

FAIR LAKES PROMENADE

FAIRFAX, VA

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

DEMOGRAPHICS 2025

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

CO-TENANTS















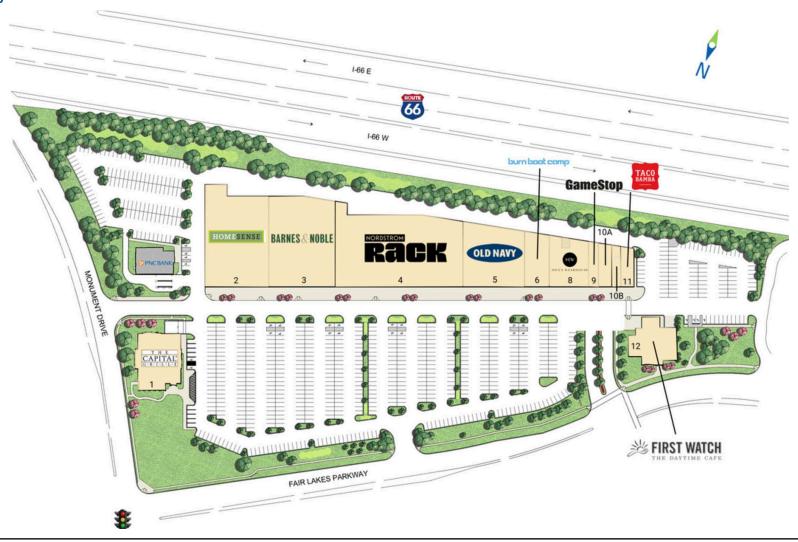




SITE PLAN

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FULLY LEASED



Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	9,799	The Capital Grille	5	15,259	Old Navy	10A	2,161	Jon David Hair Salon
2	24,603	Homesense	6	5,417	Burn Boot Camp	10B	1,657	Nothing Bundt Cakes
3	24,560	Barnes & Noble	8	7,540	Men's Wearhouse	11	2,140	Taco Bamba
4	37,683	Nordstrom Rack	9	1,800	GameStop	12	7,049	First Watch
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FAIR LAKES PROMENADE | 12193 FAIR LAKES PROMENADE DRIVE, FAIRFAX, VA

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