

# 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, Barnes & Noble, TGI Fridays, Men
- | Excellent visibility and abundant surface parking
- | Approximately 250,000 people live within five miles

## DEMOGRAPHICS 2024

|   | 1 MILE          | 3 MILES   | 5 MILES   |
|---|-----------------|-----------|-----------|
|  POPULATION          | 22,055          | 94,014    | 256,770   |
|  DAYTIME POPULATION | 24,643          | 62,444    | 149,023   |
|  HOUSEHOLD INCOME  | \$111,517       | \$146,663 | \$152,485 |
|  TRAFFIC COUNTS    | 129,000 on I-66 |           |           |

## CO-TENANTS





## FAIR LAKES PROMENADE FAIRFAX, VA

### FAIRFAX TOWN CENTER

JOANN

**FIVE GUYS**  
BURGERS and FRIES

SAFEGWAY

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 THE NEW OUTLET

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     | 7,281  | 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          |

## FAIR LAKES PROMENADE

FAIRFAX, VA







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