CASCADES PLAZA

21944 Cascades Pkwy, Sterling, VA 20164

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

PROPERTY HIGHLIGHTS

- **AVAILABLE: 1,296 SF END CAP**
- **GLA: 20,528 SF with 80 free parking spaces**
- **Located in the wealthy Loudoun County**

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
1 Mi	13,792	Cascades Pkwy: 32,692	1 Mi	$113,726	1 Mi	6,814
3 Mi	89,267	W Church Rd: 18,045	3 Mi	$139,868	3 Mi	66,290
5 Mi	244,049		5 Mi	$158,740	5 Mi	202,520

SUBWAY
Chi Mc Chicken & Beer
The PianoExpress
7 ELEVEN

last updated: 03/16/23 P. 1

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

CASCADES PLAZA

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last updated: 03/16/23 P. 2

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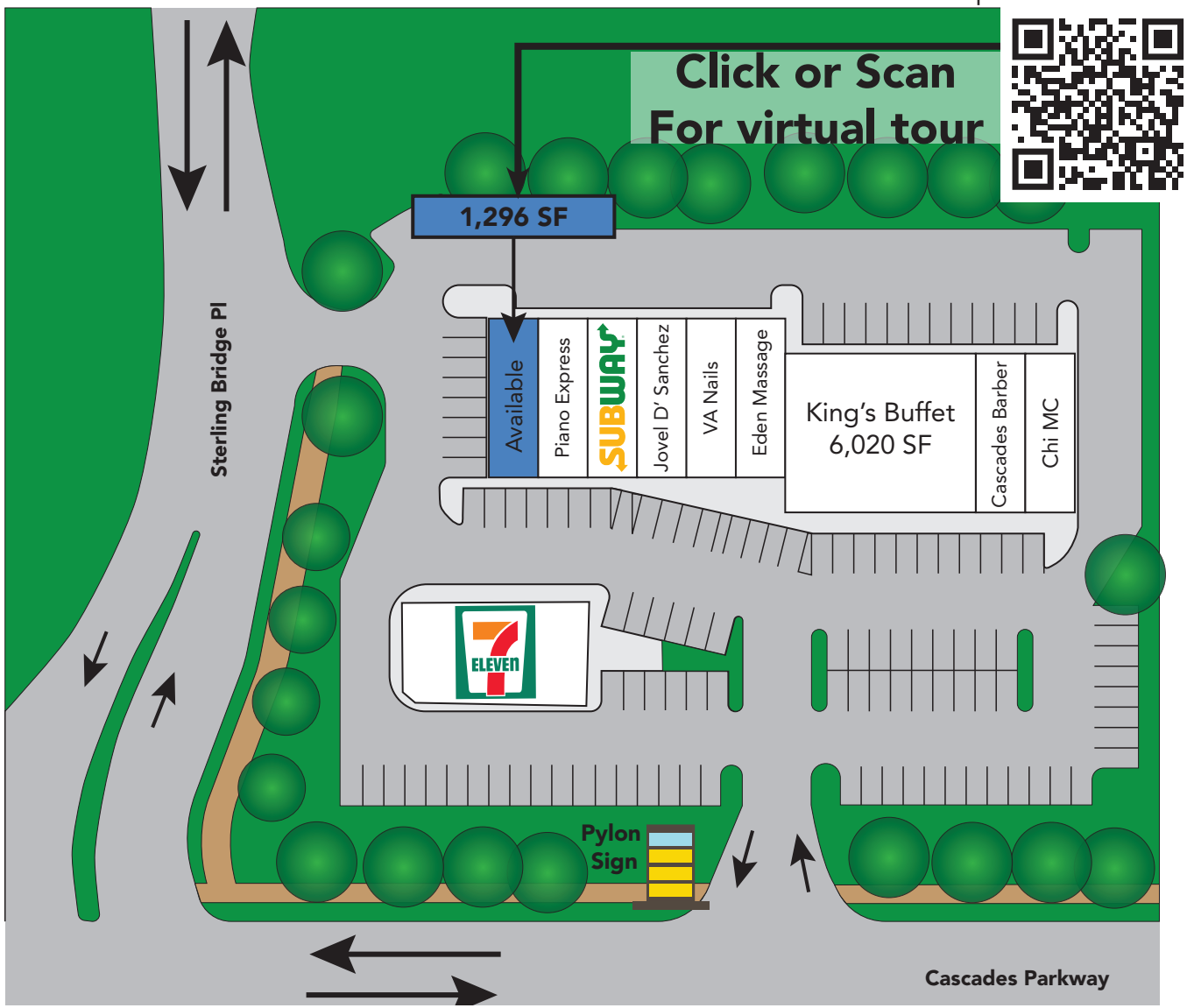
Leased Available At Lease

Cascades Plaza
Updated 3.15.23



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Tenant List

Suite	Tenant	Category	SF
100	**Available**	**former 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
		TOTAL GLA	**20,528**

