Compass Creek

Leesburg, VA

89,000 SF Big-Box Opportunity

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CULTIVATING PLACES®

Leesburg

Virginia

- 89,000 SF big-box opportunity within a recently developed 2021 asset
- Located within Compass Creek, a dominant regional destination anchored by Walmart Supercenter, which receives 2.5M annual visits
- Co-tenants include Starbucks, Mezeh, and Chipotle
- Excellent visibility and access to Dulles Greenway and Dulles International Airport
- Located within the growing Compass Creek corridor, alongside a 32-acre data center project and a 332-acre Microsoft campus in development, driving investment and demand in Leesburg
- Serves affluent Loudoun County, one of the highest-income counties in the U.S.

2026 Demographics

	3 mi.	5 mi.	7 mi.
Population	43,317	120,988	191,650
Daytime Population	24,020	47,950	94,033
Household Income	$189,917	$230,095	$224,976
Traffic Counts	28,600 on Dulles Greenway		

Area Retailers

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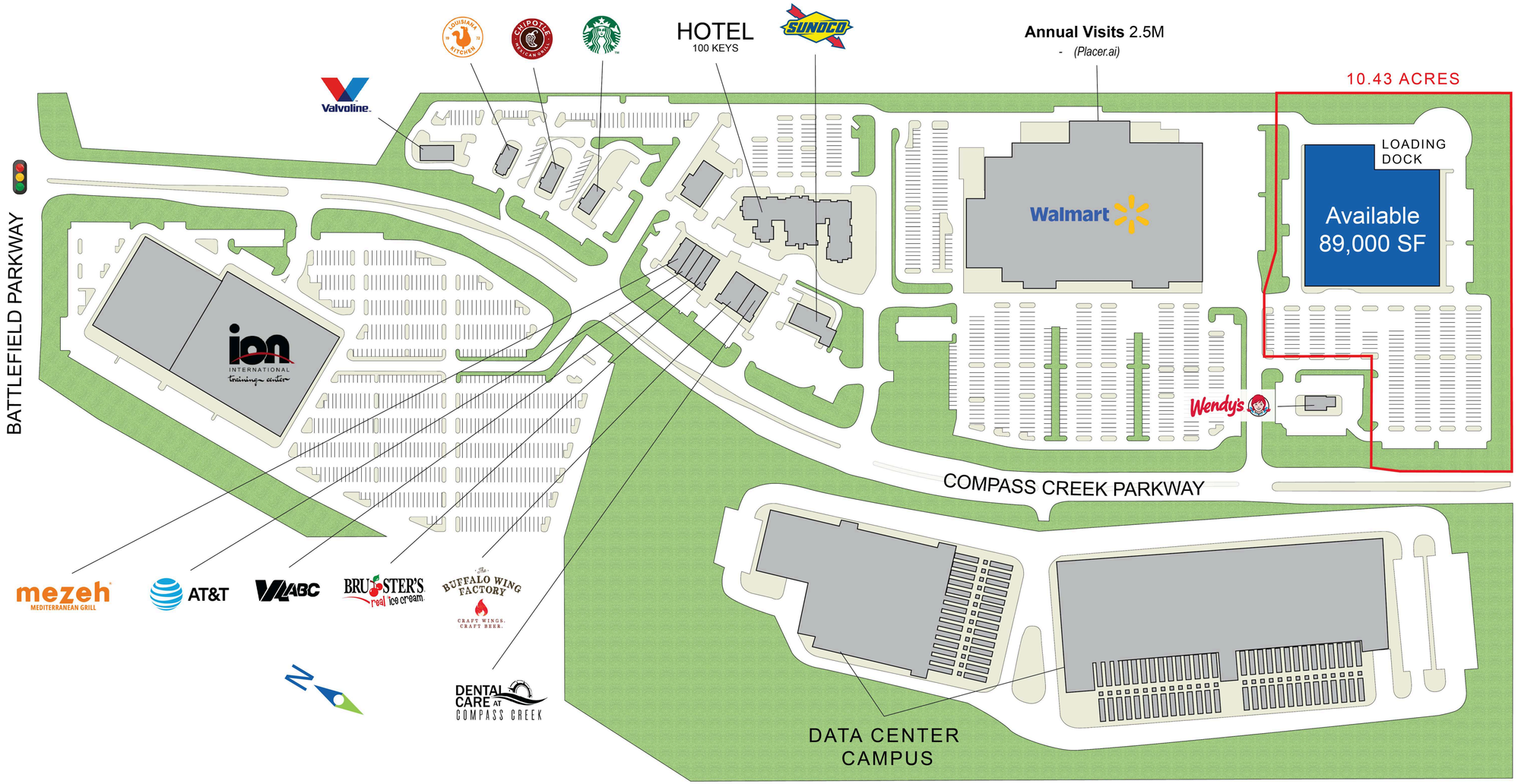
Site Plan

