

KLNB

Cascades Overlook

21361-21475 Epicerie Plaza, Sterling, VA 20164, Loudoun County






Retail For Lease




Property Highlights:

- A mixed-use development located in affluent Loudoun County, VA, the wealthiest county in the United States. (Source: US Census)
- Anchored by Harris Teeter, Cascades Overlook is a mixed-use development conveniently located on the Route 7 corridor.
- The project boasts 673 designated retail parking spaces (486 at grade surface spaces & 187 deck parking spaces).
- Located across Route 7 from Northern Virginia Community College which hosts over 20,000 students.
- Exceptionally well designed and particularly attractive retail opportunities available.

Demographic Snapshot // 2017:

	1 Mile	3 Miles	5 Miles
 Population	13,982	94,506	190,190
 Daytime Population	16,925	93,113	223,217
 Median HH Income	\$101,979	\$112,956	\$110,621

Traffic Counts // 2016:

 Benedict Drive	(prior to project opening) 3,300 ADT
 Bartholomew Drive	(prior to project opening) 2,900 ADT
 Potomac View Road	(prior to project opening) 8,600 ADT

Join:



For More
Information
Please Contact:

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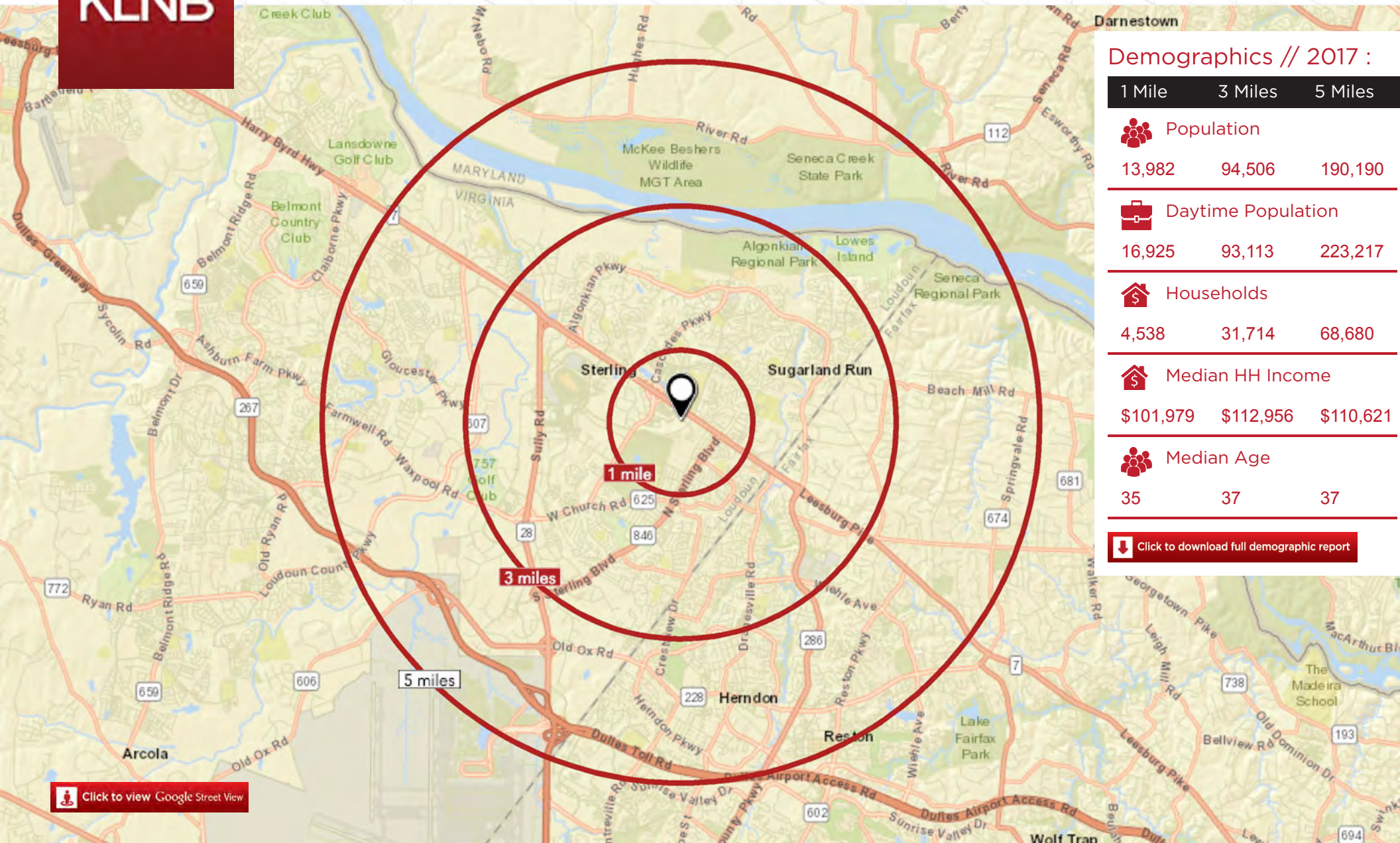
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Demographics // 2017 :

