



*Just Signed*

**SL** SALON LOFTS  
Suite 145

**OCEANA**  
KITCHEN & BATH

**MEOWS CORNER**

*Now Open*

**SHRED415**

**MARUMEN**  
ramen shop

## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 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.

**FORREST H. MORRILL**

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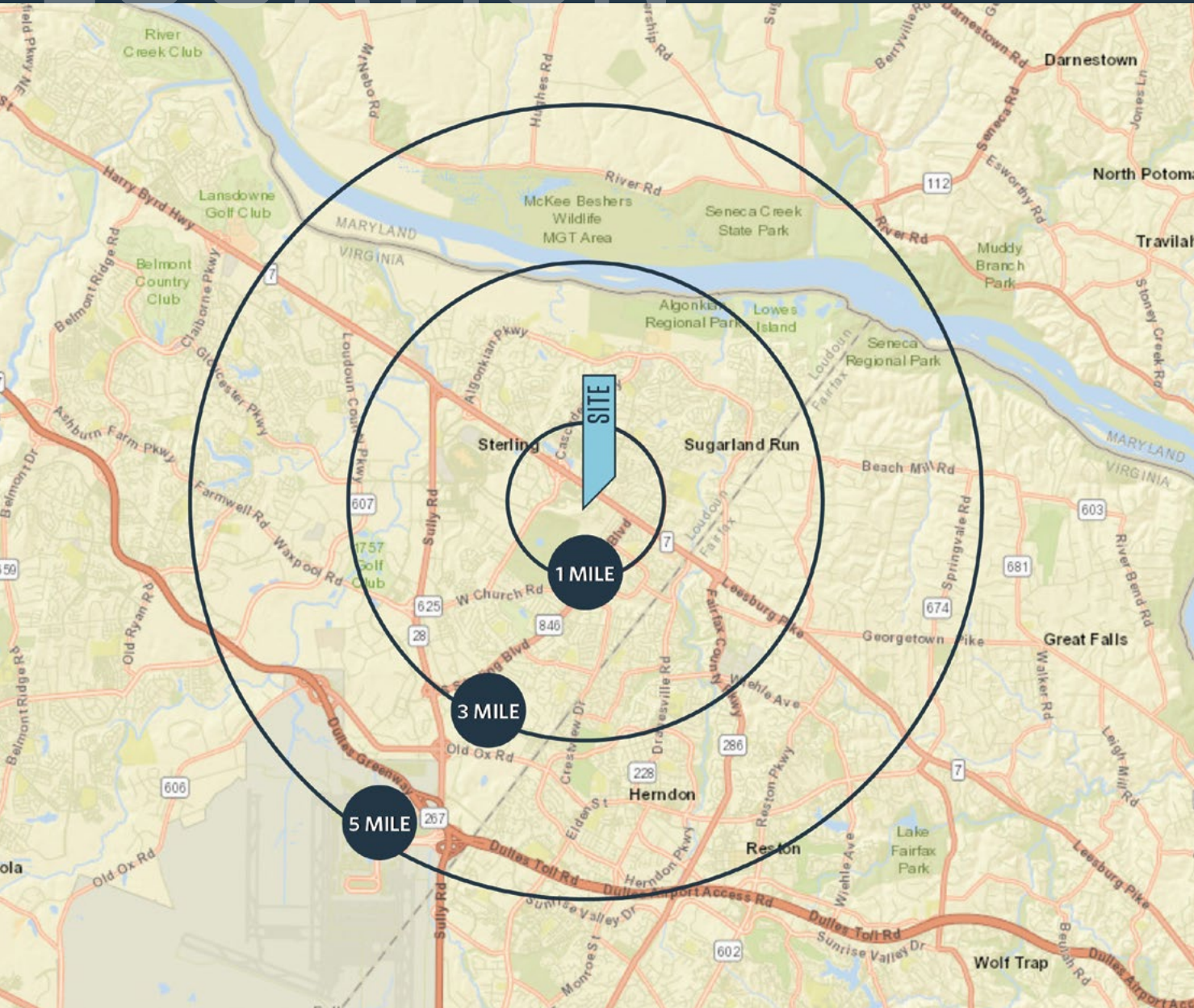
**DALLON L. CHENEY**

