




# CASCADES PLAZA

21944 Cascades Pkwy, Sterling, VA 20164



## PROPERTY HIGHLIGHTS

-  **100% LEASED**
-  **GLA: 20,528 SF with 80 free parking spaces**
-  **Located in the wealthy Loudoun County**

### POPULATION

1 Mi	13,907
3 Mi	89,021
5 Mi	245,334

### CARS PER DAY

Cascades Pkwy: 32,692
W Church Rd: 18,045

### AV. HH INCOME

1 Mi	\$109,131
3 Mi	\$128,436
5 Mi	\$141,914

### EMPLOYEES

1 Mi	7,263
3 Mi	55,333
5 Mi	188,560

**SUBWAY**

**Chi Mc** Chicken & Beer

**KUMON**  
MATH. READING. SUCCESS.

**The PianoExpress**



last updated: 10/17/24 P. 1



SHARY THUR



202-359-3469



sthur@thurassociates.com



# CASCADES PLAZA

21944 Cascades Pkwy, Sterling, VA 20164



last updated: 10/17/24 P. 2



SHARY THUR



202-359-3469

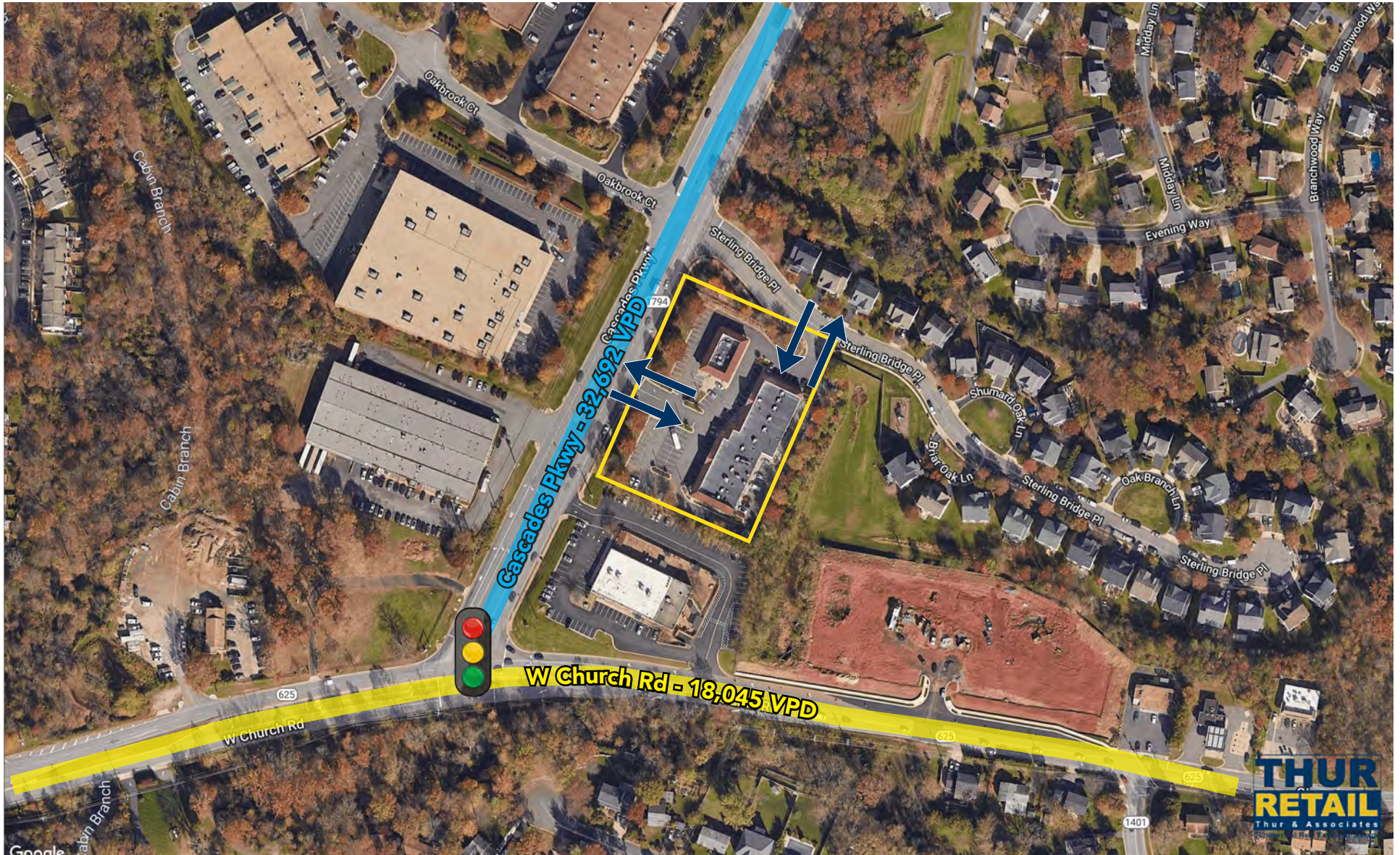


sthur@thurassociates.com



# CASCADES PLAZA

21944 Cascades Pkwy, Sterling, VA 20164



last updated: 10/17/24 P. 3



SHARY THUR



202-359-3469



sthur@thurassociates.com