Click or Scan
For virtual tour

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SUITE 100 - 1,296 SF

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CASCADES PLAZA

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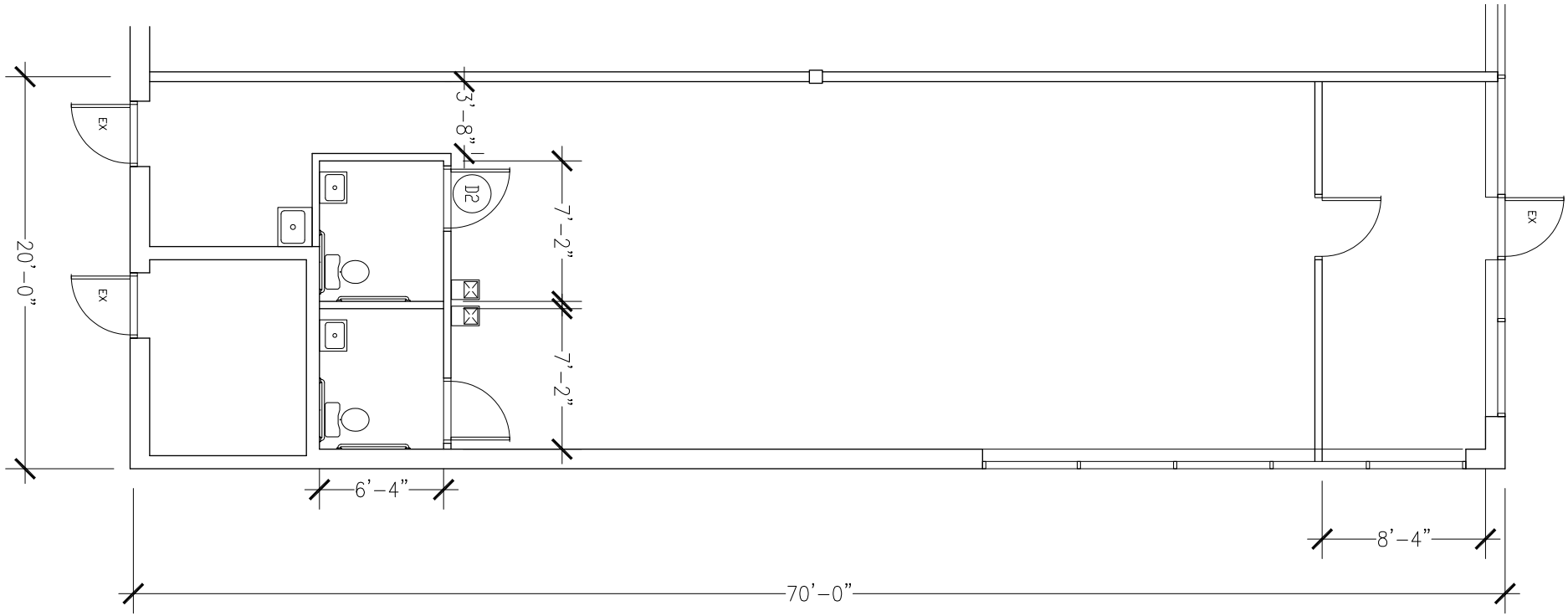
SUITE 100 - 1,296 SF



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LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct 202-823-4445
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, 2022 Estimates with 2027 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 (2022)	13,792		89,267		244,049	
Projected Population (2027)	15,280		96,593		263,412	
Census Population (2020)	13,276		87,495		239,126	
Census Population (2010)	11,889		79,242		211,676	
Projected Annual Growth (2022-2027)	1,488	*2.2%*	7,326	*1.6%*	19,363	*1.6%*
Historical Annual Growth (2020-2022)	515	-	1,772	*1.0%*	4,923	*1.0%*
Historical Annual Growth (2010-2020)	1,388	*1.2%*	8,254	*1.0%*	27,449	*1.3%*
Estimated Population Density (2022)	4,392	*psm*	3,159	*psm*	3,108	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2022)	4,412		29,256		88,226	
Projected Households (2027)	5,082		32,778		97,562	
Census Households (2020)	4,208		28,413		85,855	
Census Households (2010)	3,993		26,102		75,726	
Projected Annual Growth (2022-2027)	670	*3.0%*	3,522	*2.4%*	9,336	*2.1%*
Historical Annual Change (2010-2022)	419	*0.9%*	3,154	*1.0%*	12,500	*1.4%*
Average Household Income						
Estimated Average Household Income (2022)	$113,726		$139,868		$158,740	
Projected Average Household Income (2027)	$116,954		$150,982		$174,789	
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 (2022-2027)	$3,228	*0.6%*	$11,114	*1.6%*	$16,049	*2.0%*
Historical Annual Change (2000-2022)	$42,448	*2.7%*	$49,659	*2.5%*	$57,971	*2.6%*
Median Household Income						
Estimated Median Household Income (2022)	$104,936		$123,892		$137,859	
Projected Median Household Income (2027)	$125,812		$147,307		$162,026	
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 (2022-2027)	$20,876	*4.0%*	$23,415	*3.8%*	$24,166	*3.5%*
Historical Annual Change (2000-2022)	$37,898	*2.6%*	$41,504	*2.3%*	$50,531	*2.6%*
Per Capita Income						
Estimated Per Capita Income (2022)	$36,382		$45,873		$57,413	
Projected Per Capita Income (2027)	$38,902		$51,265		$64,763	
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 (2022-2027)	$2,520	*1.4%*	$5,392	*2.4%*	$7,350	*2.6%*
Historical Annual Change (2000-2022)	$9,973	*1.7%*	$15,620	*2.3%*	$22,288	*2.9%*
Estimated Average Household Net Worth (2022)	$871,474		$1.13 M		$1.26 M	

