

1.7 Acre Pad Site Available
for Sale or Lease



NOW OPEN

Walmart
SUPERCENTER

at home
The Home Décor Superstore

ion
INTERNATIONAL
TRAINING CENTER



CHIPOTLE
MEXICAN GRILL



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:



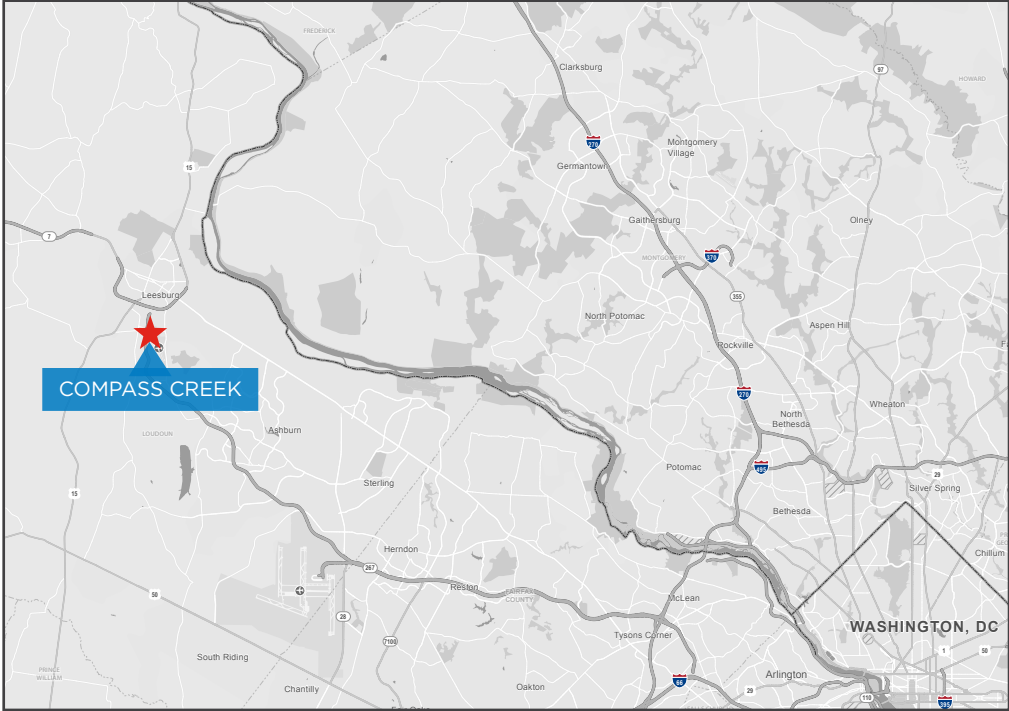
Geoffrey Mackler
P 240.482.3616 | gmackler@hrretail.com

