

1.7 Acre Pad Site Available  
for Sale or Lease



## 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](http://www.petersoncos.com)  
[www.hrretail.com](http://www.hrretail.com)



NOW OPEN

Walmart  
SUPERCENTER

at home  
The Home Décor Superstore

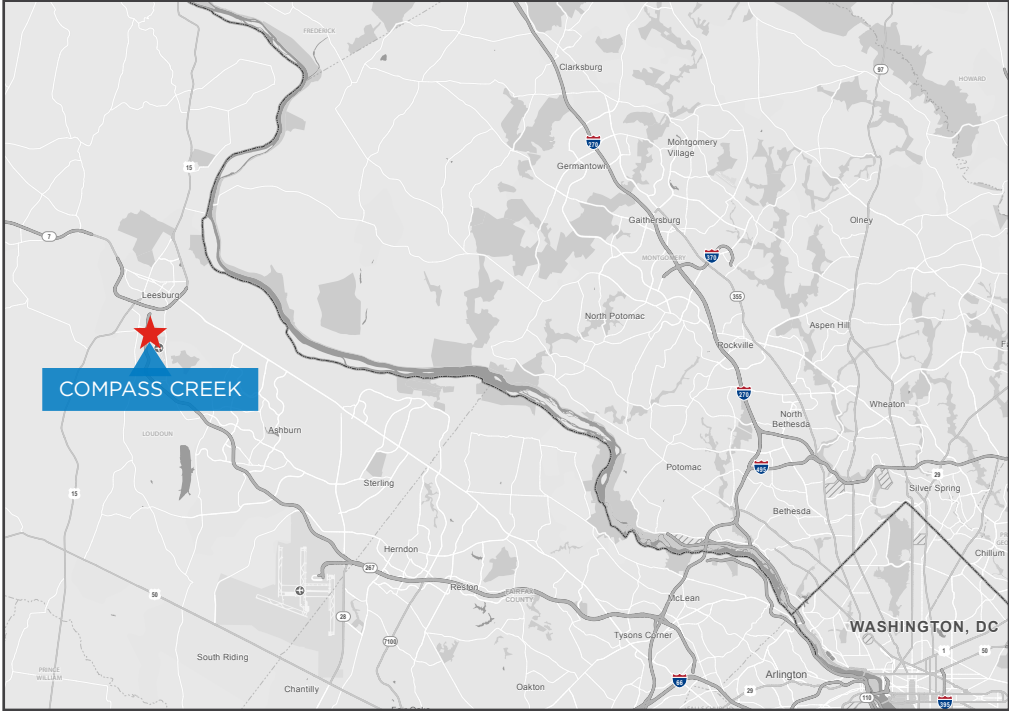
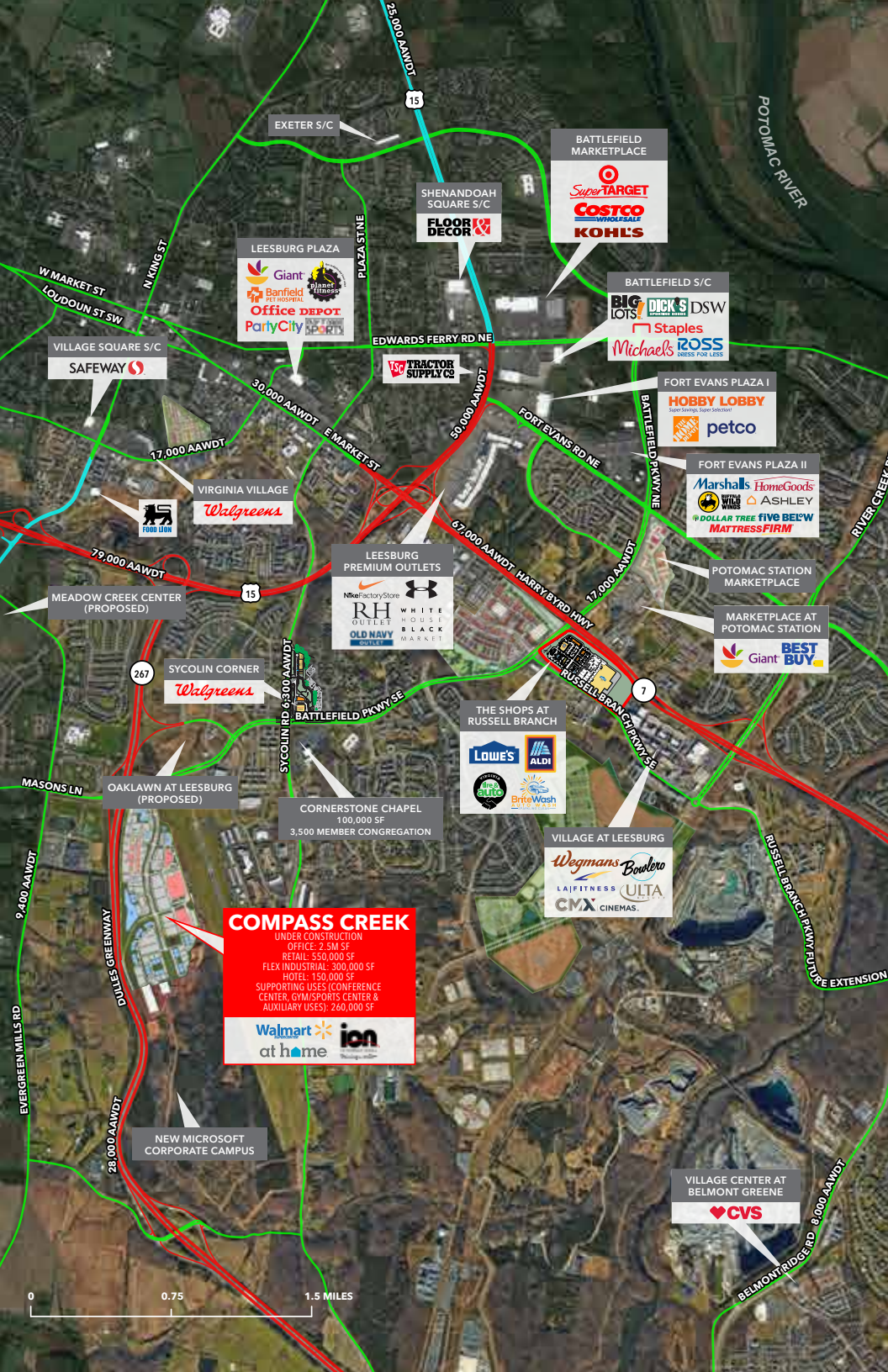
ion  
INTERNATIONAL  
training center



