

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



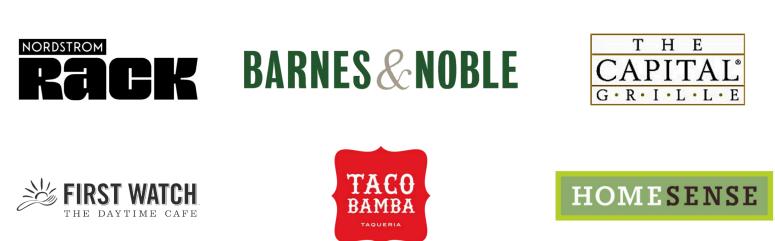


Fair Lakes Promenade

2025 Demographics

	1 mi.	3 mi .	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

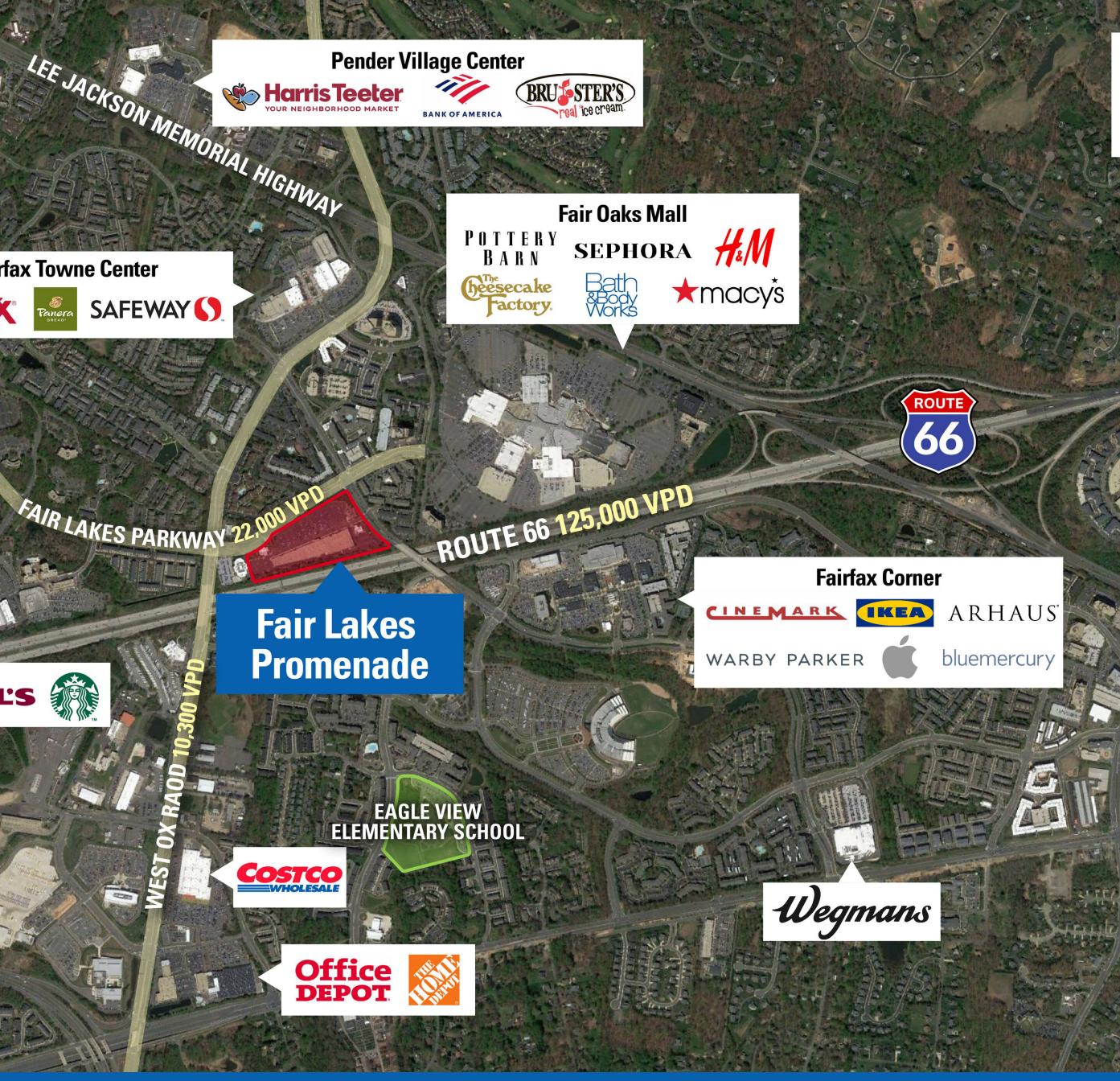






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Fair Lakes Promenade

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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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