



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%







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







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

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

<b>L</b>	at home	83,000 SF
<b>M</b>	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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