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Complete Profile

2010-2020 Census, 2022 Estimates with 2027 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 (2022)	13,792		89,267		244,049	
White (2022)	5,285	*38.3%*	41,708	*46.7%*	120,987	*49.6%*
Black or African American (2022)	1,260	*9.1%*	7,838	*8.8%*	24,219	*9.9%*
American Indian or Alaska Native (2022)	141	*1.0%*	570	*0.6%*	1,115	*0.5%*
Asian (2022)	2,242	*16.3%*	15,246	*17.1%*	51,721	*21.2%*
Hawaiian or Pacific Islander (2022)	5	-	47	-	119	-
Other Race (2022)	2,428	*17.6%*	11,920	*13.4%*	22,911	*9.4%*
Two or More Races (2022)	2,431	*17.6%*	11,939	*13.4%*	22,977	*9.4%*
Population < 18 (2022)	3,610	*26.2%*	22,081	*24.7%*	59,339	*24.3%*
White Not Hispanic	912	*25.3%*	7,702	*34.9%*	22,929	*38.6%*
Black or African American	313	*8.7%*	1,835	*8.3%*	6,055	*10.2%*
Asian	545	*15.1%*	3,447	*15.6%*	12,419	*20.9%*
Other Race Not Hispanic	181	*5.0%*	1,295	*5.9%*	3,796	*6.4%*
Hispanic	1,660	*46.0%*	7,802	*35.3%*	14,140	*23.8%*
Not Hispanic or Latino Population (2022)	8,409	*61.0%*	64,007	*71.7%*	197,383	*80.9%*
Not Hispanic White	3,329	*39.6%*	31,513	*49.2%*	100,992	*51.2%*
Not Hispanic Black or African American	831	*9.9%*	5,607	*8.8%*	19,469	*9.9%*
Not Hispanic American Indian or Alaska Native	73	*0.9%*	351	*0.5%*	789	*0.4%*
Not Hispanic Asian	1,483	*17.6%*	11,142	*17.4%*	43,072	*21.8%*
Not Hispanic Hawaiian or Pacific Islander	3	-	40	-	108	-
Not Hispanic Other Race	1,344	*16.0%*	7,672	*12.0%*	16,460	*8.3%*
Not Hispanic Two or More Races	1,346	*16.0%*	7,683	*12.0%*	16,493	*8.4%*
Hispanic or Latino Population (2022)	5,383	*39.0%*	25,260	*28.3%*	46,666	*19.1%*
Hispanic White	1,955	*36.3%*	10,195	*40.4%*	19,995	*42.8%*
Hispanic Black or African American	429	*8.0%*	2,231	*8.8%*	4,750	*10.2%*
Hispanic American Indian or Alaska Native	68	*1.3%*	219	*0.9%*	326	*0.7%*
Hispanic Asian	760	*14.1%*	4,104	*16.2%*	8,650	*18.5%*
Hispanic Hawaiian or Pacific Islander	1	-	7	-	11	-
Hispanic Other Race	1,084	*20.1%*	4,248	*16.8%*	6,451	*13.8%*
Hispanic Two or More Races	1,086	*20.2%*	4,256	*16.8%*	6,484	*13.9%*
Not Hispanic or Latino Population (2020)	7,405	*55.8%*	60,027	*68.6%*	189,577	*79.3%*
Hispanic or Latino Population (2020)	5,872	*44.2%*	27,468	*31.4%*	49,549	*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 (2027)	9,331	*61.1%*	69,287	*71.7%*	213,157	*80.9%*
Hispanic or Latino Population (2027)	5,949	*38.9%*	27,306	*28.3%*	50,255	*19.1%*
Projected Annual Growth (2022-2027)	567	*2.1%*	2,047	*1.6%*	3,589	*1.5%*
Historical Annual Growth (2010-2020)	1,991	*5.1%*	7,782	*4.0%*	12,338	*3.3%*

