



**Fair Lakes Promenade**  
Fairfax, VA

Fully Leased



# Fairfax

Virginia

- 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



## 2025 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	23,964	101,319	257,095
<b>Daytime Population</b>	17,699	53,095	149,023
<b>Household Income</b>	\$139,558	\$186,367	\$192,780
<b>Traffic Counts</b>	125,000 on I-66		

## Co-Tenants



GREENBRIAR EAST  
ELEMENTARY SCHOOL



LEE JACKSON MEMORIAL HIGHWAY

**Pender Village Center**

**Fairfax Towne Center**

**Fair Oaks Mall**

**Fair Lakes Center**

FAIR LAKES PARKWAY 22,000 VPD

ROUTE 66 125,000 VPD

**Fair Lakes Promenade**

**WHOLE FOODS MARKET** **KOHL'S**

**Fairfax Corner**



WEST OX ROAD 10,300 VPD

EAGLE VIEW  
ELEMENTARY SCHOOL

**COSTCO WHOLESALE**

**Office DEPOT**

*Wegmans*

# 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



# The Property



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