9%*	96	*49.1%*	95	*48.7%*
Age 70 to 74 Years	81	*44.9%*	93	*48.2%*	88	*46.7%*
Age 75 to 79 Years	72	*42.0%*	82	*45.1%*	85	*46.1%*
Age 80 to 84 Years	84	*45.6%*	68	*40.4%*	68	*40.6%*
Age 85 Years or Over	53	*34.8%*	49	*33.0%*	55	*35.6%*
Age 19 Years or Less	106	*51.4%*	109	*52.1%*	107	*51.7%*
Age 20 to 39 Years	109	*52.2%*	107	*51.6%*	102	*50.4%*
Age 40 to 64 Years	109	*52.2%*	103	*50.8%*	100	*50.1%*
Age 65 Years or Over	77	*43.4%*	83	*45.4%*	83	*45.4%*

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Cascades Plaza **21944 Cascades Pkwy Sterling, VA 20164**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Household Type (2019)						
Total Households	4,223		28,241		84,876	
Households with Children	1,664	*39.4%*	11,292	*40.0%*	32,082	*37.8%*
Average Household Size	3.0		3.1		2.8	
Household Density per Square Mile	1,345		999		1,081	
Population Family	11,048	*85.9%*	75,709	*87.8%*	207,151	*85.7%*
Population Non-Family	1,817	*14.1%*	10,540	*12.2%*	34,062	*14.1%*
Population Group Quarters	-	-	26	-	459	*0.2%*
Family Households	2,953	*69.9%*	20,668	*73.2%*	59,530	*70.1%*
Married Couple Households	2,204	*74.6%*	16,296	*78.8%*	47,907	*80.5%*
Other Family Households with Children	749	*25.4%*	4,372	*21.2%*	11,623	*19.5%*
Family Households with Children	1,643	*55.6%*	11,189	*54.1%*	31,832	*53.5%*
Married Couple with Children	1,205	*73.4%*	8,579	*76.7%*	24,718	*77.6%*
Other Family Households with Children	438	*26.6%*	2,610	*23.3%*	7,115	*22.4%*
Family Households No Children	1,310	*44.4%*	9,479	*45.9%*	27,697	*46.5%*
Married Couple No Children	999	*76.2%*	7,717	*81.4%*	23,189	*83.7%*
Other Family Households No Children	311	*23.8%*	1,762	*18.6%*	4,508	*16.3%*
Non-Family Households	1,270	*30.1%*	7,573	*26.8%*	25,346	*29.9%*
Non-Family Households with Children	21	*1.6%*	103	*1.4%*	250	*1.0%*
Non-Family Households No Children	1,249	*98.4%*	7,470	*98.6%*	25,096	*99.0%*
Average Family Household Size	3.7		3.7		3.5	
Average Family Income	$113,900		$151,955		$171,325	
Median Family Income	$102,244		$130,336		$144,658	
Average Non-Family Household Size	1.4		1.4		1.3	
Marital Status (2019)						
Population Age 15 Years or Over	10,206		68,773		192,708	
Never Married	3,748	*36.7%*	22,060	*32.1%*	58,131	*30.2%*
Currently Married	4,375	*42.9%*	33,901	*49.3%*	100,532	*52.2%*
Previously Married	2,084	*20.4%*	12,812	*18.6%*	34,045	*17.7%*
Separated	769	*36.9%*	4,540	*35.4%*	11,091	*32.6%*
Widowed	405	*19.4%*	2,617	*20.4%*	6,255	*18.4%*
Divorced	910	*43.7%*	5,655	*44.1%*	16,698	*49.0%*
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	8,478		56,985		162,701	
Elementary (Grade Level 0 to 8)	697	*8.2%*	4,301	*7.5%*	7,546	*4.6%*
Some High School (Grade Level 9 to 11)	827	*9.8%*	2,848	*5.0%*	5,561	*3.4%*
High School Graduate	2,051	*24.2%*	10,478	*18.4%*	22,498	*13.8%*
Some College	1,209	*14.3%*	7,636	*13.4%*	20,280	*12.5%*
