

# FAIR LAKES CENTER

12997 FAIR LAKES CENTER | FAIRFAX, VA 22033

Fair Lakes Center is the ultimate power-shopping destination for the affluent northern Virginia suburb of central Fairfax County. Offering more than one million square feet of the nation's leading retailers and restaurants along with easy access from I-66 and the Fairfax County Parkway, it's no wonder Fair Lakes Center is a regional draw.




**Now Open:** *Honeygrow, Bagel Joy, J. Crew Factory, Nike Unite, Uniqlo, Crumbl Cookies, and The Boss Barber*

Exciting anchor destinations including **Target, Walmart, Best Buy, HomeGoods, Michael's, BJ's, Hobby Lobby, Rockler Woodworking and Hardware** and **PetSmart**.

[Madison Roach](#)

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| DEMOGRAPHICS  | 1 MILE    | 3 MILES   | 5 MILES   |
|---|-----------|-----------|-----------|
| TOTAL POPULATION<br> | 13,950    | 115,865   | 236,883   |
| AVERAGE HHI<br>      | \$171,067 | \$182,919 | \$195,451 |
| TOTAL EMPLOYEES<br>  | 15,631    | 120,821   | 266,249   |



**COLOR KEY**

AVAILABLE      RETAIL

|  |           |                                    |            |  |            |                               |          |
|--|-----------|------------------------------------|------------|--|------------|-------------------------------|----------|
| <b>2961</b> Noodles & Company                | 2,901 SF  | <b>3015</b> Cantina d'Italia       | 4,400 SF   | <b>3048A</b> Ulta Beauty               | 9,167 SF   | <b>3093</b> Red Robin         | 7,995 SF |
| <b>2965</b> VA ABC                           | 2,812 SF  | <b>3019</b> Sally Beauty Supply    | 1,500 SF   | <b>3049</b> BJ's Wholesale             | 123,800 SF | <b>3095</b> Burger King       | 3,200 SF |
| <b>2967</b> Available                        | 3,329 SF  | <b>3027</b> Nike                   | 15,404 SF  | <b>3051</b> Walmart                    | 182,800 SF | <b>3097</b> Wendy's           | 3,175 SF |
| <b>2973</b> PETSMART                         | 25,010 SF | <b>3029</b> 5.11 Tactical          | 6,933 SF   | <b>3053</b> Michael's                  | 26,977 SF  | <b>3099</b> Exxon             | 1,849 SF |
| <b>2975</b> Rockler Woodworking and Hardware | 12,351 SF | <b>3031</b> Aldi                   | 24,000 SF  | <b>3055</b> HomeGoods                  | 30,348 SF  | <b>4001</b> Olive Garden      | 9,100 SF |
| <b>2979</b> J. Crew Factory                  | 6,426 SF  | <b>3035</b> Hobby Lobby            | 81,042 SF  | <b>3059</b> Tenant                     | 40,000 SF  | <b>4003</b> Applebee's        | 5,413 SF |
| <b>2985</b> Verizon Wireless                 | 2,000 SF  | <b>3037</b> AT&T                   | 2,500 SF   | <b>3060</b> Popeye's Louisiana Kitchen | 2,653 SF   | <b>4005</b> Jared's Jewelers  | 6,000 SF |
| <b>2987</b> Hair Cuttery                     | 1,200 SF  | <b>3039</b> Tsunami                | 2,500 SF   | <b>3075</b> Crumbl Cookies             | 1,954 SF   | <b>4007</b> Ha Sakura         | 7,200 SF |
| <b>2989</b> Fair Lakes Dentist               | 2,461 SF  | <b>3041</b> Uniqlo                 | 9,075 SF   | <b>3077</b> Nora Nail Bar              | 1,200 SF   | <b>29551</b> Chase Bank       | 4,478 SF |
| <b>2995</b> Leased - Opening Spring 2025     | 41,510 SF | <b>3042</b> Chipotle Mexican Grill | 3,089 SF   | <b>3079</b> Cleaners                   | 1,800 SF   | <b>29552</b> Starbucks Coffee | 1,600 SF |
| <b>2997</b> DSW Shoes                        | 26,856 SF | <b>3044</b> Honeygrow              | 2,471 SF   | <b>3081</b> Bagel Joy                  | 2,000 SF   | <b>30501</b> Guapo's          | 7,782 SF |
| <b>2999</b> Massage Envy                     | 2,600 SF  | <b>3046</b> European Wax Center    | 2,400 SF   | <b>3083</b> The Boss Barber            | 800 SF     |                               |          |
| <b>3007</b> Banners Hallmark                 | 4,200 SF  | <b>3047</b> Target                 | 110,431 SF | <b>3087</b> Tony's NY Pizza            | 3,360 SF   |                               |          |
| <b>3011</b> Land's End                       | 7,000 SF  | <b>3048</b> Jimmy John's           | 1,200 SF   | <b>3091</b> Best Buy                   | 50,400 SF  |                               |          |

## CENTER HIGHLIGHTS



Family-favorite dining options to please every palate including **Guapo's, Sakura, Applebee's, Olive Garden, Red Robin** and **Cantina d'Italia**. Popular fast-casual dining hot spots including **Chipotle, Noodles & Company, Starbucks, and Jimmy John's**.

**Highly visible location** off I-66 and the Fairfax County Parkway.

## RETAILERS INCLUDE



**HOBBY LOBBY.**



**DSW**



**LANDS' END**

## LEASING AGENT

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