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Cascades Plaza 21944 Cascades Pkwy, Sterling, VA 20164	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2022)						
Total Population	13,792		89,267		244,049	
Age Under 5 Years	1,024	*7.4%*	5,641	*6.3%*	15,742	*6.5%*
Age 5 to 9 Years	948	*6.9%*	5,783	*6.5%*	15,833	*6.5%*
Age 10 to 14 Years	1,013	*7.3%*	6,432	*7.2%*	17,123	*7.0%*
Age 15 to 19 Years	993	*7.2%*	6,575	*7.4%*	16,284	*6.7%*
Age 20 to 24 Years	972	*7.0%*	5,918	*6.6%*	14,597	*6.0%*
Age 25 to 29 Years	907	*6.6%*	5,533	*6.2%*	16,531	*6.8%*
Age 30 to 34 Years	980	*7.1%*	5,769	*6.5%*	18,069	*7.4%*
Age 35 to 39 Years	1,162	*8.4%*	6,668	*7.5%*	19,789	*8.1%*
Age 40 to 44 Years	1,134	*8.2%*	6,877	*7.7%*	19,484	*8.0%*
Age 45 to 49 Years	980	*7.1%*	6,707	*7.5%*	18,306	*7.5%*
Age 50 to 54 Years	924	*6.7%*	6,881	*7.7%*	17,795	*7.3%*
Age 55 to 59 Years	881	*6.4%*	6,151	*6.9%*	15,797	*6.5%*
Age 60 to 64 Years	612	*4.4%*	4,583	*5.1%*	12,548	*5.1%*
Age 65 to 69 Years	406	*2.9%*	3,022	*3.4%*	8,701	*3.6%*
Age 70 to 74 Years	366	*2.7%*	2,541	*2.8%*	6,983	*2.9%*
Age 75 to 79 Years	234	*1.7%*	1,775	*2.0%*	4,673	*1.9%*
Age 80 to 84 Years	129	*0.9%*	1,228	*1.4%*	2,949	*1.2%*
Age 85 Years or Over	127	*0.9%*	1,184	*1.3%*	2,845	*1.2%*
Median Age	34.3		36.8		36.6	
Age 19 Years or Less	3,978	*28.8%*	24,431	*27.4%*	64,982	*26.6%*
Age 20 to 64 Years	8,551	*62.0%*	55,087	*61.7%*	152,915	*62.7%*
Age 65 Years or Over	1,263	*9.2%*	9,749	*10.9%*	26,151	*10.7%*
Female Age Distribution (2022)						
Female Population	6,754	*49.0%*	43,767	*49.0%*	121,122	*49.6%*
Age Under 5 Years	484	*7.2%*	2,732	*6.2%*	7,692	*6.4%*
Age 5 to 9 Years	474	*7.0%*	2,799	*6.4%*	7,726	*6.4%*
Age 10 to 14 Years	488	*7.2%*	3,086	*7.1%*	8,339	*6.9%*
Age 15 to 19 Years	476	*7.0%*	3,132	*7.2%*	7,824	*6.5%*
Age 20 to 24 Years	466	*6.9%*	2,839	*6.5%*	7,261	*6.0%*
Age 25 to 29 Years	433	*6.4%*	2,643	*6.0%*	8,136	*6.7%*
Age 30 to 34 Years	476	*7.1%*	2,810	*6.4%*	8,893	*7.3%*
Age 35 to 39 Years	566	*8.4%*	3,252	*7.4%*	9,637	*8.0%*
Age 40 to 44 Years	536	*7.9%*	3,295	*7.5%*	9,541	*7.9%*
Age 45 to 49 Years	457	*6.8%*	3,272	*7.5%*	9,032	*7.5%*
Age 50 to 54 Years	451	*6.7%*	3,390	*7.7%*	8,741	*7.2%*
Age 55 to 59 Years	439	*6.5%*	2,945	*6.7%*	7,721	*6.4%*
Age 60 to 64 Years	299	*4.4%*	2,221	*5.1%*	6,258	*5.2%*
Age 65 to 69 Years	209	*3.1%*	1,535	*3.5%*	4,511	*3.7%*
Age 70 to 74 Years	205	*3.0%*	1,381	*3.2%*	3,782	*3.1%*
Age 75 to 79 Years	140	*2.1%*	1,006	*2.3%*	2,593	*2.1%*
Age 80 to 84 Years	73	*1.1%*	702	*1.6%*	1,688	*1.4%*
Age 85 Years or Over	83	*1.2%*	727	*1.7%*	1,746	*1.4%*
Female Median Age	34.8		37.4		37.0	
Age 19 Years or Less	1,922	*28.5%*	11,748	*26.8%*	31,582	*26.1%*
Age 20 to 64 Years	4,123	*61.0%*	26,668	*60.9%*	75,221	*62.1%*
Age 65 Years or Over	709	*10.5%*	5,351	*12.2%*	14,320	*11.8%*

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Cascades Plaza 21944 Cascades Pkwy, Sterling, VA 20164	1 mi radius		3 mi radius		5 mi radius	
Male Age Distribution (2022)						
Male Population	7,037	*51.0%*	45,500	*51.0%*	122,927	*50.4%*
Age Under 5 Years	541	*7.7%*	2,909	*6.4%*	8,050	*6.5%*
Age 5 to 9 Years	474	*6.7%*	2,984	*6.6%*	8,107	*6.6%*
Age 10 to 14 Years	525	*7.5%*	3,346	*7.4%*	8,784	*7.1%*
Age 15 to 19 Years	517	*7.3%*	3,443	*7.6%*	8,460	*6.9%*
Age 20 to 24 Years	505	*7.2%*	3,080	*6.8%*	7,336	*6.0%*
Age 25 to 29 Years	473	*6.7%*	2,890	*6.4%*	8,394	*6.8%*
Age 30 to 34 Years	504	*7.2%*	2,960	*6.5%*	9,175	*7.5%*
Age 35 to 39 Years	596	*8.5%*	3,416	*7.5%*	10,152	*8.3%*
Age 40 to 44 Years	598	*8.5%*	3,582	*7.9%*	9,943	*8.1%*
Age 45 to 49 Years	523	*7.4%*	3,435	*7.5%*	9,273	*7.5%*
Age 50 to 54 Years	473	*6.7%*	3,491	*7.7%*	9,054	*7.4%*
Age 55 to 59 Years	443	*6.3%*	3,205	*7.0%*	8,076	*6.6%*
Age 60 to 64 Years	313	*4.4%*	2,362	*5.2%*	6,290	*5.1%*
Age 65 to 69 Years	198	*2.8%*	1,487	*3.3%*	4,190	*3.4%*
Age 70 to 74 Years	161	*2.3%*	1,160	*2.5%*	3,202	*2.6%*
Age 75 to 79 Years	94	*1.3%*	768	*1.7%*	2,080	*1.7%*
Age 80 to 84 Years	56	*0.8%*	526	*1.2%*	1,262	*1.0%*
Age 85 Years or Over	45	*0.6%*	457	*1.0%*	1,099	*0.9%*
Male Median Age	33.9		36.2		36.2	
Age 19 Years or Less	2,056	*29.2%*	12,682	*27.9%*	33,401	*27.2%*
Age 20 to 64 Years	4,428	*62.9%*	28,420	*62.5%*	77,695	*63.2%*
Age 65 Years or Over	554	*7.9%*	4,398	*9.7%*	11,832	*9.6%*
Males per 100 Females (2022)						
Overall Comparison	104		104		101	
Age Under 5 Years	112	*52.8%*	107	*51.6%*	105	*51.1%*
Age 5 to 9 Years	100	*50.0%*	107	*51.6%*	105	*51.2%*
Age 10 to 14 Years	107	*51.8%*	108	*52.0%*	105	*51.3%*
Age 15 to 19 Years	109	*52.0%*	110	*52.4%*	108	*52.0%*
Age 20 to 24 Years	108	*52.0%*	108	*52.0%*	101	*50.3%*
Age 25 to 29 Years	109	*52.2%*	109	*52.2%*	103	*50.8%*
Age 30 to 34 Years	106	*51.4%*	105	*51.3%*	103	*50.8%*
Age 35 to 39 Years	105	*51.3%*	105	*51.2%*	105	*51.3%*
Age 40 to 44 Years	111	*52.7%*	109	*52.1%*	104	*51.0%*
Age 45 to 49 Years	114	*53.4%*	105	*51.2%*	103	*50.7%*
Age 50 to 54 Years	105	*51.2%*	103	*50.7%*	104	*50.9%*
Age 55 to 59 Years	101	*50.2%*	109	*52.1%*	105	*51.1%*
Age 60 to 64 Years	105	*51.1%*	106	*51.5%*	101	*50.1%*
Age 65 to 69 Years	95	*48.6%*	97	*49.2%*	93	*48.2%*
Age 70 to 74 Years	78	*43.9%*	84	*45.6%*	85	*45.8%*
Age 75 to 79 Years	67	*40.3%*	76	*43.3%*	80	*44.5%*
Age 80 to 84 Years	77	*43.5%*	75	*42.8%*	75	*42.8%*
Age 85 Years or Over	54	*35.3%*	63	*38.6%*	63	*38.6%*
Age 19 Years or Less	107	*51.7%*	108	*51.9%*	106	*51.4%*
Age 20 to 39 Years	107	*51.7%*	107	*51.7%*	103	*50.8%*
Age 40 to 64 Years	108	*51.9%*	106	*51.5%*	103	*50.8%*
Age 65 Years or Over	78	*43.9%*	82	*45.1%*	83	*45.2%*