CHIPOTLE  
MEXICAN GRILL

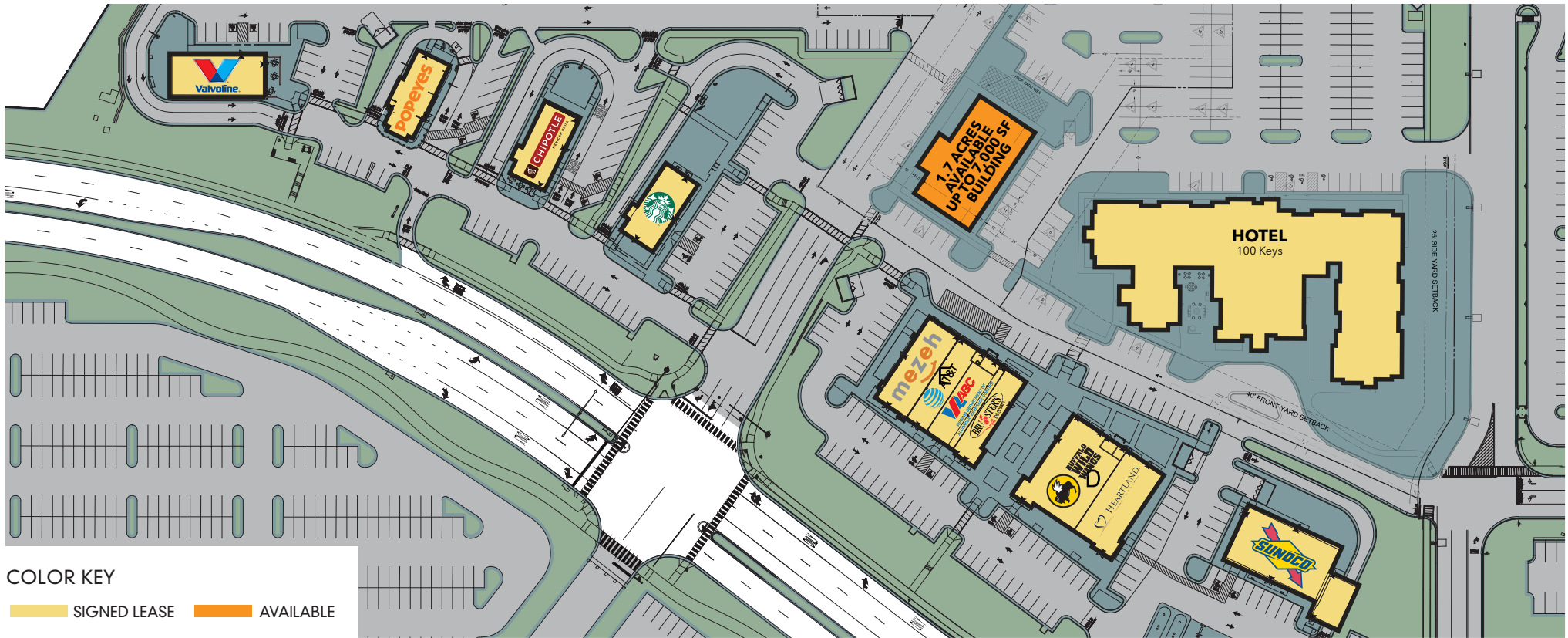
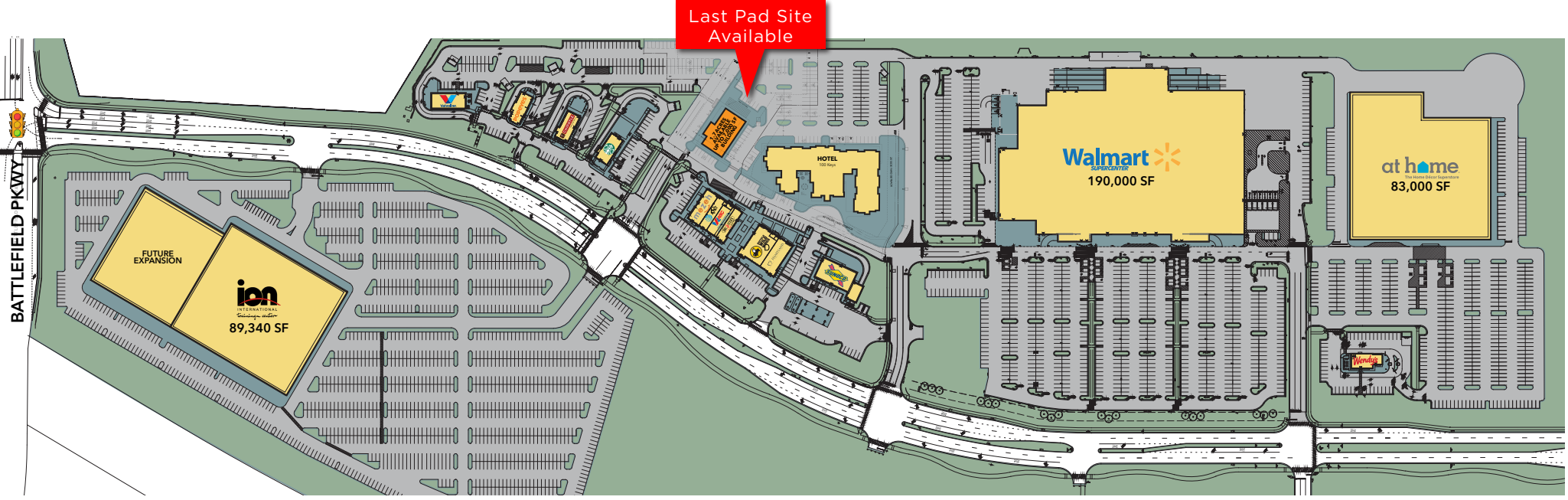