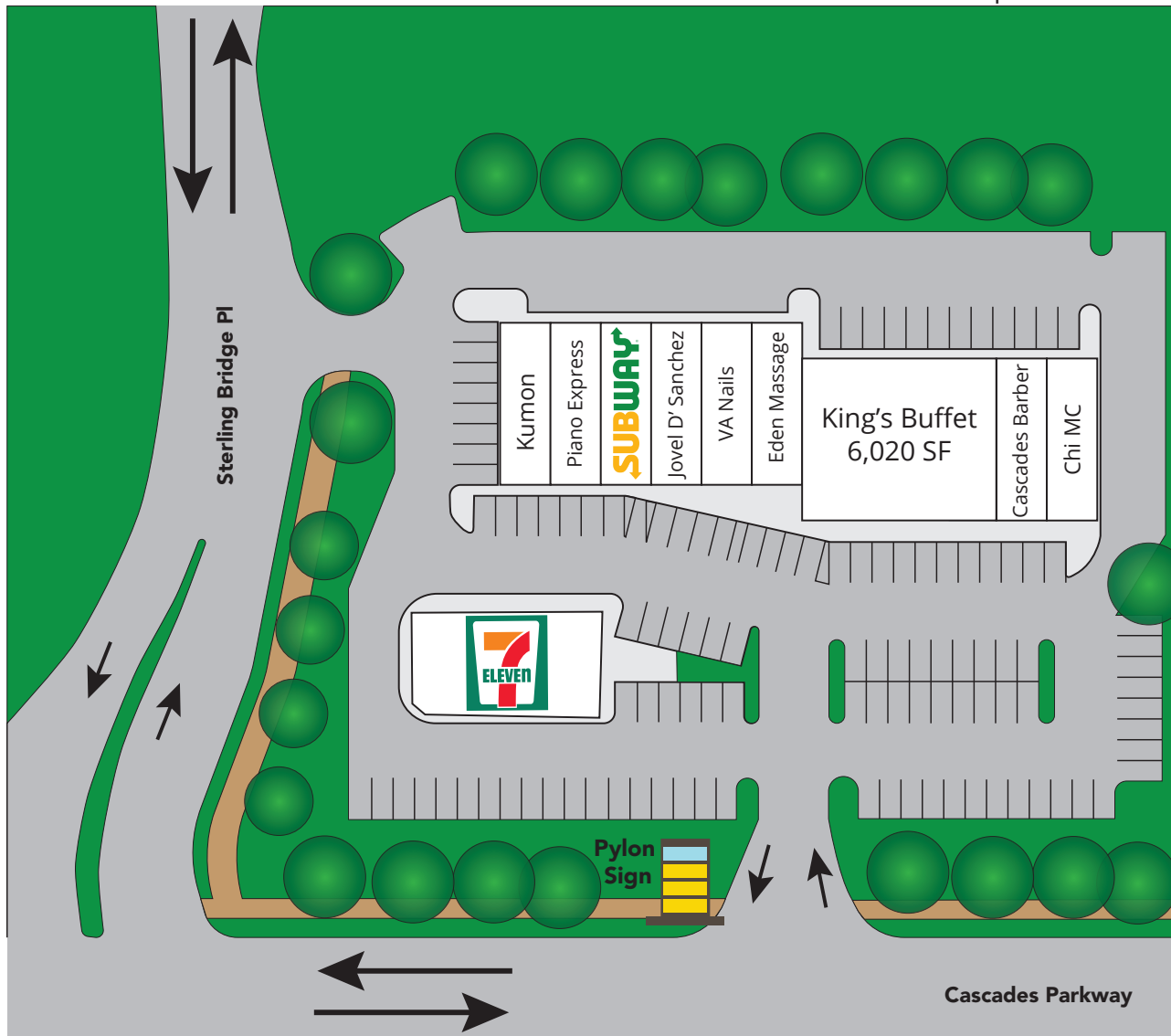
# CASCADES PLAZA

21944 Cascades Pkwy, Sterling, VA 20164



Leased Available At Lease

**Cascades Plaza**  
Updated 9.26.24



last updated: 10/17/24 P. 4



SHARY THUR



202-359-3469



sthur@thurassociates.com

# CASCADES PLAZA

21944 Cascades Pkwy, Sterling, VA 20164



## Tenant List

Suite	Tenant	Category	SF
100	Kumon	Learning Center	1,296
105	Piano Express	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	King's Buffet	Restaurant	6,020
150	Cascades Barber	Barbershop	1,400
155	Chi Mc Chicken & Beer	Restaurant	1,400
	7-Eleven	Convenience Store	3,358
<b>TOTAL GLA</b>			<b>20,528</b>



# CASCADES PLAZA

21944 Cascades Pkwy, Sterling, VA 20164



last updated: 10/17/24 P. 6



SHARY THUR



202-359-3469



sthur@thurassociates.com

# CASCADES PLAZA

21944 Cascades Pkwy, Sterling, VA 20164



## LEASING CONTACT

SHARY THUR  
Cell: 202-359-3469  
Direct 202-823-4445  
[sthur@thurassociates.com](mailto:sthur@thurassociates.com)