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Complete Profile

2010-2020 Census, 2022 Estimates with 2027 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	
Household Type (2022)						
Total Households	4,412		29,256		88,226	
Households with Children	1,678	*38.0%*	11,411	*39.0%*	33,013	*37.4%*
Average Household Size	3.1		3.0		2.8	
Household Density per Square Mile	1,405		1,035		1,124	
Population Family	11,832	*85.8%*	78,191	*87.6%*	209,084	*85.7%*
Population Non-Family	1,957	*14.2%*	10,806	*12.1%*	34,378	*14.1%*
Population Group Quarters	3	-	270	*0.3%*	587	*0.2%*
Family Households	3,091	*70.1%*	21,575	*73.7%*	62,118	*70.4%*
Married Couple Households	2,281	*73.8%*	16,981	*78.7%*	49,496	*79.7%*
Other Family Households with Children	810	*26.2%*	4,594	*21.3%*	12,622	*20.3%*
Family Households with Children	1,674	*54.1%*	11,384	*52.8%*	32,949	*53.0%*
Married Couple with Children	1,214	*72.6%*	8,757	*76.9%*	25,792	*78.3%*
Other Family Households with Children	459	*27.4%*	2,627	*23.1%*	7,157	*21.7%*
Family Households No Children	1,417	*45.9%*	10,191	*47.2%*	29,169	*47.0%*
Married Couple No Children	1,066	*75.2%*	8,224	*80.7%*	23,703	*81.3%*
Other Family Households No Children	351	*24.8%*	1,967	*19.3%*	5,466	*18.7%*
Non-Family Households	1,321	*29.9%*	7,681	*26.3%*	26,108	*29.6%*
Non-Family Households with Children	5	*0.3%*	27	*0.4%*	64	*0.2%*
Non-Family Households No Children	1,317	*99.7%*	7,654	*99.6%*	26,045	*99.8%*
Average Family Household Size	3.8		3.6		3.4	
Average Family Income	$118,438		$154,413		$178,037	
Median Family Income	$116,676		$139,330		$160,883	
Average Non-Family Household Size	1.5		1.4		1.3	
Marital Status (2022)						
Population Age 15 Years or Over	10,807		71,412		195,351	
Never Married	3,978	*36.8%*	25,098	*35.1%*	63,466	*32.5%*
Currently Married	4,956	*45.9%*	34,631	*48.5%*	101,029	*51.7%*
Previously Married	1,872	*17.3%*	11,682	*16.4%*	30,856	*15.8%*
Separated	595	*31.8%*	3,614	*30.9%*	8,802	*28.5%*
Widowed	355	*19.0%*	2,459	*21.0%*	6,170	*20.0%*
Divorced	922	*49.3%*	5,610	*48.0%*	15,885	*51.5%*
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	8,842		58,918		164,470	
Elementary (Grade Level 0 to 8)	960	*10.9%*	4,483	*7.6%*	7,644	*4.6%*
Some High School (Grade Level 9 to 11)	932	*10.5%*	2,893	*4.9%*	5,497	*3.3%*
High School Graduate	1,495	*16.9%*	8,326	*14.1%*	18,847	*11.5%*
Some College	1,113	*12.6%*	7,835	*13.3%*	19,326	*11.8%*
Associate Degree Only	725	*8.2%*	4,215	*7.2%*	10,078	*6.1%*
Bachelor Degree Only	2,225	*25.2%*	18,467	*31.3%*	57,409	*34.9%*
Graduate Degree	1,393	*15.8%*	12,699	*21.6%*	45,669	*27.8%*
Any College (Some College or Higher)	5,455	*61.7%*	43,217	*73.4%*	132,482	*80.6%*
College Degree + (Bachelor Degree or Higher)	3,617	*40.9%*	31,166	*52.9%*	103,078	*62.7%*

