

COMPASS CREEK

ROUTE 267 AND BATTLEFIELD PARKWAY | LEESBURG, VA

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: The Rinks at Compass Creek, 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 290,000 visitors in 2024
- Featuring anchor destination **Walmart** plus 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, will feature **111 upscale rooms and suites**

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CENTER HIGHLIGHTS

- **3.6M annual visits** (2025, Placer.ai)
- 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: The Rinks at Compass Creek, 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: The Rinks at Compass Creek

- 100,000 SF training and event facility 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.

DAILY TRAFFIC COUNT
57,000

DAILY TRAFFIC COUNT
27,000

DAILY TRAFFIC COUNT
58,000

DAILY TRAFFIC COUNT
80,000

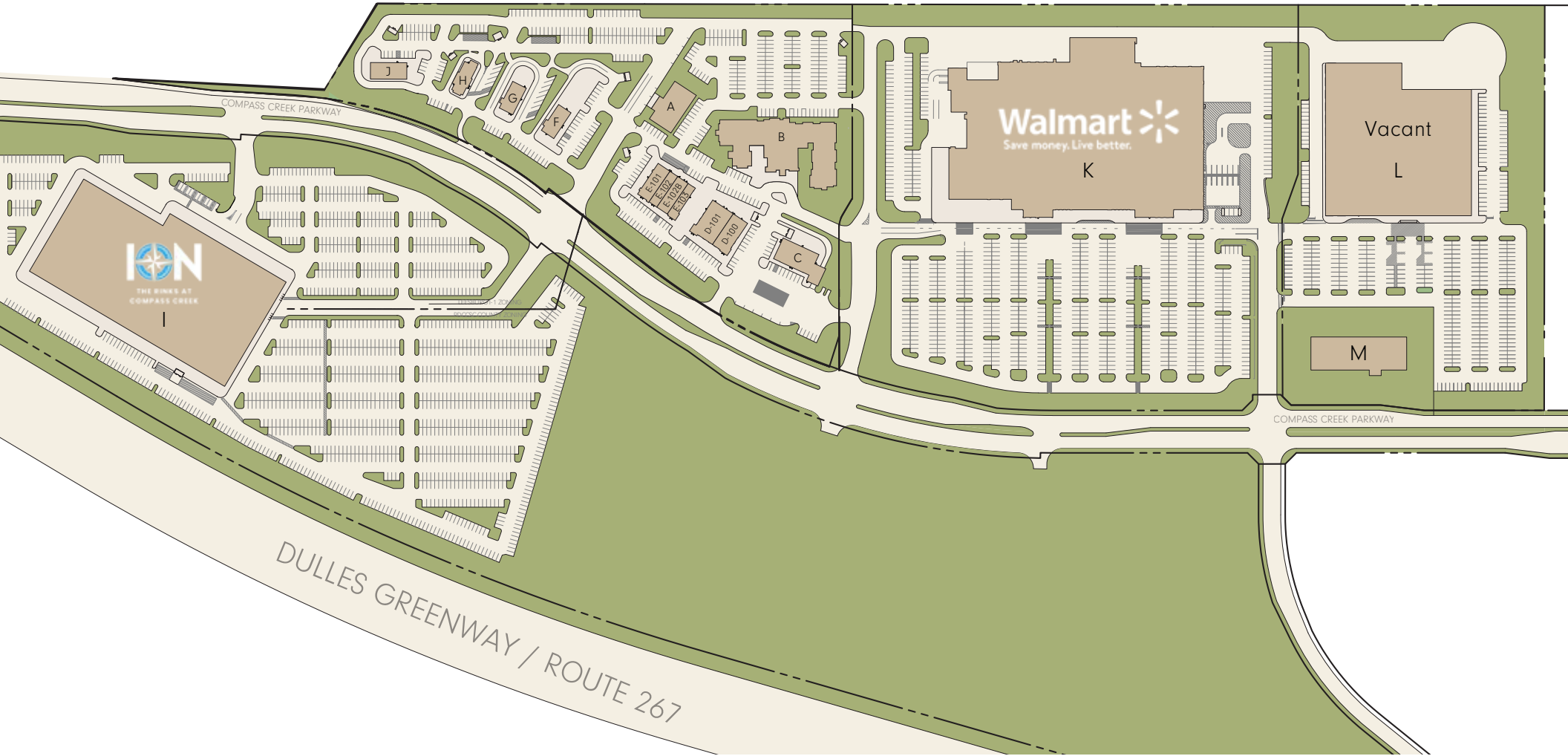
DAILY TRAFFIC COUNT
27,000

MARKET RESEARCH HIGHLIGHTS 2024

- Visits to Compass Creek: 3.6M
- Hotels: 68 (within 15 miles)
- Average Net Worth: \$2.6M
- Retail Demand Outlook: +19%

2025, Placer.ai. 2025, Esri. 2024-2029, Esri.











A	Future Restaurant	7,500 SF	E-102	AT&T	1,700 SF	I	ION: The Rinks at Compass Creek	89,340 SF
B	Future Residence Inn by Marriott		E-102B	VA ABC	2,000 SF	J	Valvoline	3,000 SF
C	Gas Station	4,992 SF	E-103	Bruster's Real Ice Cream	1,800 SF	K	Wal-Mart Supercenter	190,000 SF
D-100	Heartland Dental	3,200 SF	F	Starbucks	2,200 SF	L	Vacant	83,000 SF
D-101	Buffalo Wing Factory	4,500 SF	G	Chipotle Mexican Grill	2,325 SF	M	Wendy's	
E-101	Mezeh Mediterranean Grill	2,605 SF	H	Popeye's	2,975 SF			

LOUDOUN COUNTY DEMOS

- Virginia's Loudoun County boasts a median household income of \$174,000. Source: *Esri 2024*
- **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 2024	141,941
 POPULATION GROWTH 2024 - 2029	1.36%
 HOUSEHOLDS SIZE	3 People
 MEDIAN AGE	37.3
 MEDIAN HOME VALUE	\$769,101
 AVERAGE HH INCOME	\$207,081

Source: Esri 2024



COMPASS  CREEK

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