Associate Degree Only	470	*5.5%*	3,808	*6.7%*	9,714	*6.0%*
Bachelor Degree Only	2,088	*24.6%*	16,521	*29.0%*	54,225	*33.3%*
Graduate Degree	1,137	*13.4%*	11,395	*20.0%*	42,875	*26.4%*
Any College (Some College or Higher)	4,904	*57.8%*	39,359	*69.1%*	127,095	*78.1%*
College Degree + (Bachelor Degree or Higher)	3,225	*38.0%*	27,915	*49.0%*	97,101	*59.7%*

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THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 39.0091/-77.4171

Cascades Plaza **21944 Cascades Pkwy Sterling, VA 20164**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Housing						
Total Housing Units (2019)	4,339		28,739		86,529	
Total Housing Units (2010)	4,219		27,171		79,024	
Historical Annual Growth (2010-2019)	121	*0.3%*	1,568	*0.6%*	7,505	*1.1%*
Housing Units Occupied (2019)	4,223	*97.3%*	28,241	*98.3%*	84,876	*98.1%*
Housing Units Owner-Occupied	3,190	*75.5%*	19,352	*68.5%*	54,366	*64.1%*
Housing Units Renter-Occupied	1,033	*24.5%*	8,888	*31.5%*	30,511	*35.9%*
Housing Units Vacant (2019)	116	*2.8%*	498	*1.8%*	1,653	*1.9%*
Household Size (2019)						
Total Households	4,223		28,241		84,876	
1 Person Households	926	*21.9%*	5,582	*19.8%*	19,067	*22.5%*
2 Person Households	997	*23.6%*	7,107	*25.2%*	23,444	*27.6%*
3 Person Households	798	*18.9%*	5,389	*19.1%*	15,565	*18.3%*
4 Person Households	696	*16.5%*	5,049	*17.9%*	15,169	*17.9%*
5 Person Households	390	*9.2%*	2,618	*9.3%*	6,568	*7.7%*
6 Person Households	209	*4.9%*	1,210	*4.3%*	2,749	*3.2%*
7 or More Person Households	208	*4.9%*	1,287	*4.6%*	2,314	*2.7%*
Household Income Distribution (2019)						
HH Income $200,000 or More	321	*7.6%*	4,822	*17.1%*	17,580	*20.7%*
HH Income $150,000 to $199,999	518	*12.3%*	4,460	*15.8%*	13,673	*16.1%*
HH Income $125,000 to $149,999	574	*13.6%*	3,244	*11.5%*	10,276	*12.1%*
HH Income $100,000 to $124,999	512	*12.1%*	3,125	*11.1%*	9,399	*11.1%*
HH Income $75,000 to $99,999	674	*16.0%*	3,860	*13.7%*	11,556	*13.6%*
HH Income $50,000 to $74,999	734	*17.4%*	3,919	*13.9%*	10,260	*12.1%*
HH Income $35,000 to $49,999	371	*8.8%*	1,943	*6.9%*	4,520	*5.3%*
HH Income $25,000 to $34,999	216	*5.1%*	1,172	*4.2%*	2,796	*3.3%*
HH Income $15,000 to $24,999	120	*2.8%*	769	*2.7%*	2,228	*2.6%*
HH Income $10,000 to $14,999	117	*2.8%*	390	*1.4%*	980	*1.2%*
HH Income Under $10,000	65	*1.5%*	539	*1.9%*	1,607	*1.9%*
Household Vehicles (2019)						
Households 0 Vehicles Available	219	*5.2%*	1,102	*3.9%*	2,946	*3.5%*
Households 1 Vehicle Available	1,084	*25.7%*	7,087	*25.1%*	25,406	*29.9%*
Households 2 Vehicles Available	1,770	*41.9%*	11,938	*42.3%*	37,346	*44.0%*
Households 3 or More Vehicles Available	1,150	*27.2%*	8,114	*28.7%*	19,178	*22.6%*
Total Vehicles Available	8,524		58,882		165,266	
Average Vehicles per Household	2.0		2.1		1.9	
Owner-Occupied Household Vehicles	6,714	*78.8%*	44,703	*75.9%*	117,700	*71.2%*
