



COMPASS CREEK

ROUTE 267 AND BATTLEFIELD PARKWAY | LEESBURG, VA

Compass Creek, a 200-acre mixed-use development in the heart of Loudoun County, Virginia, America's wealthiest county, features a unique blend of retail, dining, entertainment and recreation uses, designed to cater to both residents and visitors alike.

Leased by:



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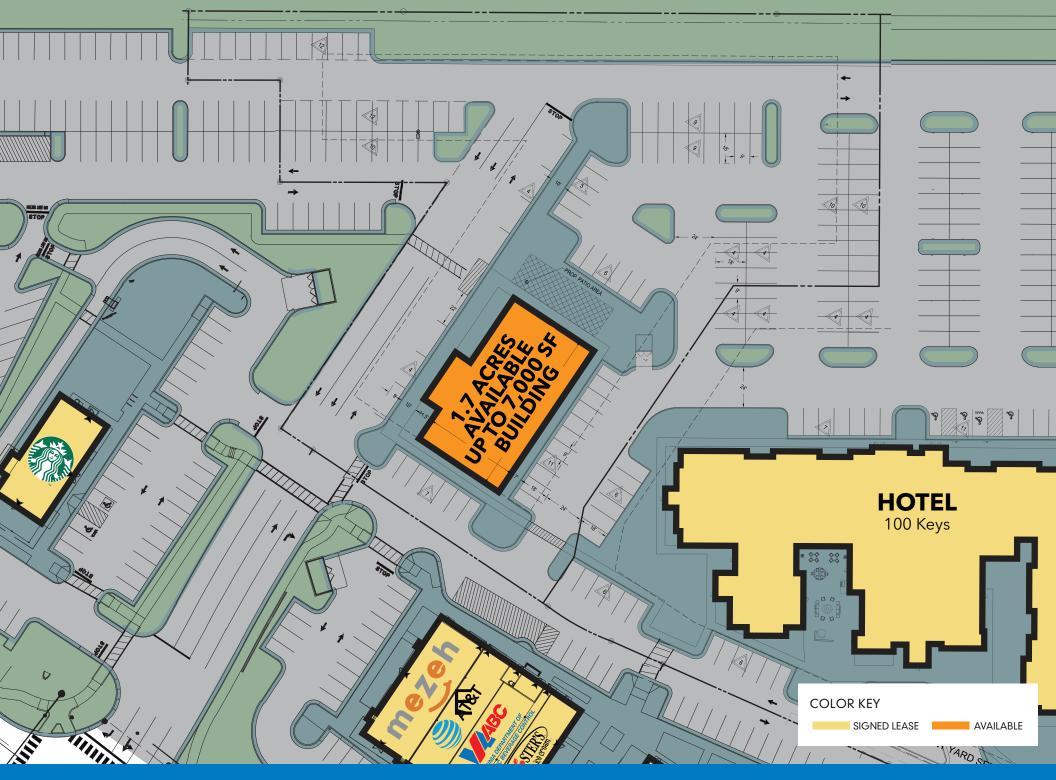
POTOMAC RIVER EXETER S/C SuperTARGET FLOOR W KOHĽS LEESBURG PLAZA Giant planet planet planet BATTLEFIELD S/C LOUDOUN ST SW BIG DICKS DSW Office DEPOT PartyCity Port Staples Michaels ROSS VILLAGE SQUARE S/C SAFEWAY () FORT EVANS PLAZA I HOBBY LOBBY petco Marshalls HomeGoods POOLLAR TREE FIVE BELOW LEESBURG PREMIUM OUTLETS MEADOW CREEK CENTER RH white MARKETPLACE AT POTOMAC STATION OLD NAVY MA Giant BUY LOWE'S ALDI MASONS LN OAKLAWN AT LEESBURG (PROPOSED) dread CORNERSTONE CHAPEL VILLAGE AT LEESBURG Wegmans Bowlero LAIFITNESS ULTA CMX CINEMAS. **COMPASS CREEK** Walmart > ion at home NEW MICROSOFT CORPORATE CAMPUS VILLAGE CENTER AT BELMONT GREENE

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,877	47,533	117,962
TOTAL HOUSEHOLDS	571	15,965	38,996
AVERAGE HOUSEHOLD INCOME	\$219,785	\$168,165	\$199,536









CENTER HIGHLIGHTS

Home to ION International Training Center, one of the largest sports and events arenas in the Mid-Atlantic at 100,000 square feet with over 5,500 grandstand stadium seats, which drew an impressive 450,000 visitors in 2022

Featuring anchor destinations Walmart and At Home, and dining staples Starbucks, Buffalo Wing Factory, Chipotle, and Mezeh

Well-positioned among several large-scale office complexes, including the area's top employers: Loudoun County Sheriff's Department, Leesburg Executive Airport, and Stryker Medical, all within 2 miles

LEASING INFORMATION

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