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Cascades Plaza 21944 Cascades Pkwy, Sterling, VA 20164	1 mi radius		3 mi radius		5 mi radius	
Housing						
Total Housing Units (2022)	4,599		30,603		92,914	
Total Housing Units (2020)	4,361		29,567		89,731	
Historical Annual Growth (2020-2022)	238	-	1,036	-	3,183	-
Housing Units Occupied (2022)	4,412	*95.9%*	29,256	*95.6%*	88,226	*95.0%*
Housing Units Owner-Occupied	3,409	*77.3%*	20,645	*70.6%*	56,645	*64.2%*
Housing Units Renter-Occupied	1,003	*22.7%*	8,611	*29.4%*	31,581	*35.8%*
Housing Units Vacant (2022)	187	*4.1%*	1,347	*4.4%*	4,688	*5.0%*
Household Size (2022)						
Total Households	4,412		29,256		88,226	
1 Person Households	972	*22.0%*	5,804	*19.8%*	20,322	*23.0%*
2 Person Households	1,127	*25.5%*	8,152	*27.9%*	26,409	*29.9%*
3 Person Households	808	*18.3%*	5,655	*19.3%*	16,810	*19.1%*
4 Person Households	696	*15.8%*	4,819	*16.5%*	14,174	*16.1%*
5 Person Households	389	*8.8%*	2,549	*8.7%*	6,101	*6.9%*
6 Person Households	204	*4.6%*	1,178	*4.0%*	2,554	*2.9%*
7 or More Person Households	217	*4.9%*	1,099	*3.8%*	1,857	*2.1%*
Household Income Distribution (2022)						
HH Income $200,000 or More	696	*15.8%*	6,742	*23.0%*	23,881	*27.1%*
HH Income $150,000 to $199,999	570	*12.9%*	4,212	*14.4%*	12,224	*13.9%*
HH Income $125,000 to $149,999	543	*12.3%*	3,043	*10.4%*	9,282	*10.5%*
HH Income $100,000 to $124,999	574	*13.0%*	3,308	*11.3%*	9,911	*11.2%*
HH Income $75,000 to $99,999	568	*12.9%*	3,692	*12.6%*	10,513	*11.9%*
HH Income $50,000 to $74,999	681	*15.4%*	3,429	*11.7%*	8,927	*10.1%*
HH Income $35,000 to $49,999	372	*8.4%*	1,876	*6.4%*	4,920	*5.6%*
HH Income $25,000 to $34,999	103	*2.3%*	1,138	*3.9%*	3,046	*3.5%*
HH Income $15,000 to $24,999	101	*2.3%*	657	*2.2%*	1,905	*2.2%*
HH Income $10,000 to $14,999	46	*1.1%*	378	*1.3%*	967	*1.1%*
HH Income Under $10,000	157	*3.6%*	782	*2.7%*	2,651	*3.0%*
Household Vehicles (2022)						
Households 0 Vehicles Available	149	*3.4%*	1,228	*4.2%*	3,477	*3.9%*
Households 1 Vehicle Available	1,291	*29.3%*	7,148	*24.4%*	26,577	*30.1%*
Households 2 Vehicles Available	1,715	*38.9%*	12,219	*41.8%*	38,224	*43.3%*
Households 3 or More Vehicles Available	1,257	*28.5%*	8,661	*29.6%*	19,948	*22.6%*
Total Vehicles Available	8,931		61,892		171,626	
Average Vehicles per Household	2.0		2.1		1.9	
Owner-Occupied Household Vehicles	7,156	*80.1%*	47,284	*76.4%*	122,937	*71.6%*
Average Vehicles per Owner-Occupied Household	2.1		2.3		2.2	
Renter-Occupied Household Vehicles	1,775	*19.9%*	14,608	*23.6%*	48,688	*28.4%*
Average Vehicles per Renter-Occupied Household	1.8		1.7		1.5	
Travel Time (2022)						
Worker Base Age 16 years or Over	7,922		49,935		138,954	
Travel to Work in 14 Minutes or Less	1,459	*18.4%*	8,741	*17.5%*	21,795	*15.7%*
Travel to Work in 15 to 29 Minutes	2,040	*25.8%*	10,721	*21.5%*	30,070	*21.6%*
Travel to Work in 30 to 59 Minutes	1,464	*18.5%*	7,487	*15.0%*	20,666	*14.9%*
Travel to Work in 60 Minutes or More	324	*4.1%*	2,212	*4.4%*	5,851	*4.2%*
Work at Home	2,634	*33.3%*	20,774	*41.6%*	60,571	*43.6%*
Average Minutes Travel to Work	20.7		20.9		21.3	