## OFFICE LOCATIONS

DC OFFICE  
2 Wisconsin Circle, Suite 660  
Chevy Chase, MD 20815  
202-823-4444

FL OFFICE  
327 Mizner Park, Suite 301  
Boca Raton, FL 33432  
561-395-2441





## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0091/-77.4171

Cascades Plaza	1 mi radius	3 mi radius	5 mi radius
Sterling, VA 20164			
<b>Population</b>			
Estimated Population (2024)	13,907	89,021	245,334
Projected Population (2029)	14,858	92,036	255,906
Census Population (2020)	13,276	87,495	239,126
Census Population (2010)	11,889	79,242	211,676
Projected Annual Growth (2024-2029)	951 1.4%	3,015 0.7%	10,572 0.9%
Historical Annual Growth (2020-2024)	631 -	1,525 0.4%	6,208 0.6%
Historical Annual Growth (2010-2020)	1,388 1.2%	8,254 1.0%	27,449 1.3%
Estimated Population Density (2024)	4,429 psm	3,150 psm	3,124 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2024)	4,579	29,929	91,315
Projected Households (2029)	4,944	31,333	96,447
Census Households (2020)	4,208	28,413	85,855
Census Households (2010)	3,993	26,102	75,726
Projected Annual Growth (2024-2029)	365 1.6%	1,403 0.9%	5,132 1.1%
Historical Annual Change (2010-2024)	586 1.0%	3,827 1.0%	15,589 1.5%
<b>Average Household Income</b>			
Estimated Average Household Income (2024)	\$109,131	\$128,436	\$141,914
Projected Average Household Income (2029)	\$112,046	\$133,196	\$148,102
Census Average Household Income (2010)	\$93,735	\$110,315	\$122,509
Census Average Household Income (2000)	\$71,278	\$90,209	\$100,769
Projected Annual Change (2024-2029)	\$2,915 0.5%	\$4,760 0.7%	\$6,188 0.9%
Historical Annual Change (2000-2024)	\$37,853 2.2%	\$38,227 1.8%	\$41,145 1.7%
<b>Median Household Income</b>			
Estimated Median Household Income (2024)	\$97,619	\$103,770	\$112,554
Projected Median Household Income (2029)	\$98,567	\$106,464	\$116,180
Census Median Household Income (2010)	\$87,006	\$100,713	\$107,840
Census Median Household Income (2000)	\$67,038	\$82,388	\$87,328
Projected Annual Change (2024-2029)	\$948 0.2%	\$2,693 0.5%	\$3,626 0.6%
Historical Annual Change (2000-2024)	\$30,581 1.9%	\$21,383 1.1%	\$25,226 1.2%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2024)	\$35,930	\$43,209	\$52,845
Projected Per Capita Income (2029)	\$37,283	\$45,373	\$55,840
Census Per Capita Income (2010)	\$31,482	\$36,350	\$43,828
Census Per Capita Income (2000)	\$26,409	\$30,254	\$35,125
Projected Annual Change (2024-2029)	\$1,353 0.8%	\$2,163 1.0%	\$2,995 1.1%
Historical Annual Change (2000-2024)	\$9,521 1.5%	\$12,956 1.8%	\$17,720 2.1%
Estimated Average Household Net Worth (2024)	\$1.04 M	\$1.17 M	\$1.17 M



## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0091/-77.4171

Cascades Plaza							
Sterling, VA 20164		1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity							
Total Population (2024)	13,907		89,021		245,334		
White (2024)	5,178	37.2%	40,681	45.7%	120,322	49.0%	
Black or African American (2024)	1,248	9.0%	7,964	8.9%	24,332	9.9%	
American Indian or Alaska Native (2024)	145	1.0%	572	0.6%	1,112	0.5%	
Asian (2024)	2,417	17.4%	16,007	18.0%	53,880	22.0%	
Hawaiian or Pacific Islander (2024)	5	-	46	-	118	-	
Other Race (2024)	3,090	22.2%	13,416	15.1%	22,168	9.0%	
Two or More Races (2024)	1,825	13.1%	10,335	11.6%	23,401	9.5%	
Population < 18 (2024)	3,248	23.4%	20,204	22.7%	55,521	22.6%	
White Not Hispanic	836	25.7%	6,965	34.5%	21,090	38.0%	
Black or African American	271	8.4%	1,752	8.7%	5,737	10.3%	
Asian	485	14.9%	3,195	15.8%	12,021	21.7%	
Other Race Not Hispanic	170	5.2%	1,252	6.2%	3,567	6.4%	
Hispanic	1,486	45.7%	7,040	34.8%	13,105	23.6%	
Not Hispanic or Latino Population (2024)	8,561	61.6%	64,439	72.4%	199,318	81.2%	
Not Hispanic White	4,603	53.8%	37,842	58.7%	113,418	56.9%	
Not Hispanic Black or African American	1,142	13.3%	7,623	11.8%	23,564	11.8%	
Not Hispanic American Indian or Alaska Native	12	0.1%	58	-	184	-	
Not Hispanic Asian	2,383	27.8%	15,885	24.7%	53,598	26.9%	
Not Hispanic Hawaiian or Pacific Islander	3	-	32	-	88	-	
Not Hispanic Other Race	65	0.8%	422	0.7%	922	0.5%	
Not Hispanic Two or More Races	352	4.1%	2,576	4.0%	7,543	3.8%	
Hispanic or Latino Population (2024)	5,347	38.4%	24,581	27.6%	46,017	18.8%	
Hispanic White	575	10.8%	2,839	11.5%	6,904	15.0%	
Hispanic Black or African American	106	2.0%	341	1.4%	767	1.7%	
Hispanic American Indian or Alaska Native	133	2.5%	514	2.1%	928	2.0%	
Hispanic Asian	34	0.6%	122	0.5%	282	0.6%	
Hispanic Hawaiian or Pacific Islander	1	-	14	-	30	-	
Hispanic Other Race	3,024	56.6%	12,993	52.9%	21,246	46.2%	
Hispanic Two or More Races	1,473	27.6%	7,759	31.6%	15,858	34.5%	
Not Hispanic or Latino Population (2020)	7,683	57.9%	60,709	69.4%	189,629	79.3%	
Hispanic or Latino Population (2020)	5,593	42.1%	26,787	30.6%	49,497	20.7%	
Not Hispanic or Latino Population (2010)	8,008	67.4%	59,556	75.2%	174,466	82.4%	
Hispanic or Latino Population (2010)	3,880	32.6%	19,686	24.8%	37,211	17.6%	
Not Hispanic or Latino Population (2029)	9,223	62.1%	66,837	72.6%	206,772	80.8%	
Hispanic or Latino Population (2029)	5,636	37.9%	25,199	27.4%	49,134	19.2%	
Projected Annual Growth (2024-2029)	289	1.1%	618	0.5%	3,118	1.4%	
Historical Annual Growth (2010-2020)	1,713	4.4%	7,101	3.6%	12,286	3.3%	