89,000 SF Big-Box Opportunity



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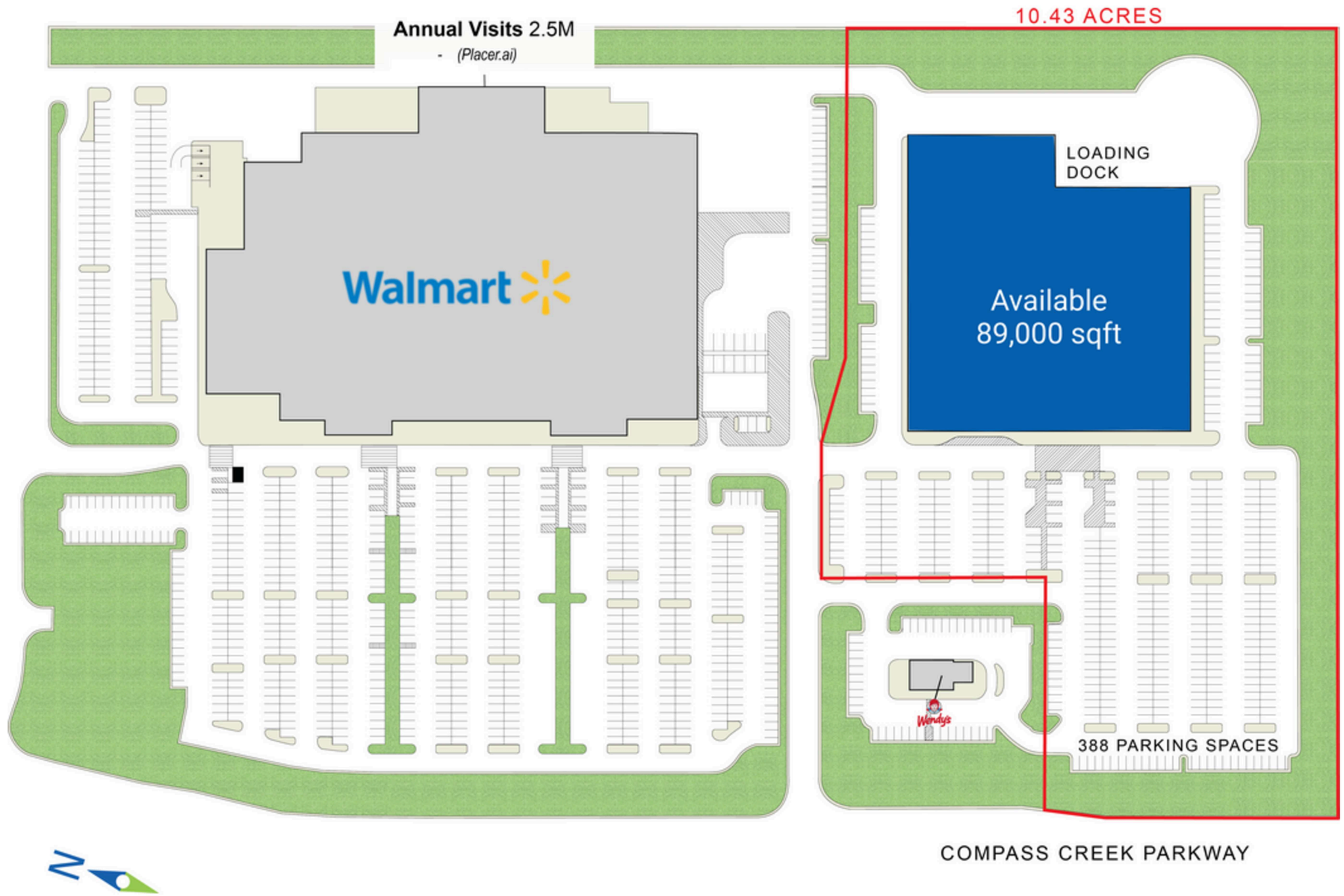
Detailed Site Plan

89,000 SF Big-Box Opportunity

Space #	Sq. Ft.	Tenant
1	89,000	Available



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