

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.

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

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,027	115,446	236,129
TOTAL EMPLOYEES	14,284	118,179	265,350
AVERAGE HHI	\$176,375	\$195,404	\$211,155

Source: Esri, 2024

Available Space



2961	Noodles & Company	2,901 SF	3015	Cantina d'Italia	4,400 SF	3048A	Ulta Beauty	9,167 SF	3095	Burger King	3,200 SF
2965	VA ABC	2,812 SF	3019	Sally Beauty Supply	1,500 SF	3049	BJ's Wholesale	123,800 SF	3097	Wendy's	3,175 SF
2967	Leased	3,320 SF	3027	Nike	15,404 SF	3051	Walmart	182,800 SF	3099	Exxon	1,849 SF
2973	PETSMART	25,010 SF	3029	5.11 Tactical	6,933 SF	3053	Michaels	26,977 SF	4001	Olive Garden	9,100 SF
2975	Rockler Woodworking and Hardware	12,351 SF	3031	Aldi	24,000 SF	3055	HomeGoods	30,348 SF	4003	Applebee's	5,413 SF
2979	J.Crew Factory	6,426 SF	3035	Hobby Lobby	81,042 SF	3059	Savers	40,000 SF	4005	Jared Jewelers	
2985	Available	2,000 SF	3037	AT&T	2,500 SF	3075	Available	1,954 SF	4007	Sakura	6,000 SF
2987	Hair Cuttery	1,200 SF	3039	Tsunami Sushi	2,500 SF	3077	Nora Nail Bar	1,200 SF	29551	Chase Bank	4,478 SF
2989	Fair Lakes Dentist	2,461 SF	3041	Uniqlo	9,075 SF	3079	Fair Center Cleaners	1,800 SF	29552	Starbucks Coffee	1,600 SF
2995	Leased	41,510 SF	3042	Chipotle Mexican Grill	3,089 SF	3081	Bagel Joy	2,000 SF	30501	Guapo's	7,782 SF
2997	DSW Shoes	26,856 SF	3044	Honeygrow	2,471 SF	3083	The Boss Barber	800 SF			
2999	Massage Envy	2,600 SF	3046	European Wax Center	2,400 SF	3087	Tony's NY Pizza	3,360 SF			
3007	Hallmark	4,716 SF	3047	Target	110,431 SF	3091	Best Buy	50,400 SF			
3011	Land's End	7,000 SF	3048	Jimmy John's	1,200 SF	3093	Red Robin	7,995 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, Starbucks, Jimmy John's**, and **honeygrow**.

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

Annual visits: **10M**

Source: Placer.ai, 2025

RETAILERS INCLUDE



LEASING AGENT

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