



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.
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 I-66		

Co-Tenants



FAIR LAKES PROMENADE
FAIRFAX, VA
GREENBRIAR EAST
ELEMENTARY SCHOOL



Pender Village Center

Harris Teeter
YOUR NEIGHBORHOOD MARKET

BANK OF AMERICA

BRUSTER'S
real ice cream

Fairfax Towne Center

TJ-maxx

Panera
BREAD

SAFEWAY

Fair Oaks Mall

POTTERY BARN

SEPHORA

H&M

The Cheesecake Factory

Bath & Body Works

★ macy's

Fair Lakes Center

PET SMART

ULTA
BEAUTY

ALDI

Michaels

TARGET

Walmart+

WHOLE FOODS
MARKET

KOHL'S

Starbucks

Fair Lakes Promenade

Fairfax Corner

CINEMARK

IKEA

ARHAUS

WARBY PARKER

Apple

bluemercury

Wegmans

COSTCO
WHOLESALE

Office DEPOT

THE HOME DEPOT



WEST OX ROAD 10,300 VPD

FAIR LAKES PARKWAY 22,000 VPD

ROUTE 66 125,000 VPD

EAGLE VIEW
ELEMENTARY SCHOOL

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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