



**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



## 2026 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 |           |           |

## 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**

**Whole Foods Market, Kohl's, Starbucks**



WEST OX ROAD 10,300 VPD

EAGLE VIEW  
ELEMENTARY SCHOOL

**Costco Wholesale**

**Office Depot, The Home 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



**Discover your next retail opportunity at**  
**rappaportco.com**



**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

**FAIR LAKES PROMENADE | 12193 FAIR LAKES PROMENADE DRIVE, FAIRFAX, VA**

**Greg Hull | ghull@rappaportco.com | 571.382.1221**