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

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

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0091/-77.4171

Cascades Plaza		1 mi radius		3 mi radius		5 mi radius	
Sterling, VA 20164							
Total Age Distribution (2024)							
Total Population	13,907			89,021		245,334	
Age Under 5 Years	892	6.4%		5,474	6.1%	14,930	6.1%
Age 5 to 9 Years	873	6.3%		5,476	6.2%	15,283	6.2%
Age 10 to 14 Years	923	6.6%		5,689	6.4%	15,516	6.3%
Age 15 to 19 Years	914	6.6%		5,781	6.5%	15,357	6.3%
Age 20 to 24 Years	1,042	7.5%		5,905	6.6%	14,948	6.1%
Age 25 to 29 Years	1,083	7.8%		6,218	7.0%	17,526	7.1%
Age 30 to 34 Years	1,137	8.2%		6,514	7.3%	18,410	7.5%
Age 35 to 39 Years	1,171	8.4%		6,990	7.9%	19,509	8.0%
Age 40 to 44 Years	1,248	9.0%		6,979	7.8%	19,506	8.0%
Age 45 to 49 Years	1,074	7.7%		6,178	6.9%	17,297	7.1%
Age 50 to 54 Years	952	6.8%		6,003	6.7%	16,881	6.9%
Age 55 to 59 Years	749	5.4%		5,456	6.1%	15,274	6.2%
Age 60 to 64 Years	641	4.6%		4,995	5.6%	13,411	5.5%
Age 65 to 69 Years	456	3.3%		3,663	4.1%	9,995	4.1%
Age 70 to 74 Years	288	2.1%		2,684	3.0%	7,945	3.2%
Age 75 to 79 Years	221	1.6%		2,124	2.4%	6,054	2.5%
Age 80 to 84 Years	152	1.1%		1,479	1.7%	3,900	1.6%
Age 85 Years or Over	92	0.7%		1,414	1.6%	3,591	1.5%
Median Age	34.3			37.2		37.7	
Age 19 Years or Less	3,602	25.9%		22,420	25.2%	61,086	24.9%
Age 20 to 64 Years	9,097	65.4%		55,237	62.0%	152,764	62.3%
Age 65 Years or Over	1,209	8.7%		11,364	12.8%	31,484	12.8%
Female Age Distribution (2024)							
Female Population	6,875	49.4%		44,200	49.7%	122,936	50.1%
Age Under 5 Years	430	6.3%		2,692	6.1%	7,246	5.9%
Age 5 to 9 Years	423	6.2%		2,585	5.8%	7,400	6.0%
Age 10 to 14 Years	444	6.5%		2,717	6.1%	7,445	6.1%
Age 15 to 19 Years	455	6.6%		2,759	6.2%	7,380	6.0%
Age 20 to 24 Years	494	7.2%		2,919	6.6%	7,486	6.1%
Age 25 to 29 Years	550	8.0%		3,057	6.9%	8,673	7.1%
Age 30 to 34 Years	564	8.2%		3,153	7.1%	9,036	7.4%
Age 35 to 39 Years	540	7.9%		3,375	7.6%	9,674	7.9%
Age 40 to 44 Years	586	8.5%		3,410	7.7%	9,717	7.9%
Age 45 to 49 Years	532	7.7%		3,071	6.9%	8,652	7.0%
Age 50 to 54 Years	469	6.8%		3,004	6.8%	8,456	6.9%
Age 55 to 59 Years	373	5.4%		2,748	6.2%	7,808	6.4%
Age 60 to 64 Years	326	4.7%		2,494	5.6%	6,720	5.5%
Age 65 to 69 Years	267	3.9%		1,883	4.3%	5,207	4.2%
Age 70 to 74 Years	159	2.3%		1,459	3.3%	4,357	3.5%
Age 75 to 79 Years	120	1.7%		1,206	2.7%	3,394	2.8%
Age 80 to 84 Years	91	1.3%		864	2.0%	2,247	1.8%
Age 85 Years or Over	53	0.8%		803	1.8%	2,038	1.7%
Female Median Age	34.7			38.1		38.5	
Age 19 Years or Less	1,752	25.5%		10,753	24.3%	29,472	24.0%
Age 20 to 64 Years	4,433	64.5%		27,233	61.6%	76,221	62.0%
Age 65 Years or Over	690	10.0%		6,215	14.1%	17,243	14.0%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