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Cascades Plaza 21944 Cascades Pkwy, Sterling, VA 20164	1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2022)						
Worker Base Age 16 years or Over	7,922		49,935		138,954	
Drive to Work Alone	4,245	*53.6%*	23,906	*47.9%*	63,734	*45.9%*
Drive to Work in Carpool	801	*10.1%*	3,318	*6.6%*	8,686	*6.3%*
Travel to Work by Public Transportation	51	*0.6%*	562	*1.1%*	1,875	*1.3%*
Drive to Work on Motorcycle	8	*0.1%*	44	-	169	*0.1%*
Bicycle to Work	2	-	59	*0.1%*	289	*0.2%*
Walk to Work	50	*0.6%*	550	*1.1%*	1,894	*1.4%*
Other Means	130	*1.6%*	722	*1.4%*	1,737	*1.3%*
Work at Home	2,634	*33.3%*	20,774	*41.6%*	60,571	*43.6%*
Daytime Demographics (2022)						
Total Businesses	570		5,437		13,944	
Total Employees	6,814		66,290		202,520	
Company Headquarter Businesses	20	*3.6%*	192	*3.5%*	586	*4.2%*
Company Headquarter Employees	1,479	*21.7%*	7,570	*11.4%*	47,608	*23.5%*
Employee Population per Business	12.0	to 1	12.2	to 1	14.5	to 1
Residential Population per Business	24.2	to 1	16.4	to 1	17.5	to 1
Adj. Daytime Demographics Age 16 Years or Over	9,428		86,048		254,238	
Labor Force						
Labor Population Age 16 Years or Over (2022)	10,602		69,996		191,778	
Labor Force Total Males (2022)	5,389	*50.8%*	35,510	*50.7%*	96,119	*50.1%*
Male Civilian Employed	4,339	*80.5%*	27,456	*77.3%*	75,383	*78.4%*
Male Civilian Unemployed	184	*3.4%*	863	*2.4%*	1,801	*1.9%*
Males in Armed Forces	13	*0.2%*	131	*0.4%*	876	*0.9%*
Males Not in Labor Force	853	*15.8%*	7,060	*19.9%*	18,059	*18.8%*
Labor Force Total Females (2022)	5,213	*49.2%*	34,486	*49.3%*	95,659	*49.9%*
Female Civilian Employed	3,584	*68.7%*	22,479	*65.2%*	63,571	*66.5%*
Female Civilian Unemployed	50	*1.0%*	602	*1.7%*	1,633	*1.7%*
Females in Armed Forces	53	*1.0%*	173	*0.5%*	230	*0.2%*
Females Not in Labor Force	1,527	*29.3%*	11,232	*32.6%*	30,225	*31.6%*
Unemployment Rate	234	*2.2%*	1,465	*2.1%*	3,434	*1.8%*
Occupation (2022)						
Occupation Population Age 16 Years or Over	7,922		49,935		138,954	
Occupation Total Males	4,339	*54.8%*	27,456	*55.0%*	75,383	*54.3%*
Occupation Total Females	3,584	45.2%	22,479	45.0%	63,571	45.7%
Management, Business, Financial Operations	1,849	23.3%	12,440	24.9%	37,264	26.8%
Professional, Related	2,372	29.9%	15,848	31.7%	49,837	35.9%
Service	1,307	*16.5%*	7,230	*14.5%*	16,904	*12.2%*
Sales, Office	1,279	*16.1%*	8,251	*16.5%*	21,240	*15.3%*
Farming, Fishing, Forestry	5	-	49	-	91	-
Construction, Extraction, Maintenance	470	*5.9%*	2,329	*4.7%*	4,993	*3.6%*
Production, Transport, Material Moving	640	*8.1%*	3,788	*7.6%*	8,625	*6.2%*
White Collar Workers	5,500	*69.4%*	36,539	*73.2%*	108,341	*78.0%*
Blue Collar Workers	2,422	*30.6%*	13,396	*26.8%*	30,613	*22.0%*

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Cascades Plaza 21944 Cascades Pkwy, Sterling, VA 20164	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2022)						
Total Units	4,412		29,256		88,226	
1 Detached Unit	1,897	*43.0%*	14,670	*50.1%*	35,454	*40.2%*
1 Attached Unit	1,850	*41.9%*	8,611	*29.4%*	26,542	*30.1%*
2 Units	25	*0.6%*	178	*0.6%*	589	*0.7%*
3 to 4 Units	128	*2.9%*	494	*1.7%*	1,583	*1.8%*
5 to 9 Units	118	*2.7%*	748	*2.6%*	3,812	*4.3%*
10 to 19 Units	199	*4.5%*	1,767	*6.0%*	7,806	*8.8%*
20 to 49 Units	53	*1.2%*	813	*2.8%*	3,155	*3.6%*
50 or More Units	127	*2.9%*	1,889	*6.5%*	8,970	*10.2%*
Mobile Home or Trailer	17	*0.4%*	87	*0.3%*	313	*0.4%*
Other Structure	-	-	-	-	2	-
Homes Built By Year (2022)						
Homes Built 2020 or later	4	-	43	*0.1%*	194	*0.2%*
Homes Built 2010 to 2019	1,143	*24.8%*	6,252	*20.4%*	18,067	*19.4%*
Homes Built 2000 to 2009	831	*18.1%*	5,357	*17.5%*	18,506	*19.9%*
Homes Built 1990 to 1999	911	*19.8%*	5,350	*17.5%*	18,849	*20.3%*
Homes Built 1980 to 1989	450	*9.8%*	5,543	*18.1%*	14,172	*15.3%*
Homes Built 1970 to 1979	553	*12.0%*	3,836	*12.5%*	9,921	*10.7%*
Homes Built 1960 to 1969	419	*9.1%*	1,789	*5.8%*	4,807	*5.2%*
Homes Built 1950 to 1959	30	*0.7%*	573	*1.9%*	2,071	*2.2%*
Homes Built 1940 to 1949	23	*0.5%*	171	*0.6%*	667	*0.7%*
Homes Built Before 1939	48	*1.0%*	342	*1.1%*	971	*1.0%*
Median Age of Homes	30.5	*yrs*	32.0	*yrs*	31.2	*yrs*
Home Values (2022)						
Owner Specified Housing Units	3,409		20,645		56,645	
Home Values $1,000,000 or More	216	*6.3%*	1,325	*6.4%*	5,234	*9.2%*
Home Values $750,000 to $999,999	646	*19.0%*	3,306	*16.0%*	11,341	*20.0%*
Home Values $500,000 to $749,999	925	*27.1%*	8,089	*39.2%*	21,511	*38.0%*
Home Values $400,000 to $499,999	609	*17.9%*	4,053	*19.6%*	9,395	*16.6%*
Home Values $300,000 to $399,999	439	*12.9%*	1,803	*8.7%*	4,473	*7.9%*
Home Values $250,000 to $299,999	156	*4.6%*	746	*3.6%*	1,788	*3.2%*
Home Values $200,000 to $249,999	292	*8.6%*	680	*3.3%*	1,462	*2.6%*
Home Values $175,000 to $199,999	10	*0.3%*	54	*0.3%*	194	*0.3%*
Home Values $150,000 to $174,999	27	*0.8%*	126	*0.6%*	244	*0.4%*
Home Values $125,000 to $149,999	4	*0.1%*	39	*0.2%*	80	*0.1%*
Home Values $100,000 to $124,999	2	-	11	-	54	-
Home Values $90,000 to $99,999	2	-	50	*0.2%*	87	*0.2%*
Home Values $80,000 to $89,999	6	*0.2%*	28	*0.1%*	56	-
Home Values $70,000 to $79,999	-	-	4	-	12	-
Home Values $60,000 to $69,999	4	*0.1%*	14	-	41	-
Home Values $50,000 to $59,999	-	-	32	*0.2%*	63	*0.1%*
Home Values $35,000 to $49,999	9	*0.3%*	24	*0.1%*	143	*0.3%*
Home Values $25,000 to $34,999	-	-	5	-	21	-
Home Values $10,000 to $24,999	7	*0.2%*	35	*0.2%*	57	*0.1%*
Home Values Under $10,000	53	*1.6%*	222	*1.1%*	389	*0.7%*
Owner-Occupied Median Home Value	$513,441		$563,286		$619,442	
Renter-Occupied Median Rent	$1,731		$1,823		$1,858	