Average Vehicles per Owner-Occupied Household	2.1		2.3		2.2	
Renter-Occupied Household Vehicles	1,810	*21.2%*	14,180	*24.1%*	47,565	*28.8%*
Average Vehicles per Renter-Occupied Household	1.8		1.6		1.6	
Travel Time (2019)						
Worker Base Age 16 years or Over	7,116		47,537		134,276	
Travel to Work in 14 Minutes or Less	1,701	*23.9%*	11,011	*23.2%*	28,493	*21.2%*
Travel to Work in 15 to 29 Minutes	2,773	*39.0%*	17,419	*36.6%*	45,912	*34.2%*
Travel to Work in 30 to 59 Minutes	2,426	*34.1%*	14,611	*30.7%*	41,796	*31.1%*
Travel to Work in 60 Minutes or More	774	*10.9%*	5,297	*11.1%*	16,201	*12.1%*
Work at Home	211	*3.0%*	1,965	*4.1%*	8,408	*6.3%*
Average Minutes Travel to Work	24.1		23.6		24.9	

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Transportation To Work (2019)						
Worker Base Age 16 years or Over	7,116		47,537		134,276	
Drive to Work Alone	5,689	*79.9%*	37,724	*79.4%*	102,516	*76.3%*
Drive to Work in Carpool	633	*8.9%*	3,885	*8.2%*	10,801	*8.0%*
Travel to Work by Public Transportation	334	*4.7%*	2,445	*5.1%*	7,775	*5.8%*
Drive to Work on Motorcycle	2	-	22	-	85	-
Bicycle to Work	6	-	111	*0.2%*	369	*0.3%*
Walk to Work	211	*3.0%*	1,160	*2.4%*	3,448	*2.6%*
Other Means	30	*0.4%*	224	*0.5%*	875	*0.7%*
Work at Home	211	*3.0%*	1,965	*4.1%*	8,408	*6.3%*
Daytime Demographics (2019)						
Total Businesses	691		4,406		10,713	
Total Employees	10,901		54,435		140,831	
Company Headquarter Businesses	2	*0.3%*	19	*0.4%*	134	*1.2%*
Company Headquarter Employees	1,042	*9.6%*	2,666	*4.9%*	19,778	*14.0%*
Employee Population per Business	15.8	to 1	12.4	to 1	13.1	to 1
Residential Population per Business	18.6	to 1	19.6	to 1	22.6	to 1
Adj. Daytime Demographics Age 16 Years or Over	13,015		71,181		187,905	
Labor Force						
Labor Population Age 16 Years or Over (2019)	10,049		67,464		189,292	
Labor Force Total Males (2019)	5,139	*51.1%*	34,170	*50.6%*	94,230	*49.8%*
Male Civilian Employed	4,446	*86.5%*	27,684	*81.0%*	76,465	*81.1%*
Male Civilian Unemployed	74	*1.4%*	651	*1.9%*	1,738	*1.8%*
Males in Armed Forces	10	*0.2%*	217	*0.6%*	780	*0.8%*
Males Not in Labor Force	608	*11.8%*	5,618	*16.4%*	15,248	*16.2%*
Labor Force Total Females (2019)	4,910	*48.9%*	33,294	*49.4%*	95,062	*50.2%*
Female Civilian Employed	3,471	*70.7%*	22,784	*68.4%*	64,861	*68.2%*
Female Civilian Unemployed	71	*1.5%*	541	*1.6%*	1,437	*1.5%*
Females in Armed Forces	7	*0.1%*	33	-	113	*0.1%*
Females Not in Labor Force	1,360	*27.7%*	9,936	*29.8%*	28,651	*30.1%*
Unemployment Rate	146	*1.5%*	1,191	*1.8%*	3,175	*1.7%*
Occupation (2019)						
Occupation Population Age 16 Years or Over	7,917		50,468		141,326	
Occupation Total Males	4,446	*56.2%*	27,684	*54.9%*	76,465	*54.1%*
Occupation Total Females	3,471	43.8%	22,784	45.1%	64,861	45.9%
Management, Business, Financial Operations	1,340	16.9%	11,583	23.0%	35,306	25.0%
