

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



FAIR LAKES PROMENADE

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FAIR OAKS MALL

VICTORIA'S
SECRET

Bath&Body Works

TEXAS de BRAZIL

macys

H&M

ELEVATION
BURGER

JCPenney

The
Cheesecake
Factory

DAVE &
BUSTER'S

Apple

DICK'S
SPORTING GOODS

FAIRFAX TOWN CENTER

JOANN

FIVE GUYS
BURGERS and FRIES

SAFeway

HAIR CUTTERY



BED BATH &
BEYOND

REGAL
CINEMAS

KOHL'S

WHOLE
FOODS

ROUTE 66 125,000 V.P.D

FAIR LAKES PARKWAY 22,000 VPD

WEST OX ROAD

FAIR LAKES CENTER

WAL-MART
SUPERCENTER

Michaels
MAXX CREATIVITY HAPPIER

DSW
DESIGNER SHOE WAREHOUSE

ULTA
BEAUTY

HomeGoods

ALDI

TARGET

BEST BUY

SALLY BEAUTY.

COSTCO
WHOLESALE

Office
DEPOT

Office
DEPOT

eFITNESS

FAIR LAKES PROMENADE

BARNES & NOBLE

NORDSTROM
rack

THE
CAPITAL
G R I L L E

OLD NAVY

REI
coop

south
moon
under

P.F. 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	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	7,281	The Capital Grille	5	15,259	Old Navy	10A	2,161	Jon David Hair Salon
2	24,603	Homesense	6	5,417	Burn Boot Camp	10B	1,657	Nothing Bundt Cakes
3	24,560	Barnes & Noble	8	7,540	Men's Wearhouse	11	2,140	Available
4	37,683	Nordstrom Rack	9	1,800	GameStop	12	7,049	TGI Fridays

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