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



Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0091/-77.4171

Cascades Plaza		1 mi radius		3 mi radius		5 mi radius	
Sterling, VA 20164							
Male Age Distribution (2024)							
Male Population	7,032	50.6%	44,820	50.3%	122,398	49.9%	
Age Under 5 Years	462	6.6%	2,783	6.2%	7,683	6.3%	
Age 5 to 9 Years	451	6.4%	2,891	6.5%	7,883	6.4%	
Age 10 to 14 Years	479	6.8%	2,972	6.6%	8,071	6.6%	
Age 15 to 19 Years	458	6.5%	3,021	6.7%	7,977	6.5%	
Age 20 to 24 Years	548	7.8%	2,986	6.7%	7,463	6.1%	
Age 25 to 29 Years	533	7.6%	3,161	7.1%	8,853	7.2%	
Age 30 to 34 Years	573	8.2%	3,360	7.5%	9,374	7.7%	
Age 35 to 39 Years	630	9.0%	3,615	8.1%	9,836	8.0%	
Age 40 to 44 Years	662	9.4%	3,568	8.0%	9,790	8.0%	
Age 45 to 49 Years	542	7.7%	3,107	6.9%	8,645	7.1%	
Age 50 to 54 Years	483	6.9%	2,999	6.7%	8,425	6.9%	
Age 55 to 59 Years	376	5.4%	2,708	6.0%	7,466	6.1%	
Age 60 to 64 Years	315	4.5%	2,501	5.6%	6,691	5.5%	
Age 65 to 69 Years	189	2.7%	1,781	4.0%	4,788	3.9%	
Age 70 to 74 Years	128	1.8%	1,225	2.7%	3,587	2.9%	
Age 75 to 79 Years	101	1.4%	918	2.0%	2,661	2.2%	
Age 80 to 84 Years	61	0.9%	615	1.4%	1,652	1.3%	
Age 85 Years or Over	39	0.6%	611	1.4%	1,552	1.3%	
Male Median Age	34.0		36.4		36.9		
Age 19 Years or Less	1,850	26.3%	11,667	26.0%	31,614	25.8%	
Age 20 to 64 Years	4,663	66.3%	28,004	62.5%	76,543	62.5%	
Age 65 Years or Over	518	7.4%	5,149	11.5%	14,241	11.6%	
Males per 100 Females (2024)							
Overall Comparison	102		101		100		
Age Under 5 Years	108	51.8%	103	50.8%	106	51.5%	
Age 5 to 9 Years	107	51.6%	112	52.8%	107	51.6%	
Age 10 to 14 Years	108	51.9%	109	52.2%	108	52.0%	
Age 15 to 19 Years	101	50.2%	109	52.3%	108	51.9%	
Age 20 to 24 Years	111	52.6%	102	50.6%	100	49.9%	
Age 25 to 29 Years	97	49.2%	103	50.8%	102	50.5%	
Age 30 to 34 Years	102	50.4%	107	51.6%	104	50.9%	
Age 35 to 39 Years	117	53.8%	107	51.7%	102	50.4%	
Age 40 to 44 Years	113	53.0%	105	51.1%	101	50.2%	
Age 45 to 49 Years	102	50.5%	101	50.3%	100	50.0%	
Age 50 to 54 Years	103	50.8%	100	50.0%	100	49.9%	
Age 55 to 59 Years	101	50.2%	99	49.6%	96	48.9%	
Age 60 to 64 Years	97	49.2%	100	50.1%	100	49.9%	
Age 65 to 69 Years	71	41.4%	95	48.6%	92	47.9%	
Age 70 to 74 Years	81	44.6%	84	45.6%	82	45.2%	
Age 75 to 79 Years	85	45.8%	76	43.2%	78	43.9%	
Age 80 to 84 Years	67	40.0%	71	41.6%	74	42.4%	
Age 85 Years or Over	74	42.5%	76	43.2%	76	43.2%	
Age 19 Years or Less	106	51.4%	109	52.0%	107	51.8%	
Age 20 to 39 Years	106	51.5%	105	51.2%	102	50.5%	
Age 40 to 64 Years	104	51.0%	101	50.3%	99	49.8%	
Age 65 Years or Over	75	42.9%	83	45.3%	83	45.2%	

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0091/-77.4171

Cascades Plaza							
Sterling, VA 20164		1 mi radius		3 mi radius		5 mi radius	
Household Type (2024)							
Total Households	4,579		29,929		91,315		
Households with Children	1,929	42.1%	11,590	38.7%	31,813	34.8%	
Average Household Size	3.0		3.0		2.7		
Household Density per Square Mile	1,458		1,059		1,163		
Population Family	12,820	92.2%	79,516	89.3%	206,240	84.1%	
Population Non-Family	1,084	7.8%	9,235	10.4%	38,499	15.7%	
Population Group Quarters	3	-	269	0.3%	595	0.2%	
Family Households	3,794	82.9%	22,923	76.6%	60,985	66.8%	
Married Couple Households	2,714	71.5%	17,508	76.4%	47,600	78.1%	
Other Family Households with Children	1,080	28.5%	5,415	23.6%	13,385	21.9%	
Family Households with Children	1,925	50.7%	11,571	50.5%	31,760	52.1%	
Married Couple with Children	1,378	71.6%	8,957	77.4%	25,235	79.5%	
Other Family Households with Children	547	28.4%	2,614	22.6%	6,526	20.5%	
Family Households No Children	1,869	49.3%	11,352	49.5%	29,225	47.9%	
Married Couple No Children	1,336	71.5%	8,551	75.3%	22,365	76.5%	
Other Family Households No Children	532	28.5%	2,801	24.7%	6,860	23.5%	
Non-Family Households	785	17.1%	7,006	23.4%	30,330	33.2%	
Non-Family Households with Children	4	0.5%	19	0.3%	53	0.2%	
Non-Family Households No Children	780	99.5%	6,987	99.7%	30,277	99.8%	
Average Family Household Size	3.4		3.5		3.4		
Average Family Income	\$108,158		\$139,451		\$159,766		
Median Family Income	\$103,232		\$119,702		\$134,774		
Average Non-Family Household Size	1.4		1.3		1.3		
Marital Status (2024)							
Population Age 15 Years or Over	11,219		72,382		199,605		
Never Married	3,808	33.9%	24,418	33.7%	65,323	32.7%	
Currently Married	5,653	50.4%	36,121	49.9%	102,409	51.3%	
Previously Married	1,757	15.7%	11,843	16.4%	31,873	16.0%	
Separated	602	34.3%	3,752	31.7%	9,169	28.8%	
Widowed	268	15.2%	2,630	22.2%	6,391	20.1%	
Divorced	887	50.5%	5,461	46.1%	16,313	51.2%	
Educational Attainment (2024)							
Adult Population Age 25 Years or Over	9,263		60,696		169,300		
Elementary (Grade Level 0 to 8)	547	5.9%	2,475	4.1%	4,506	2.7%	
Some High School (Grade Level 9 to 11)	1,367	14.8%	3,968	6.5%	7,449	4.4%	
High School Graduate	2,137	23.1%	13,728	22.6%	34,757	20.5%	
Some College	1,496	16.1%	11,107	18.3%	28,803	17.0%	
Associate Degree Only	680	7.3%	4,842	8.0%	13,097	7.7%	
Bachelor Degree Only	2,043	22.1%	15,588	25.7%	47,914	28.3%	
Graduate Degree	994	10.7%	8,988	14.8%	32,774	19.4%	
Any College (Some College or Higher)	5,212	56.3%	40,525	66.8%	122,588	72.4%	
College Degree + (Bachelor Degree or Higher)	3,037	32.8%	24,576	40.5%	80,688	47.7%	



## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0091/-77.4171

Cascades Plaza							
Sterling, VA 20164							
	1 mi radius			3 mi radius		5 mi radius	
Housing							
Total Housing Units (2024)	4,666		30,576		93,618		
Total Housing Units (2020)	4,361		29,567		89,731		
Historical Annual Growth (2020-2024)	306 -		1,009 -		3,887 -		
Housing Units Occupied (2024)	4,579	98.1%	29,929	97.9%	91,315	97.5%	
Housing Units Owner-Occupied	3,169	69.2%	19,553	65.3%	53,972	59.1%	
Housing Units Renter-Occupied	1,410	30.8%	10,376	34.7%	37,343	40.9%	
Housing Units Vacant (2024)	88	1.9%	647	2.1%	2,303	2.5%	
Household Size (2024)							
Total Households	4,579		29,929		91,315		
1 Person Households	601	13.1%	5,742	19.2%	24,976	27.4%	
2 Person Households	1,593	34.8%	10,211	34.1%	28,485	31.2%	
3 Person Households	932	20.4%	5,512	18.4%	15,453	16.9%	
4 Person Households	699	15.3%	4,251	14.2%	12,795	14.0%	
5 Person Households	369	8.1%	2,272	7.6%	5,551	6.1%	
6 Person Households	205	4.5%	1,100	3.7%	2,405	2.6%	
7 or More Person Households	178	3.9%	841	2.8%	1,651	1.8%	
Household Income Distribution (2024)							
HH Income \$200,000 or More	577	12.6%	5,272	17.6%	18,874	20.7%	
HH Income \$150,000 to \$199,999	632	13.8%	4,171	13.9%	12,313	13.5%	
HH Income \$125,000 to \$149,999	454	9.9%	2,868	9.6%	8,306	9.1%	
HH Income \$100,000 to \$124,999	394	8.6%	3,057	10.2%	9,706	10.6%	
HH Income \$75,000 to \$99,999	580	12.7%	3,353	11.2%	10,075	11.0%	
HH Income \$50,000 to \$74,999	722	15.8%	3,435	11.5%	10,327	11.3%	
HH Income \$35,000 to \$49,999	480	10.5%	2,387	8.0%	7,391	8.1%	
HH Income \$25,000 to \$34,999	225	4.9%	2,136	7.1%	4,628	5.1%	
HH Income \$15,000 to \$24,999	200	4.4%	1,295	4.3%	3,965	4.3%	
HH Income \$10,000 to \$14,999	23	0.5%	560	1.9%	1,888	2.1%	
HH Income Under \$10,000	291	6.4%	1,395	4.7%	3,842	4.2%	
Household Vehicles (2024)							
Households 0 Vehicles Available	240	5.2%	1,630	5.4%	4,798	5.3%	
Households 1 Vehicle Available	1,362	29.7%	7,480	25.0%	28,338	31.0%	
Households 2 Vehicles Available	1,624	35.5%	12,016	40.1%	36,878	40.4%	
Households 3 or More Vehicles Available	1,353	29.5%	8,804	29.4%	21,301	23.3%	
Total Vehicles Available	9,179		61,968		174,244		
Average Vehicles per Household	2.0		2.1		1.9		
Owner-Occupied Household Vehicles	6,764	73.7%	44,798	72.3%	117,213	67.3%	
Average Vehicles per Owner-Occupied Household	2.1		2.3		2.2		
Renter-Occupied Household Vehicles	2,416	26.3%	17,170	27.7%	57,031	32.7%	
Average Vehicles per Renter-Occupied Household	1.7		1.7		1.5		
Travel Time (2024)							
Worker Base Age 16 years or Over	7,035		44,525		123,717		
Travel to Work in 14 Minutes or Less	1,658	23.6%	8,416	18.9%	21,364	17.3%	
Travel to Work in 15 to 29 Minutes	2,158	30.7%	12,309	27.6%	32,734	26.5%	
Travel to Work in 30 to 59 Minutes	1,743	24.8%	9,549	21.4%	25,173	20.3%	
Travel to Work in 60 Minutes or More	381	5.4%	3,187	7.2%	7,806	6.3%	
Work at Home	1,095	15.6%	11,064	24.8%	36,641	29.6%	
Average Minutes Travel to Work	20.4		22.7		22.7		