Professional, Related	2,056	26.0%	13,991	27.7%	44,769	31.7%
Service	1,728	*21.8%*	9,039	*17.9%*	21,652	*15.3%*
Sales, Office	1,623	*20.5%*	9,589	*19.0%*	26,236	*18.6%*
Farming, Fishing, Forestry	8	*0.1%*	37	-	58	-
Construction, Extraction, Maintenance	556	*7.0%*	3,141	*6.2%*	6,301	*4.5%*
Production, Transport, Material Moving	605	*7.6%*	3,087	*6.1%*	7,005	*5.0%*
White Collar Workers	5,020	*63.4%*	35,163	*69.7%*	106,310	*75.2%*
Blue Collar Workers	2,897	*36.6%*	15,305	*30.3%*	35,016	*24.8%*

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Cascades Plaza **21944 Cascades Pkwy Sterling, VA 20164**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Units In Structure (2019)						
Total Units	4,030		25,959		76,222	
1 Detached Unit	1,731	*42.9%*	14,084	*54.3%*	34,255	*44.9%*
1 Attached Unit	1,769	*43.9%*	7,772	*29.9%*	25,782	*33.8%*
2 Units	10	*0.3%*	79	*0.3%*	297	*0.4%*
3 to 4 Units	65	*1.6%*	314	*1.2%*	841	*1.1%*
5 to 9 Units	188	*4.7%*	1,308	*5.0%*	4,572	*6.0%*
10 to 19 Units	215	*5.3%*	2,101	*8.1%*	8,204	*10.8%*
20 to 49 Units	73	*1.8%*	605	*2.3%*	2,884	*3.8%*
50 or More Units	127	*3.1%*	1,810	*7.0%*	7,648	*10.0%*
Mobile Home or Trailer	45	*1.1%*	169	*0.6%*	392	*0.5%*
Other Structure	-	-	-	-	1	-
Homes Built By Year (2019)						
Homes Built 2014 or later	88	*2.0%*	961	*3.3%*	3,307	*3.8%*
Homes Built 2010 to 2013	163	*3.7%*	887	*3.1%*	4,296	*5.0%*
Homes Built 2000 to 2009	795	*18.3%*	5,195	*18.1%*	20,270	*23.4%*
Homes Built 1990 to 1999	1,156	*26.6%*	6,592	*22.9%*	24,548	*28.4%*
Homes Built 1980 to 1989	491	*11.3%*	6,637	*23.1%*	15,513	*17.9%*
Homes Built 1970 to 1979	581	*13.4%*	4,210	*14.6%*	9,704	*11.2%*
Homes Built 1960 to 1969	689	*15.9%*	2,191	*7.6%*	4,183	*4.8%*
Homes Built 1950 to 1959	123	*2.8%*	724	*2.5%*	1,456	*1.7%*
Homes Built 1940 to 1949	52	*1.2%*	405	*1.4%*	757	*0.9%*
Homes Built Before 1939	86	*2.0%*	439	*1.5%*	844	*1.0%*
Median Age of Homes	30.0	*yrs*	28.2	*yrs*	24.6	*yrs*
Home Values (2019)						
Owner Specified Housing Units	3,021		18,583		50,481	
Home Values $1,000,000 or More	39	*1.3%*	351	*1.9%*	1,603	*3.2%*
Home Values $750,000 to $999,999	121	*4.0%*	1,192	*6.4%*	5,207	*10.3%*
Home Values $500,000 to $749,999	474	*15.7%*	5,463	*29.4%*	17,830	*35.3%*
Home Values $400,000 to $499,999	495	*16.4%*	4,386	*23.6%*	11,399	*22.6%*
Home Values $300,000 to $399,999	1,172	*38.8%*	4,492	*24.2%*	10,474	*20.7%*
Home Values $250,000 to $299,999	355	*11.7%*	1,312	*7.1%*	2,811	*5.6%*
Home Values $200,000 to $249,999	258	*8.5%*	869	*4.7%*	1,805	*3.6%*
Home Values $175,000 to $199,999	89	*2.9%*	376	*2.0%*	790	*1.6%*
Home Values $150,000 to $174,999	53	*1.8%*	184	*1.0%*	486	*1.0%*
Home Values $125,000 to $149,999	32	*1.1%*	126	*0.7%*	243	*0.5%*
Home Values $100,000 to $124,999	41	*1.4%*	133	*0.7%*	228	*0.5%*
Home Values $90,000 to $99,999	2	-	6	-	23	-
