



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.

Center Highlights:

- **Home to ION International Training Center, one of the largest sports and events arenas** in the Mid-Atlantic at 100,000 SF with 5,500+ grand-stand stadium seats, which drew an impressive 450K visitors in 2022
- Featuring anchor destinations **Walmart** and **At Home**, and dining staples **Starbucks, Buffalo Wing Factory, Chipotle, and Mezah**
- 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

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CENTER HIGHLIGHTS

- **2.5 M visits** to Compass Creek in 2022.
- **Restaurant & Small Shop Opportunity** - Ideal for a full-service restaurant with outdoor dining or general retail services.
- Centrally located to a flourishing residential market with **direct access to the Dulles Greenway/Route 267** via two signalized interchanges at Dulles Greenway/Route 267 (36,000 VPD) and Battlefield Parkway (27,000 VPD).
- In addition to ION International Training Center, five additional **major sports and recreation venues** located within 1.5 miles.
- **Within close proximity to 19 additional sports venues, more than 45 wineries, 30+ breweries and 2 distilleries**, attracting leisure (82%), wedding (12%), and sports (4%) travelers to Loudoun County each year.



MAJOR SPORTING VENUES



ION International Training Center

- 100,000 SF training and event facility located at Compass Creek with grandstand stadium seating accommodating 5,500+ people.
- **Among the largest indoor ice rinks and arenas** in the Mid-Atlantic region, drawing both recreational and professional skaters and hockey players from around the world.
- Conducive to hosting a variety of events including ice shows, hockey games, concerts, conventions, and more.



USL Training Facility

- 5,000 seat stadium **just 1 mile from Compass Creek.**
- DC United soccer team to have a dedicated practice field.
- A future expansion will contain 9 baseball fields, 13 soccer/lacrosse fields.
- Located across the street from Loudoun Soccer Park which contains two more full-size soccer fields.



Evergreen Sports Plex

- 24,000 SF CroppMetcalf Park & Adventure Course just 0.4 miles from Compass Creek.
- Seating for 1,500 people, with additional seating in CroppMetcalf Park and auxiliary seating that can be brought in.
- **Fields complimented with destination features** like zip lines and casual dining.

MARKET RESEARCH HIGHLIGHTS 2023

Visits to Compass Creek: 2.5M
Hotels: 13 (within 15 miles)
Average Net Worth: \$2.0M, 2022-2027
Retail Demand Outlook: +19%





A	Available	7,500 SF
B	Available	
C	Gas Station	4,992 SF
D-100	Heartland Dental	3,200 SF
D-101	Buffalo Wing Factory	4,500 SF

E-101	MezeH Mediterranean Grill	2,605 SF
E-102	AT&T	1,700 SF
E-102B	VA ABC	2,000 SF
E-103	Bruster's Real Ice Cream	1,800 SF
F	Starbucks	2,200 SF

G	Chipotle Mexican Grill	2,325 SF
H	Popeye's	2,975 SF
I	ION International Training Center	89,340 SF
J	Valvoline	3,000 SF
K	Wal-Mart Supercenter	190,000 SF

L	at home	83,000 SF
M	Wendy's	

LOUDOUN COUNTY DEMOS

- Virginia's Loudoun County boasts an eye-popping median household income of \$202,212.
- **The county's population has doubled** in the last 15 years and continues to grow.
- Almost 10,000 Loudoun residents commute to D.C., but the vast majority of residents find plentiful well-paid job opportunities close to home – the top local employers are Dulles Airport, the Department of Homeland Security and the Loudoun County Public Schools.
- An influx of young people, including families without children, is one factor driving the county's growth. Source: *Mt. Vernon Gazette*

DEMOGRAPHIC SNAPSHOT	15 MINUTE DRIVE
 POPULATION 2021	220,689
 POPULATION GROWTH 2022 - 2027	1.54%
 HOUSEHOLDS SIZE	3 People
 MEDIAN AGE	36.1
 MEDIAN HOME VALUE	\$621,976
 AVERAGE HH INCOME	\$201,645

Source: ESRI 2023



COMPASS  CREEK

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