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# LOCATION

# CASCADES OVERLOOK

21361-21475 EPICERIE PLAZA, STERLING, VA 20164, LOUDOUN COUNTY



## AVAILABLE SPACE:

SIZE	RATE	CONDITION	EST. NNN
VARIOUS	\$38.00 PSF NNN	COLD DARK SHELL + TI	\$7.88 PSF

## DEMOGRAPHICS | 2017:

	1-MILE	3-MILE	5-MILE
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

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2017:

Benedict Drive	(first year of project)	3,300 ADT
Bartholomew Drive	(first year of project)	2,900 ADT
Potomac View Road	(first year of project)	13,000 ADT

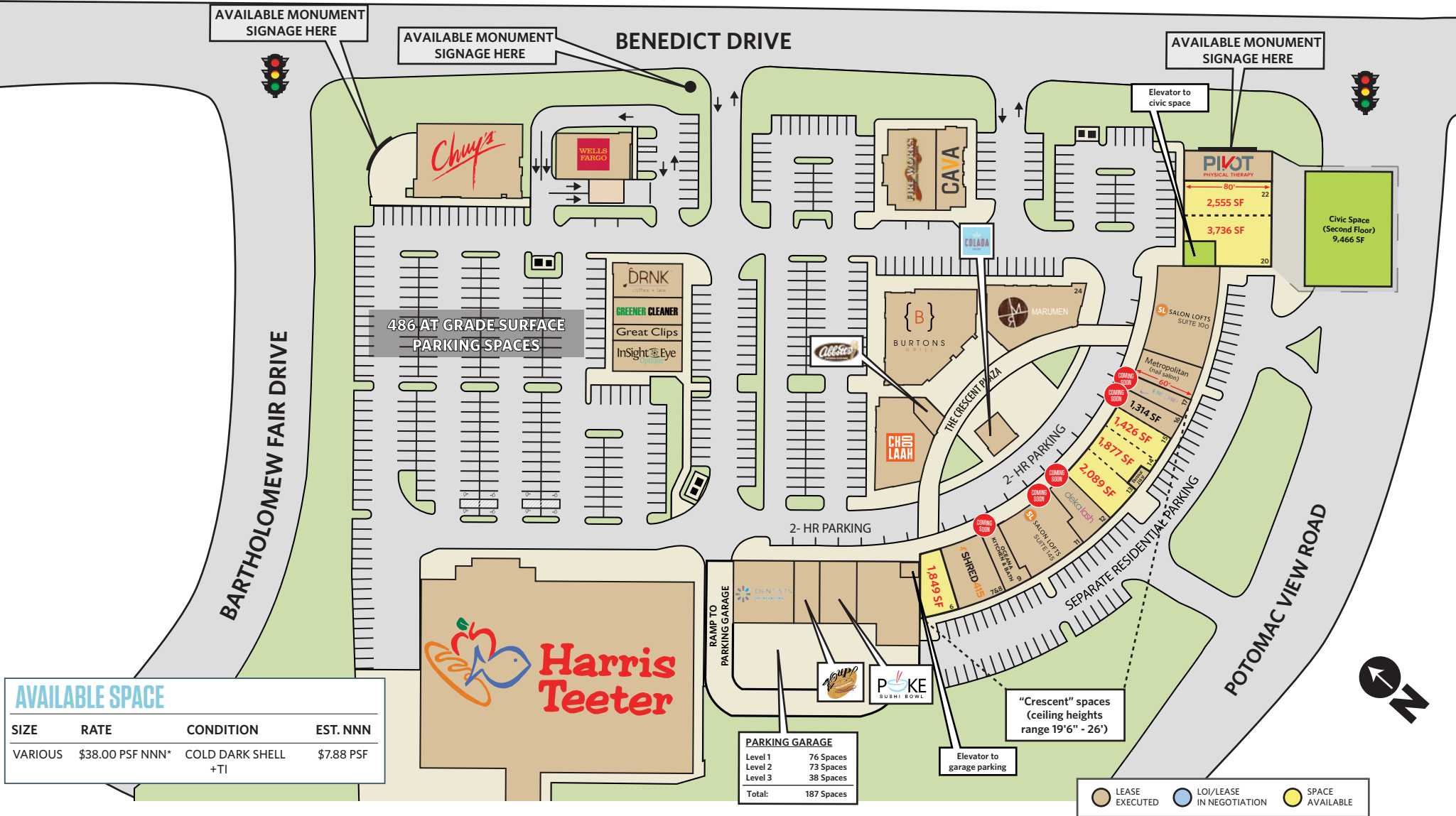
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# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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