Sebastian Restifo
P 240.482.3602 | srestifo@hrretail.com

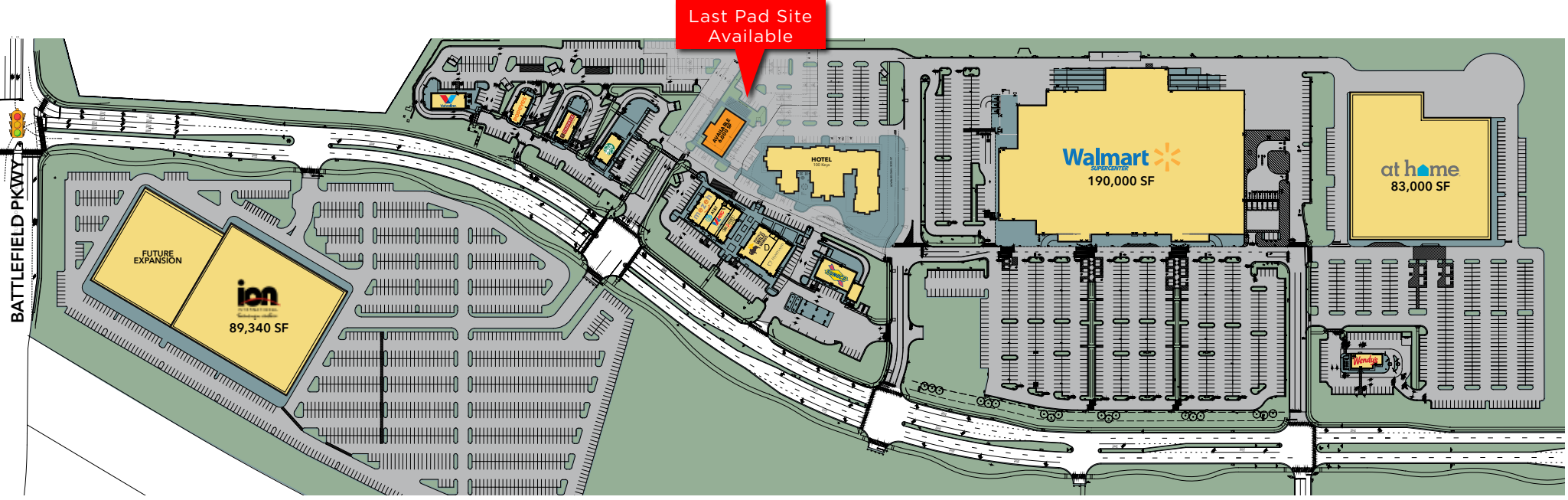
www.petersoncos.com
www.hrretail.com



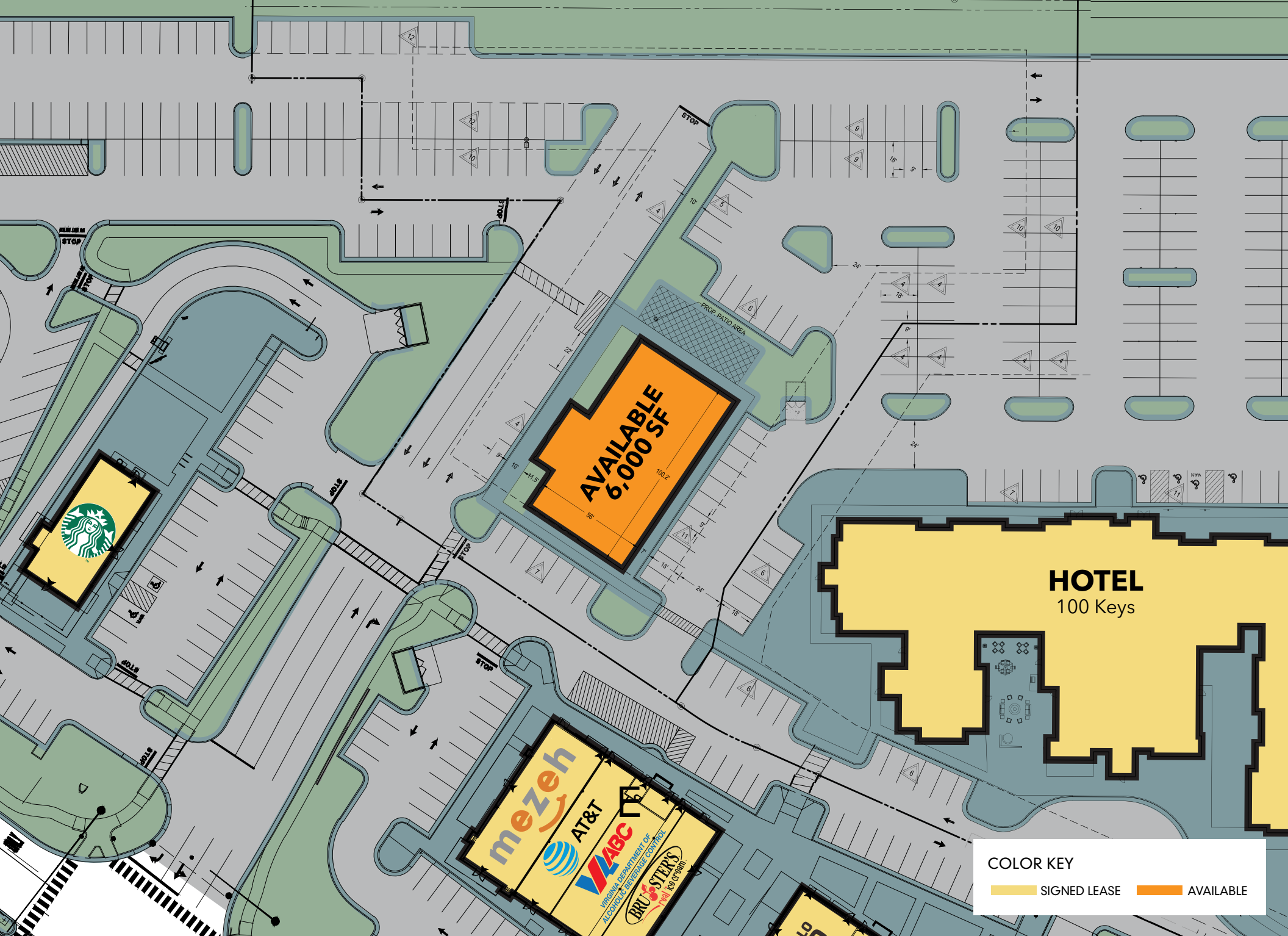
DEMOGRAPHICS



	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



COLOR KEY
 SIGNED LEASE AVAILABLE



**AVAILABLE
6,000 SF**

HOTEL
100 Keys

mezeh
AT&T
ABC
VIRGINIA DEPARTMENT OF
ALCOHOLIC BEVERAGE CONTROL
BRU'S TERYS
100% BAR & GRILL

COLOR KEY

- SIGNED LEASE
- AVAILABLE

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

Geoffrey Mackler
P 240.482.3616
gmackler@hrretail.com

Sebastian Restifo
P 240.482.3602
srestifo@hrretail.com