

# 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
- Panera
- BED BATH & BEYOND
- REGAL CINEMAS

**FAIR OAKS MALL**

- VICTORIA'S SECRET
- Bath&BodyWorks
- TEXAS de BRAZIL
- macy's
- DICK'S SPORTING GOODS
- JCPenney
- LEVATOR BURGER
- H&M
- The Cheesecake Factory
- Apple

**WHOLE FOODS**

**DICK'S SPORTING GOODS**

**KOHL'S**

FAIR LAKES PARKWAY 22,000 VPD

ROUTE 66 125,000 VPD

WEST OX ROAD

**COSTCO WHOLESALE**



**FAIR LAKES PROMENADE**

- BARNES & NOBLE
- Rack
- MEN'S WEARHOUSE
- OLD NAVY

**FAIR LAKES CENTER**

- WAL\*MART SUPERCENTER
- Michaels
- DSW
- Olive Garden
- ULTA BEAUTY
- HomeGoods
- TARGET
- BEST BUY
- SALLY BEAUTY

**FAIRFAX CORNER**

- KREI CO-OP south moon under
- PF. CHANG'S
- CINEMARK
- UNCLE JULIO'S MEXICAN from Scratch
- corepower YOGA

# SITE PLAN

FAIR LAKES PROMENADE | FAIRFAX, VA

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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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