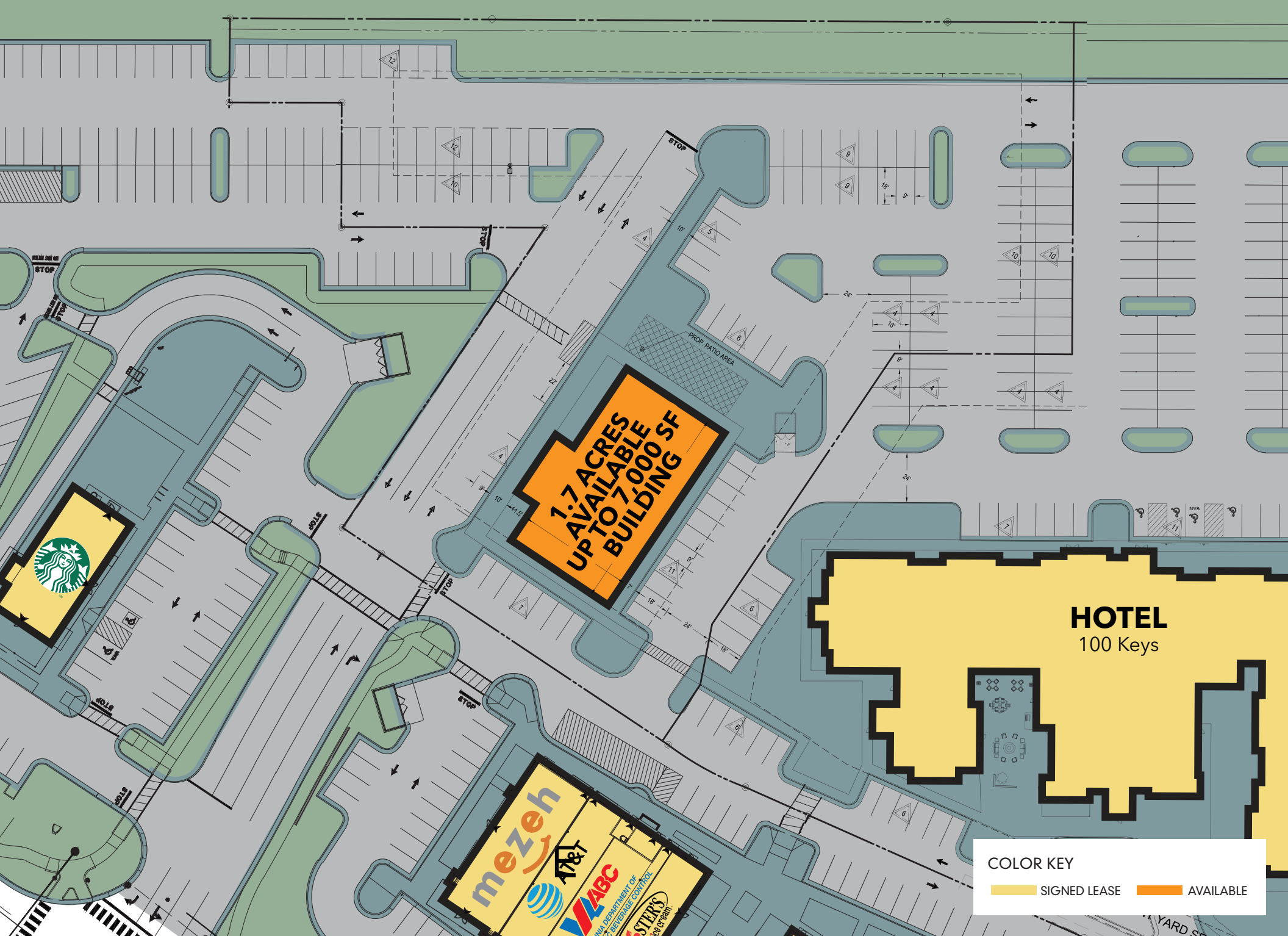
# DEMOGRAPHICS



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







**1.7 ACRES  
AVAILABLE  
UP TO 7,000 SF  
BUILDING**



**HOTEL**  
100 Keys



**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

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gmackler@hrretail.com

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