



Fair Lakes Promenade
Fairfax, VA

Fully Leased

RAPPAPORT
CULTIVATING PLACES®

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



2026 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



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GREENBRIAR EAST
ELEMENTARY SCHOOL

LEE JACKSON
MEMORIAL HIGHWAY

Pender Village Center



Fairfax Towne Center



Fair Lakes Center



FAIR LAKES PARKWAY 22,000 VPD

Fair Lakes
Promenade

WEST OX ROAD 10,300 VPD

EAGLE VIEW
ELEMENTARY SCHOOL



ROUTE 66 125,000 VPD

Fair Oaks Mall

POTTERY
BARN

The
Cheesecake
Factory

SEPHORA

H&M

Bath
&Body
Works

macys

ROUTE
66

Fairfax Corner



ARHAUS

WARBY PARKER



bluemercury

Wegmans

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



The Property



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