

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

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**

FAIR LAKES PARKWAY 22,000 VPD

ROUTE 66 125,000 VPD

WEST OX ROAD

KOHL'S **DICK'S SPORTING GOODS** **WHOLE FOODS**

FAIR LAKES CENTER

WAL*MART SUPERCENTER **Michaels** **DSW**

Olive Garden **ULTA BEAUTY** **HomeGoods**

TARGET **BEST BUY.** **SALLY BEAUTY.**

FAIR LAKES PROMENADE

BARNES & NOBLE **Rack**

MEN'S WEARHOUSE **OLD NAVY**

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

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

FAIR LAKES PROMENADE
FAIRFAX, VA





FAIR LAKES PROMENADE | 2169-12249 FAIR LAKES, FAIRFAX, VA

Greg Hull | ghull@rappaportco.com | 571.382.1221

rappaportco.com