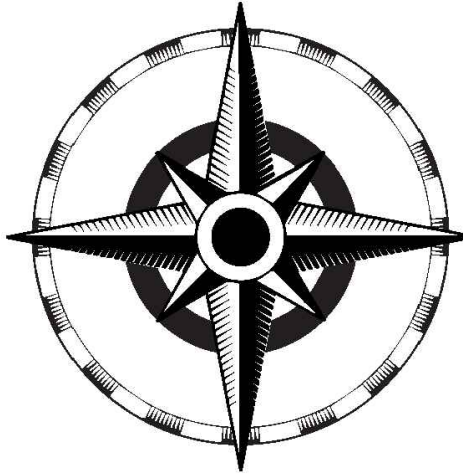
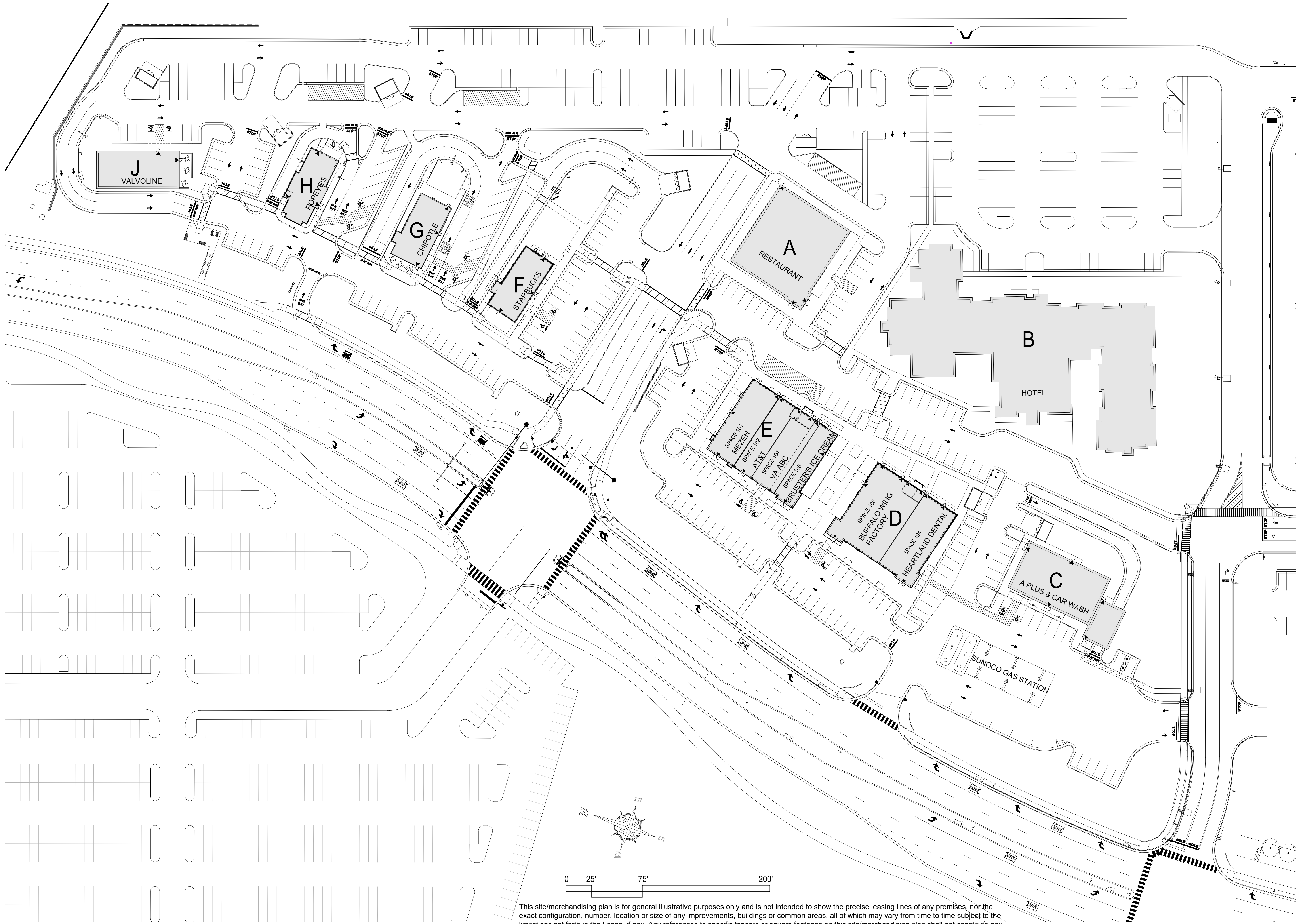




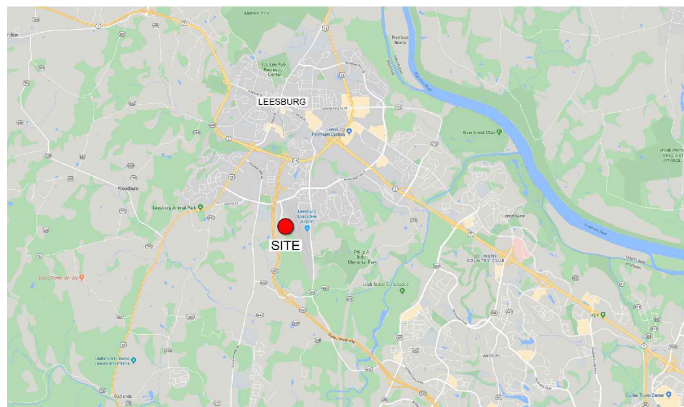
COMPASS CREEK

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

SEPTEMBER 1, 2025

This site/merchandising plan is for general illustrative purposes only and is not intended to show the precise leasing lines of any premises, nor the exact configuration, number, location or size of any improvements, buildings or common areas, all of which may vary from time to time subject to the limitations set forth in the Lease, if any. Any references to specific tenants or square footages on this site/merchandising plan shall not constitute any representation or warranty by Landlord as to the actual tenants or square footages or as to any future tenants or square footages.