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0091/-77.4171

Cascades Plaza							
Sterling, VA 20164		1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2024)							
Worker Base Age 16 years or Over	7,035		44,525		123,717		
Drive to Work Alone	4,660	66.2%	26,836	60.3%	70,110	56.7%	
Drive to Work in Carpool	925	13.1%	4,168	9.4%	9,697	7.8%	
Travel to Work by Public Transportation	109	1.5%	910	2.0%	2,948	2.4%	
Drive to Work on Motorcycle	8	0.1%	40	-	116	-	
Bicycle to Work	45	0.6%	178	0.4%	490	0.4%	
Walk to Work	99	1.4%	734	1.6%	2,201	1.8%	
Other Means	95	1.3%	596	1.3%	1,515	1.2%	
Work at Home	1,095	15.6%	11,064	24.8%	36,641	29.6%	
Daytime Demographics (2024)							
Total Businesses	557		5,269		13,882		
Total Employees	7,263		55,333		188,560		
Company Headquarter Businesses	20	3.6%	171	3.3%	550	4.0%	
Company Headquarter Employees	621	8.6%	6,348	11.5%	48,657	25.8%	
Employee Population per Business	13.0	to 1	10.5	to 1	13.6	to 1	
Residential Population per Business	25.0	to 1	16.9	to 1	17.7	to 1	
Adj. Daytime Demographics Age 16 Years or Over	10,731		80,058		255,645		
Labor Force							
Labor Population Age 16 Years or Over (2024)	11,027		71,188		196,302		
Labor Force Total Males (2024)	5,545	50.3%	35,536	49.9%	96,993	49.4%	
Male Civilian Employed	4,119	74.3%	25,914	72.9%	70,665	72.9%	
Male Civilian Unemployed	132	2.4%	590	1.7%	1,374	1.4%	
Males in Armed Forces	47	0.9%	341	1.0%	1,106	1.1%	
Males Not in Labor Force	1,247	22.5%	8,690	24.5%	23,848	24.6%	
Labor Force Total Females (2024)	5,482	49.7%	35,652	50.1%	99,309	50.6%	
Female Civilian Employed	3,294	60.1%	19,925	55.9%	57,056	57.5%	
Female Civilian Unemployed	63	1.1%	685	1.9%	1,733	1.7%	
Females in Armed Forces	100	1.8%	282	0.8%	389	0.4%	
Females Not in Labor Force	2,026	37.0%	14,760	41.4%	40,131	40.4%	
Unemployment Rate	194	1.8%	1,275	1.8%	3,107	1.6%	
Occupation (2024)							
Occupation Population Age 16 Years or Over	7,035		44,525		123,717		
Occupation Total Males	3,918	55.7%	25,192	56.6%	68,505	55.4%	
Occupation Total Females	3,117	44.3%	19,333	43.4%	55,212	44.6%	
Management, Business, Financial Operations	1,590	22.6%	10,858	24.4%	34,019	27.5%	
Professional, Related	1,956	27.8%	13,963	31.4%	43,125	34.9%	
Service	1,233	17.5%	6,122	13.7%	14,116	11.4%	
Sales, Office	1,099	15.6%	7,675	17.2%	20,272	16.4%	
Farming, Fishing, Forestry	2	-	13	-	44	-	
Construction, Extraction, Maintenance	603	8.6%	2,719	6.1%	5,191	4.2%	
Production, Transport, Material Moving	552	7.8%	3,176	7.1%	6,950	5.6%	
White Collar Workers	4,646	66.0%	32,496	73.0%	97,416	78.7%	
Blue Collar Workers	2,390	34.0%	12,029	27.0%	26,302	21.3%	



## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0091/-77.4171

Cascades Plaza		1 mi radius		3 mi radius		5 mi radius	
Sterling, VA 20164							
Units In Structure (2024)							
Total Units		4,579		29,929		91,315	
1 Detached Unit		1,646	35.9%	13,574	45.4%	34,494	37.8%
1 Attached Unit		1,814	39.6%	8,278	27.7%	25,564	28.0%
2 Units		28	0.6%	160	0.5%	600	0.7%
3 to 4 Units		134	2.9%	382	1.3%	1,486	1.6%
5 to 9 Units		131	2.9%	806	2.7%	4,097	4.5%
10 to 19 Units		385	8.4%	2,638	8.8%	10,119	11.1%
20 to 49 Units		93	2.0%	859	2.9%	3,464	3.8%
50 or More Units		318	6.9%	3,115	10.4%	11,192	12.3%
Mobile Home or Trailer		23	0.5%	93	0.3%	266	0.3%
Other Structure		7	0.2%	24	-	34	-
Homes Built By Year (2024)							
Homes Built 2020 or later		125	2.7%	641	2.1%	1,930	2.1%
Homes Built 2010 to 2019		610	13.1%	4,355	14.2%	14,588	15.6%
Homes Built 2000 to 2009		841	18.0%	5,375	17.6%	20,973	22.4%
Homes Built 1990 to 1999		1,094	23.4%	5,386	17.6%	20,989	22.4%
Homes Built 1980 to 1989		642	13.8%	7,052	23.1%	16,355	17.5%
Homes Built 1970 to 1979		617	13.2%	4,124	13.5%	9,256	9.9%
Homes Built 1960 to 1969		552	11.8%	1,990	6.5%	4,157	4.4%
Homes Built 1950 to 1959		38	0.8%	529	1.7%	1,543	1.6%
Homes Built 1940 to 1949		17	0.4%	125	0.4%	497	0.5%
Homes Built Before 1939		43	0.9%	352	1.2%	1,028	1.1%
Median Age of Homes		33.5 yrs		33.4 yrs		30.7 yrs	
Home Values (2024)							
Owner Specified Housing Units		3,169		19,553		53,972	
Home Values \$1,000,000 or More		284	9.0%	1,537	7.9%	6,553	12.1%
Home Values \$750,000 to \$999,999		340	10.7%	3,088	15.8%	11,792	21.8%
Home Values \$500,000 to \$749,999		734	23.2%	7,895	40.4%	19,479	36.1%
Home Values \$400,000 to \$499,999		888	28.0%	3,495	17.9%	8,164	15.1%
Home Values \$300,000 to \$399,999		544	17.2%	2,155	11.0%	4,714	8.7%
Home Values \$250,000 to \$299,999		172	5.4%	538	2.8%	1,167	2.2%
Home Values \$200,000 to \$249,999		49	1.5%	194	1.0%	547	1.0%
Home Values \$175,000 to \$199,999		24	0.8%	85	0.4%	270	0.5%
Home Values \$150,000 to \$174,999		2	-	34	0.2%	72	0.1%
Home Values \$125,000 to \$149,999		3	-	29	0.1%	54	0.1%
Home Values \$100,000 to \$124,999		13	0.4%	86	0.4%	198	0.4%
Home Values \$90,000 to \$99,999		5	0.1%	18	-	37	-
Home Values \$80,000 to \$89,999		-	-	3	-	6	-
Home Values \$70,000 to \$79,999		3	-	65	0.3%	81	0.1%
Home Values \$60,000 to \$69,999		-	-	16	-	58	0.1%
Home Values \$50,000 to \$59,999		15	0.5%	58	0.3%	224	0.4%
Home Values \$35,000 to \$49,999		9	0.3%	89	0.5%	103	0.2%
Home Values \$25,000 to \$34,999		55	1.7%	63	0.3%	144	0.3%
Home Values \$10,000 to \$24,999		-	-	3	-	15	-
Home Values Under \$10,000		31	1.0%	102	0.5%	294	0.5%
Owner-Occupied Median Home Value		\$468,159		\$579,338		\$654,730	
Renter-Occupied Median Rent		\$1,892		\$2,094		\$2,050	

