

FAIR LAKES PROMENADE

FAIRFAX, VA

FULLY LEASED

RAPPAPORT
CULTIVATING PLACES







FAIR LAKES PROMENADE

FAIRFAX, VA

- | 140,000 SF community center located at I-66 and West Ox Road in Fairfax
- | Strong tenant mix includes Capital Grille, Nordstrom Rack, Old Navy, Taco Bamba, and First Watch
- | Excellent visibility and abundant surface parking
- | Approximately 250,000 people live within five miles

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	23,964	101,319	257,095
 DAYTIME POPULATION	17,699	53,095	149,023
 HOUSEHOLD INCOME	\$139,558	\$186,367	\$192,780
 TRAFFIC COUNTS	125,000 on I-66		

CO-TENANTS



FAIR LAKES PROMENADE FAIRFAX, VA

FAIRFAX TOWN CENTER

JOANN

FIVE GUYS
BURGERS and FRIES

SAFeway

HAIR CUTTERY.



BED BATH &
BEYOND

REGAL
CINEMAS

FAIR OAKS MALL

VICTORIA'S
SECRET

Bath&BodyWorks

TEXAS de BRAZIL

★ macy's

DICK'S
SPORTING GOODS

JCPenney



H&M

The
cheesecake
Factory



KOHL'S

DICK'S
SPORTING GOODS

WHOLE
FOODS

FAIR LAKES PARKWAY 22,000 VPD

ROUTE 66 125,000 VPD

WEST OX ROAD

FAIR LAKES CENTER

WAL*MART
SUPERCENTER

Michaels
MAKE CREATIVITY HAPPEN

DSW
DISCOVER YOUR NEW OUTFIT

Olive
Garden
ITALY'S FINEST PASTA

ULTA
BEAUTY

HomeGoods



BEST
BUY

SALLY BEAUTY

COSTCO
WHOLESALE

24 FITNESS

Office
DEPOT

THE
HOME
DEPOT



FAIR LAKES PROMENADE

BARNES & NOBLE

rack

MEN'S WEARHOUSE

OLD NAVY

FAIRFAX CORNER

REI
CO-OP south
moon under

PF. CHANG'S

CINEMARK

UNCLE JULIO'S
MEXICAN
from scratch

corepower
YOGA

SITE PLAN

FAIR LAKES PROMENADE | FAIRFAX, VA

FULLY LEASED



Space	Sq. Ft	Tenant Name
1	9,799	The Capital Grille
2	24,603	Homesense
3	24,560	Barnes & Noble
4	37,683	Nordstrom Rack

Space	Sq. Ft	Tenant Name
5	15,259	Old Navy
6	5,417	Burn Boot Camp
8	7,540	Men's Wearhouse
9	1,800	GameStop

Space	Sq. Ft	Tenant Name
10A	2,161	Jon David Hair Salon
10B	1,657	Nothing Bundt Cakes
11	2,140	Taco Bamba
12	7,049	First Watch

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FAIR LAKES PROMENADE | 12193 FAIR LAKES PROMENADE DRIVE, FAIRFAX, VA

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