



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		

Area Retailers



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



Fairfax Corner



EAGLE VIEW
ELEMENTARY SCHOOL



Wegmans

Fair Lakes Promenade

RAPPAPORT
CULTIVATING PLACES®

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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