



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 285,000 visitors in 2023
- Featuring anchor destinations **Walmart** and **At Home**, and dining staples **Starbucks, Buffalo Wing Factory, Chipotle, and Mezeh**
- Coming Soon: **Residence Inn by Marriott**, the only hotel within a 15-minute drive of Compass Creek, featuring **111 upscale rooms and suites.**

Michael Leon

703-631-7510 | mleon@petersoncos.com

CENTER HIGHLIGHTS

- **3.3M visits** to Compass Creek in 2023.
- 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%



Loudoun County H.S.

LEESBURG PLAZA

LEESBURG PREMIUM OUTLETS

FORT EVANS PLAZA II

SHOPS AT RUSSELL BRANCH

J. Lupton Simpson M.S.

Evergreen Mill E.S.

Striker Medical Corporate Office

Freedom Park

ION International Training Center

Loudoun County Sheriff's Office

VILLAGE AT LEESBURG

Heritage H.S.

COMPASS CREEK

Leesburg Airport

USL Training Facility

Evergreen Sports Plex

Microsoft

Loudoun Soccer Club
16,000 players annually

AVG. DAILY TRAFFIC 57,000

AVG. DAILY TRAFFIC 58,000

AVG. DAILY TRAFFIC 27,000

AVG. DAILY TRAFFIC 21,000

AVG. DAILY TRAFFIC 80,000

Battlefield Pkwy

15

7

7

267

15

7

15

7







267



A	Available	7,500 SF	E-101	Mezeh Mediterranean Grill	2,605 SF	G	Chipotle Mexican Grill	2,325 SF	L	at home	83,000 SF
B	Leased		E-102	AT&T	1,700 SF	H	Popeye's	2,975 SF	M	Wendy's	
C	Gas Station	4,992 SF	E-102B	VA ABC	2,000 SF	I	ION International Training Center	89,340 SF			
D-100	Heartland Dental	3,200 SF	E-103	Bruster's Real Ice Cream	1,800 SF	J	Valvoline	3,000 SF			
D-101	Buffalo Wing Factory	4,500 SF	F	Starbucks	2,200 SF	K	Wal-Mart Supercenter	190,000 SF			

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

MICHAEL LEON

Assistant Vice President, Retail, Leasing

703.631.7510 | mleon@petersoncos.com