

## THE SHOPS AT FAIR LAKES

12715 SHOPPES LN | FAIRFAX COUNTY, VA 22033

With its prime location adjacent to Fair Lakes Center – a one million square foot regional shopping center featuring some of the nation’s leading retailers and restaurants - The Shops at Fair Lakes offers a complementary mix of convenient services and restaurants designed to support area residents, office workers and hotel guests.

**Now Open:** *Wooboi Chicken*

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| DEMOGRAPHICS         | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION<br> | 17,723    | 111,031   | 240,932   |
| TOTAL HOUSEHOLDS<br> | 7,408     | 40,908    | 83,633    |
| AVERAGE HHI<br>      | \$155,659 | \$187,999 | \$195,796 |



|  |          |                                 |          |  |          |                 |           |
|--|----------|---------------------------------|----------|--|----------|-----------------|-----------|
| <b>2700</b> McDonalds                      | 2,220 SF | <b>2707</b> Fair Lakes Cleaners | 1,969 SF | <b>2719</b> Wooboi Hot Chicken         | 1,506 SF | <b>2833</b> CVS | 12,496 SF |
| <b>2701</b> Dunkin Donuts & Baskin Robbins | 1,753 SF | <b>2713</b> Dynamic Kick        | 2,031 SF | <b>2727</b> Blue Iguana                | 3,977 SF |                 |           |
| <b>2703</b> Jersey Mike's Sub              | 1,231 SF | <b>2715</b> Paisano's           | 1,231 SF | <b>2730</b> Sunoco                     | 2,503 SF |                 |           |
| <b>2705</b> OMG! My Nails                  | 923 SF   | <b>2717</b> China Taste         | 1,375 SF | <b>2735</b> Sandy Spring National Bank | 3,818 SF |                 |           |



**Sandy Spring National Bank, CVS, Sunoco & McDonald's** anchor the center

Popular fast food options include **Dunkin Donuts, Jersey Mikes & Paisano's**

**Blue Iguana** restaurant has been a fixture in Fairfax for 20+ years

RETAILERS INCLUDE



LEASING AGENT

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