

FAIR LAKES PROMENADE

FAIRFAX, VA

2,140 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







FAIR LAKES PROMENADE

FAIRFAX, VA

- | 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, Barnes & Noble, TGI Fridays, Men
- | Excellent visibility and abundant surface parking
- | Approximately 250,000 people live within five miles

DEMOGRAPHICS 2023

	1 MILE	3 MILES	5 MILES
 POPULATION	22,055	94,014	256,770
 DAYTIME POPULATION	24,643	62,444	149,023
 HOUSEHOLD INCOME	\$111,517	\$146,663	\$152,485
 TRAFFIC COUNTS	129,000 on I-66		

CO-TENANTS

NORDSTROM
rack

HOMESENSE

BARNES & NOBLE

OLD NAVY

M
MEN'S

THE
CAPITAL
GRILLE



FAIR LAKES PROMENADE

FAIRFAX, VA

FAIRFAX TOWN CENTER

JOANN

FIVE GUYS
BURGERS and FRIES

SAFEGWAY

HC HAIR CUTTERY



BED BATH &
BEYOND

REGAL
CINEMAS

FAIR OAKS MALL

VICTORIA'S
SECRET

Bath&BodyWorks

TEXAS de BRAZIL

★ macy's

H&M



JCPenney

The Cheesecake
Factory



DICK'S
SPORTING GOODS

KOHL'S

WHOLE
FOODS

FAIR LAKES PARKWAY 22,000 VPD

ROUTE 66 125,000 VPD

WEST OX ROAD

COSTCO
WHOLESALE

FAIR LAKES CENTER

WAL*MART
SUPERCENTER

Michaels
MAKE CREATIVITY HAPPEN

DSW
DISCOUNT SHOES WAREHOUSE



ULTA
BEAUTY

HomeGoods



BEST
BUY

SALLY BEAUTY

24 FITNESS

Office
DEPOT



FAIR LAKES PROMENADE

BARNES & NOBLE

NORDSTROM
rack

THE
CAPITAL
GRILLE

OLD NAVY

FAIRFAX CORNER

REI
coop south moon under

PF. CHANG'S

CINEMARK

UNCLE JULIO'S
MEXICAN
from scratch

corepower
YOGA

SITE PLAN

FAIR LAKES PROMENADE | FAIRFAX, VA

2,140 SF AVAILABLE



Space	Sq. Ft	Tenant Name
1	7,281	The Capital Grille
2	24,603	Homesense
3	24,560	Barnes & Noble
4	37,683	Nordstrom Rack

Space	Sq. Ft	Tenant Name
5	15,259	Old Navy
6	5,417	Burn Boot Camp
8	7,540	Men's Wearhouse
9	1,800	GameStop

Space	Sq. Ft	Tenant Name
10A	2,161	Jon David Hair Salon
10B	1,657	Nothing Bundt Cakes
11	2,140	Available
12	7,049	TGI Fridays

FAIR LAKES PROMENADE

FAIRFAX, VA





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