

## Fair Lakes Promenade Fairfax, VA

Fully Leased

## RAPPAPORT CULTIVATING PLACES



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- 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





#### **Fair Lakes Promenade**

## **2025 Demographics**

	1 mi.	<b>3 mi</b> .	5 mi.
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 l-66		

### **Co-Tenants**

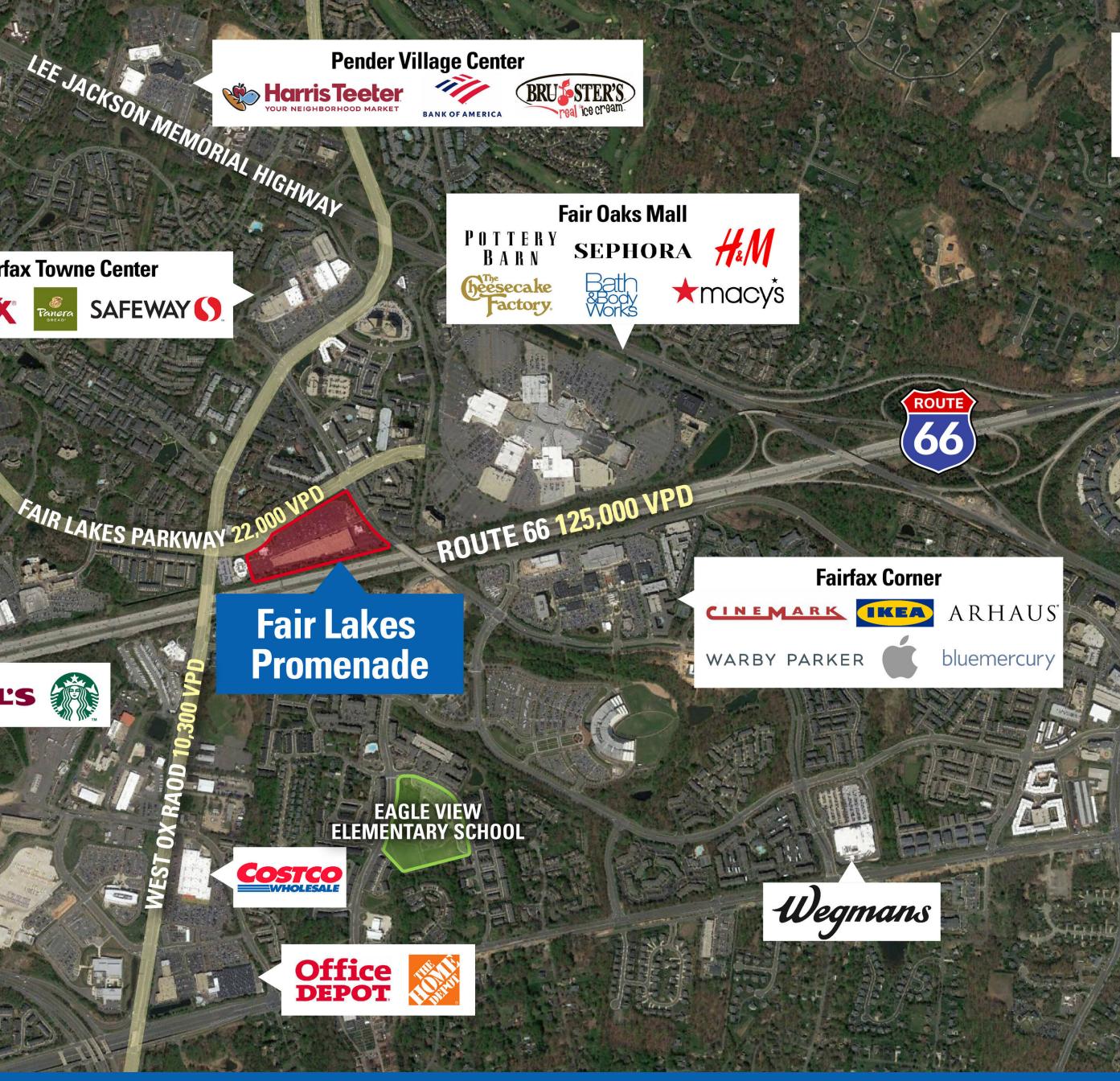






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#### **Fair Lakes Promenade**

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## Site Plan

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



Space Available

#### Fair Lakes Promenade





## **The Property**







#### Fair Lakes Promenade





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