Home Values $80,000 to $89,999	1	-	12	-	55	*0.1%*
Home Values $70,000 to $79,999	4	*0.1%*	42	*0.2%*	114	*0.2%*
Home Values $60,000 to $69,999	11	*0.4%*	62	*0.3%*	119	*0.2%*
Home Values $50,000 to $59,999	1	-	26	*0.1%*	71	*0.1%*
Home Values $35,000 to $49,999	1	-	30	*0.2%*	102	*0.2%*
Home Values $25,000 to $34,999	4	*0.1%*	13	-	45	-
Home Values $10,000 to $24,999	9	*0.3%*	29	*0.2%*	43	-
Home Values Under $10,000	15	*0.5%*	85	*0.5%*	231	*0.5%*
Owner-Occupied Median Home Value	$355,256		$453,175		$499,593	
Renter-Occupied Median Rent	$1,562		$1,660		$1,694	

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Cascades Plaza **21944 Cascades Pkwy Sterling, VA 20164**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Total Annual Consumer Expenditure (2019)						
Total Household Expenditure	$311.4 M		$2.48 B		$8.1 B	
Total Non-Retail Expenditure	$163.67 M		$1.31 B		$4.3 B	
Total Retail Expenditure	$147.72 M		$1.17 B		$3.8 B	
Apparel	$11.17 M		$90.4 M		$295.97 M	
Contributions	$10.16 M		$85.88 M		$286.04 M	
Education	$9.67 M		$85.89 M		$289.09 M	
Entertainment	$17.91 M		$145.07 M		$475.46 M	
Food and Beverages	$45.85 M		$360.3 M		$1.17 B	
Furnishings and Equipment	$11.13 M		$89.65 M		$293.55 M	
Gifts	$7.66 M		$65.52 M		$220.75 M	
Health Care	$25.79 M		$199.69 M		$645.84 M	
Household Operations	$12.24 M		$99.49 M		$326.88 M	
Miscellaneous Expenses	$5.89 M		$47.21 M		$154.48 M	
Personal Care	$4.19 M		$33.32 M		$108.78 M	
Personal Insurance	$2.26 M		$18.9 M		$62.41 M	
Reading	$669.88 K		$5.41 M		$17.75 M	
Shelter	$65.17 M		$520.92 M		$1.7 B	
Tobacco	$1.75 M		$12.62 M		$39.76 M	
Transportation	$57.46 M		$451.39 M		$1.46 B	
Utilities	$22.42 M		$171.2 M		$550.06 M	
Monthly Household Consumer Expenditure (2019)						
Total Household Expenditure	$6,145		$7,326		$7,956	
Total Non-Retail Expenditure	$3,230	*52.6%*	$3,879	*52.9%*	$4,224	*53.1%*
Total Retail Expenditures	$2,915	*47.4%*	$3,447	*47.1%*	$3,732	*46.9%*
Apparel	$220	*3.6%*	$267	*3.6%*	$291	*3.7%*
Contributions	$200	*3.3%*	$253	*3.5%*	$281	*3.5%*
Education	$191	*3.1%*	$253	*3.5%*	$284	*3.6%*
Entertainment	$353	*5.8%*	$428	*5.8%*	$467	*5.9%*
Food and Beverages	$905	*14.7%*	$1,063	*14.5%*	$1,148	*14.4%*
Furnishings and Equipment	$220	*3.6%*	$265	*3.6%*	$288	*3.6%*
Gifts	$151	*2.5%*	$193	*2.6%*	$217	*2.7%*
Health Care	$509	*8.3%*	$589	*8.0%*	$634	*8.0%*
Household Operations	$242	*3.9%*	$294	*4.0%*	$321	*4.0%*
Miscellaneous Expenses	$116	*1.9%*	$139	*1.9%*	$152	*1.9%*
Personal Care	$83	*1.3%*	$98	*1.3%*	$107	*1.3%*
Personal Insurance	$45	*0.7%*	$56	*0.8%*	$61	*0.8%*
Reading	$13	*0.2%*	$16	*0.2%*	$17	*0.2%*
Shelter	$1,286	*20.9%*	$1,537	*21.0%*	$1,671	*21.0%*
Tobacco	$34	*0.6%*	$37	*0.5%*	$39	*0.5%*
Transportation	$1,134	*18.5%*	$1,332	*18.2%*	$1,438	*18.1%*
Utilities	$442	*7.2%*	$505	*6.9%*	$540	*6.8%*

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