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0091/-77.4171

Cascades Plaza Sterling, VA 20164		1 mi radius	3 mi radius	5 mi radius
<b>Total Annual Consumer Expenditure (2024)</b>				
Total Household Expenditure	\$354.21 M	\$2.7 B	\$8.84 B	
Total Non-Retail Expenditure	\$187.22 M	\$1.43 B	\$4.7 B	
Total Retail Expenditure	\$167 M	\$1.27 B	\$4.13 B	
Apparel	\$12.79 M	\$97.65 M	\$320.38 M	
Contributions	\$11.93 M	\$93.77 M	\$311.81 M	
Education	\$11.75 M	\$92.54 M	\$311.07 M	
Entertainment	\$20.5 M	\$157.01 M	\$514.87 M	
Food and Beverages	\$51.76 M	\$392.09 M	\$1.28 B	
Furnishings and Equipment	\$12.71 M	\$97.04 M	\$317.77 M	
Gifts	\$9.04 M	\$71.64 M	\$240.33 M	
Health Care	\$28.93 M	\$219.27 M	\$709.84 M	
Household Operations	\$14.08 M	\$108.31 M	\$355.92 M	
Miscellaneous Expenses	\$6.73 M	\$51.38 M	\$168.54 M	
Personal Care	\$4.76 M	\$36.24 M	\$118.42 M	
Personal Insurance	\$2.63 M	\$20.38 M	\$67.1 M	
Reading	\$769.4 K	\$5.92 M	\$19.44 M	
Shelter	\$74.4 M	\$569.26 M	\$1.86 B	
Tobacco	\$1.92 M	\$14.17 M	\$45.14 M	
Transportation	\$64.5 M	\$488.33 M	\$1.59 B	
Utilities	\$25.02 M	\$187.9 M	\$606.41 M	
<b>Monthly Household Consumer Expenditure (2024)</b>				
Total Household Expenditure	\$6,447	\$7,526	\$8,064	
Total Non-Retail Expenditure	\$3,407 52.9%	\$3,993 53.1%	\$4,290 53.2%	
Total Retail Expenditures	\$3,039 47.1%	\$3,533 46.9%	\$3,773 46.8%	
Apparel	\$233 3.6%	\$272 3.6%	\$292 3.6%	
Contributions	\$217 3.4%	\$261 3.5%	\$285 3.5%	
Education	\$214 3.3%	\$258 3.4%	\$284 3.5%	
Entertainment	\$373 5.8%	\$437 5.8%	\$470 5.8%	
Food and Beverages	\$942 14.6%	\$1,092 14.5%	\$1,164 14.4%	
Furnishings and Equipment	\$231 3.6%	\$270 3.6%	\$290 3.6%	
Gifts	\$165 2.6%	\$199 2.7%	\$219 2.7%	
Health Care	\$527 8.2%	\$611 8.1%	\$648 8.0%	
Household Operations	\$256 4.0%	\$302 4.0%	\$325 4.0%	
Miscellaneous Expenses	\$122 1.9%	\$143 1.9%	\$154 1.9%	
Personal Care	\$87 1.3%	\$101 1.3%	\$108 1.3%	
Personal Insurance	\$48 0.7%	\$57 0.8%	\$61 0.8%	
Reading	\$14 0.2%	\$16 0.2%	\$18 0.2%	
Shelter	\$1,354 21.0%	\$1,585 21.1%	\$1,702 21.1%	
Tobacco	\$35 0.5%	\$39 0.5%	\$41 0.5%	
Transportation	\$1,174 18.2%	\$1,360 18.1%	\$1,449 18.0%	
Utilities	\$455 7.1%	\$523 7.0%	\$553 6.9%	