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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 (2022)						
Total Household Expenditure	$343.03 M		$2.62 B		$8.75 B	
Total Non-Retail Expenditure	$181.18 M		$1.39 B		$4.66 B	
Total Retail Expenditure	$161.85 M		$1.23 B		$4.09 B	
Apparel	$12.41 M		$95.41 M		$320.36 M	
Contributions	$11.71 M		$92.9 M		$317.78 M	
Education	$11.49 M		$93.46 M		$323.74 M	
Entertainment	$19.95 M		$153.53 M		$515.47 M	
Food and Beverages	$49.99 M		$377.31 M		$1.25 B	
Furnishings and Equipment	$12.36 M		$94.69 M		$317.47 M	
Gifts	$8.92 M		$71.63 M		$248.5 M	
Health Care	$27.88 M		$208.97 M		$691.04 M	
Household Operations	$13.69 M		$105.64 M		$355.91 M	
Miscellaneous Expenses	$6.53 M		$49.87 M		$167.22 M	
Personal Care	$4.61 M		$35.05 M		$117.14 M	
Personal Insurance	$2.57 M		$20.21 M		$68.38 M	
Reading	$746.07 K		$5.74 M		$19.3 M	
Shelter	$71.74 M		$548.76 M		$1.84 B	
Tobacco	$1.8 M		$12.86 M		$41.5 M	
Transportation	$62.64 M		$472.18 M		$1.57 B	
Utilities	$24 M		$177.85 M		$584.93 M	
Monthly Household Consumer Expenditure (2022)						
Total Household Expenditure	$6,479		$7,452		$8,264	
Total Non-Retail Expenditure	$3,422	*52.8%*	$3,957	*53.1%*	$4,404	*53.3%*
Total Retail Expenditures	$3,057	*47.2%*	$3,494	*46.9%*	$3,860	*46.7%*
Apparel	$234	*3.6%*	$272	*3.6%*	$303	*3.7%*
Contributions	$221	*3.4%*	$265	*3.6%*	$300	*3.6%*
Education	$217	*3.4%*	$266	*3.6%*	$306	*3.7%*
Entertainment	$377	*5.8%*	$437	*5.9%*	$487	*5.9%*
Food and Beverages	$944	*14.6%*	$1,075	*14.4%*	$1,185	*14.3%*
Furnishings and Equipment	$233	*3.6%*	$270	*3.6%*	$300	*3.6%*
Gifts	$169	*2.6%*	$204	*2.7%*	$235	*2.8%*
Health Care	$527	*8.1%*	$595	*8.0%*	$653	*7.9%*
Household Operations	$259	*4.0%*	$301	*4.0%*	$336	*4.1%*
Miscellaneous Expenses	$123	*1.9%*	$142	*1.9%*	$158	*1.9%*
Personal Care	$87	*1.3%*	$100	*1.3%*	$111	*1.3%*
Personal Insurance	$49	*0.8%*	$58	*0.8%*	$65	*0.8%*
Reading	$14	*0.2%*	$16	*0.2%*	$18	*0.2%*
Shelter	$1,355	*20.9%*	$1,563	*21.0%*	$1,737	*21.0%*
Tobacco	$34	*0.5%*	$37	*0.5%*	$39	*0.5%*
Transportation	$1,183	*18.3%*	$1,345	*18.0%*	$1,481	*17.9%*
Utilities	$453	*7.0%*	$507	*6.8%*	$552	*6.7%*

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