1 Mile 3 Miles 5 Miles



Population

13,982 94,506 190,190



Daytime Population

16,925 93,113 223,217



Households

4,538 31,714 68,680



Median HH Income

\$101,979 \$112,956 \$110,621



Median Age

35 37 37



Click to download full demographic report



Click to view Google Street View

Location & Demographics

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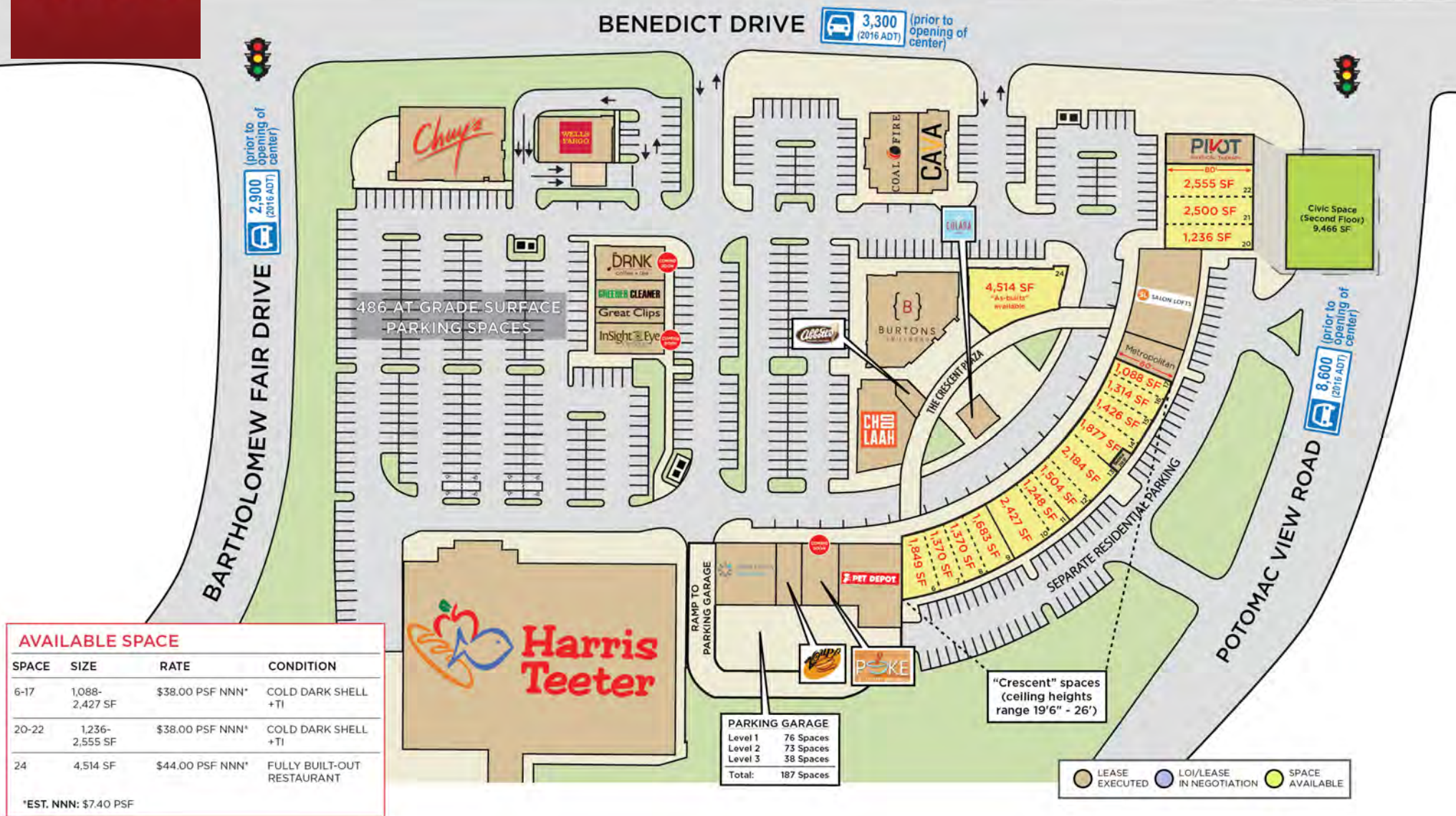
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Site Plan

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Market Aerial

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Click here to visit
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