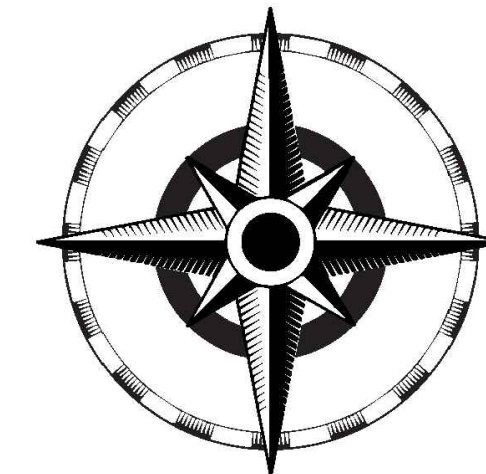




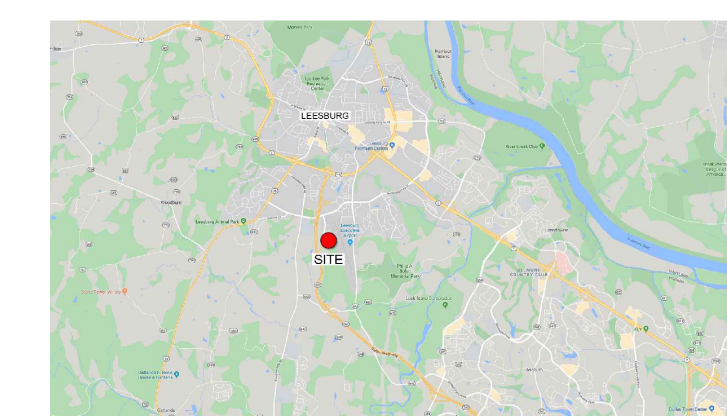
COMPASS CREEK

COMPASS CREEK PARKWAY LEESBURG, VA

Project Statistics

Area Tabulations

BUILDING A		GLA
Restaurant	7,000 SF	
BUILDING B		GLA
Hotel		
BUILDING C		GLA
A Plus & Carwash	5,000 SF	
Sunoco Gas Station		
BUILDING D		GLA
SUITE #		
100	Buffalo Wing Factory	4,500 SF
104	Heartland Dental	3,200 SF
Total GLA		7,700 SF
BUILDING E		GLA
SUITE #		
101	Mezeh	2,600 SF
102	AT&T	1,700 SF
104	VA ABC	2,000 SF
108	Bruster's Ice Cream	1,800 SF
Total GLA		8,100 SF
BUILDING F		GLA
Starbucks	2,200 SF	
BUILDING G		GLA
Chipotle	2,325 SF	
BUILDING H		GLA
Popeye's	2,400 SF	
BUILDING J		GLA
Valvoline Instant Oil Change	3,000 SF	



Vicinity Map



4100 MONUMENT CORNER DRIVE
FAIRFAX, VIRGINIA 22030
WWW.PETERSONCOS.COM

Leasing

Michael Leon
MLeon@petersoncos.com
703-631-7510

JUNE 1, 2025

