

FAIR LAKES PROMENADE

FAIRFAX, VA
2,161 SF AVAILABLE

RAPPAPORT







FAIR LAKES PROMENADE

FAIRFAX, VA

- | 140,000 square-foot community center located at I-66 and West Ox Road in Fairfax
- | Strong tenant mix includes Nordstrom Rack, Old Navy, Barnes & Noble, TGI Friday's, Men's Wearhouse and Game Stop
- | Excellent visibility and abundant surface parking
- | Approximately 250,000 people live within five miles

DEMOGRAPHICS 2018

	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

MEN'S WEARHOUSE

TGI FRIDAYS



FAIR LAKES PROMENADE
FAIRFAX, VA

FAIRFAX TOWN CENTER

- JO-ANN fabric and craft stores
- FIVE GUYS
- SAFeway
- hair cuttery
- BED BATH & BEYOND Beyond any store of its kind!
- REGAL CINEMAS

FAIR OAKS MALL

- VICTORIA'S SECRET Bath&BodyWorks TEXAS de BRAZIL
- macy's sears JCPenney
- ELEVATION SURFEL H&M The Cheesecake Factory

WHOLE FOODS

DICK'S SPORTING GOODS

KOHL'S

FAIR LAKES PARKWAY 22,000 VPD

ROUTE 66 125,000 VPD

WEST OX ROAD



FAIR LAKES CENTER

- WAL*MART SUPERCENTER
- Michaels
- DSW DESIGNER SHOES WAREHOUSE
- Olive Garden ITALIAN KITCHEN
- ULTA BEAUTY
- HomeGoods
- TARGET
- BEST BUY
- SALLY BEAUTY

COSTCO WHOLESALE

24 FITNESS

THE HOME DEPOT

Office DEPOT



FAIR LAKES PROMENADE

- MEN'S WEARHOUSE® OLD NAVY
- BARNES & NOBLE BN.com
- NORDSTROM rack
- MATTRESS FIRM California TORTILLA

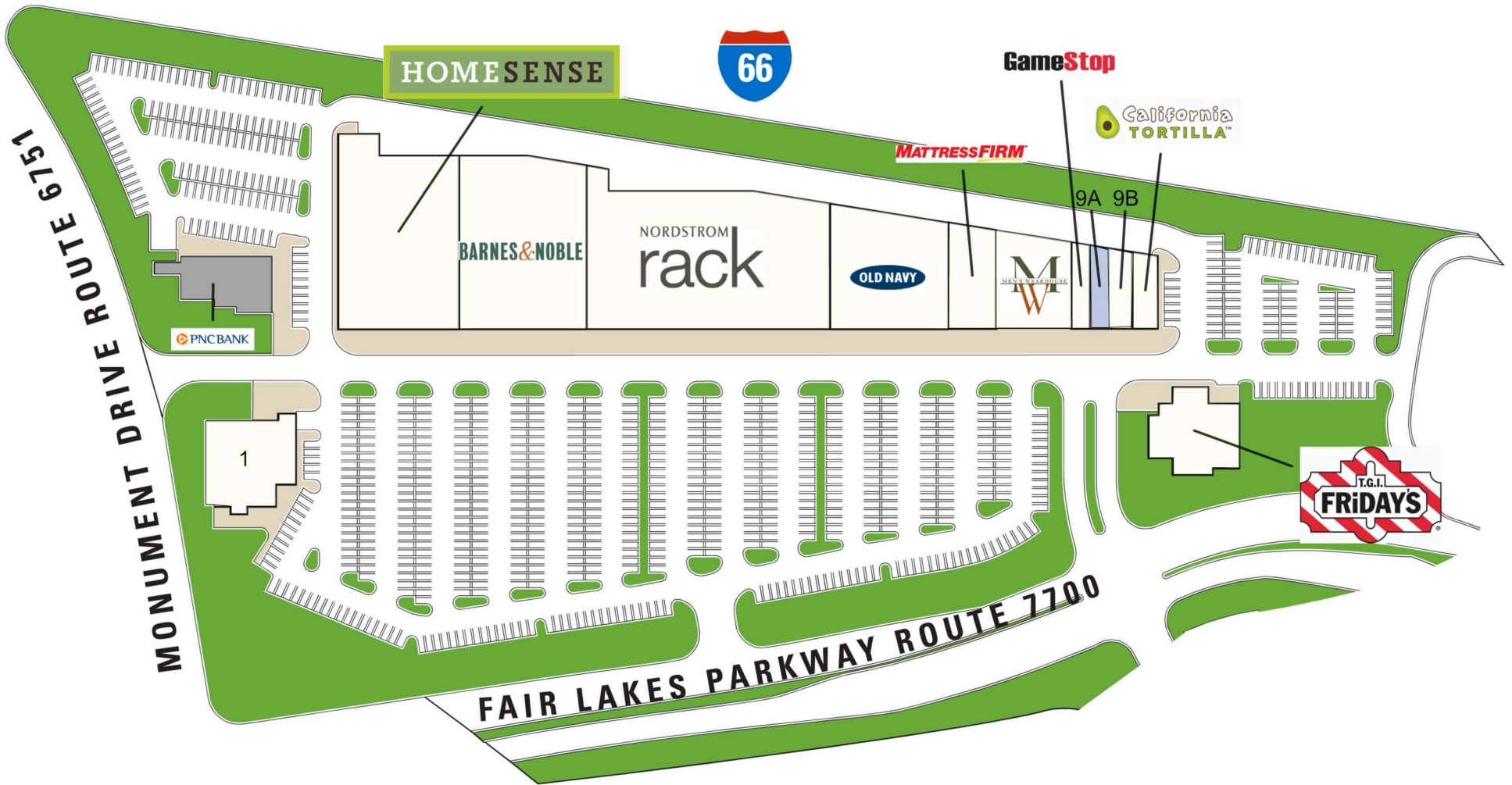
FAIRFAX CORNER

- REI co-op
- UNCLE JULIO'S MEXICAN from scratch
- south moon under
- corepower YOGA
- CINEMARK CENTURY CinéArts CinéBistro FIVE CINEMA
- P.F. CHANG'S CHINA BISTRO

SITE MAP

FAIR LAKES PROMENADE | FAIRFAX, VA

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Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	7,281	At Lease	5	15,259	Old Navy	9A	2,161	Available
2	24,603	Homesense	6	5,417	Mattress Firm	9B	1,657	Nothing Bundt Cakes
3	24,560	Barnes & Noble Booksellers	7	7,540	Men's Wearhouse	10	2,140	California Tortilla
4	37,683	Nordstrom Rack	8	1,800	Game Stop	11	7,049	TGI Friday's

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