

PETERSON COMPANIES

FAIR LAKES CENTER

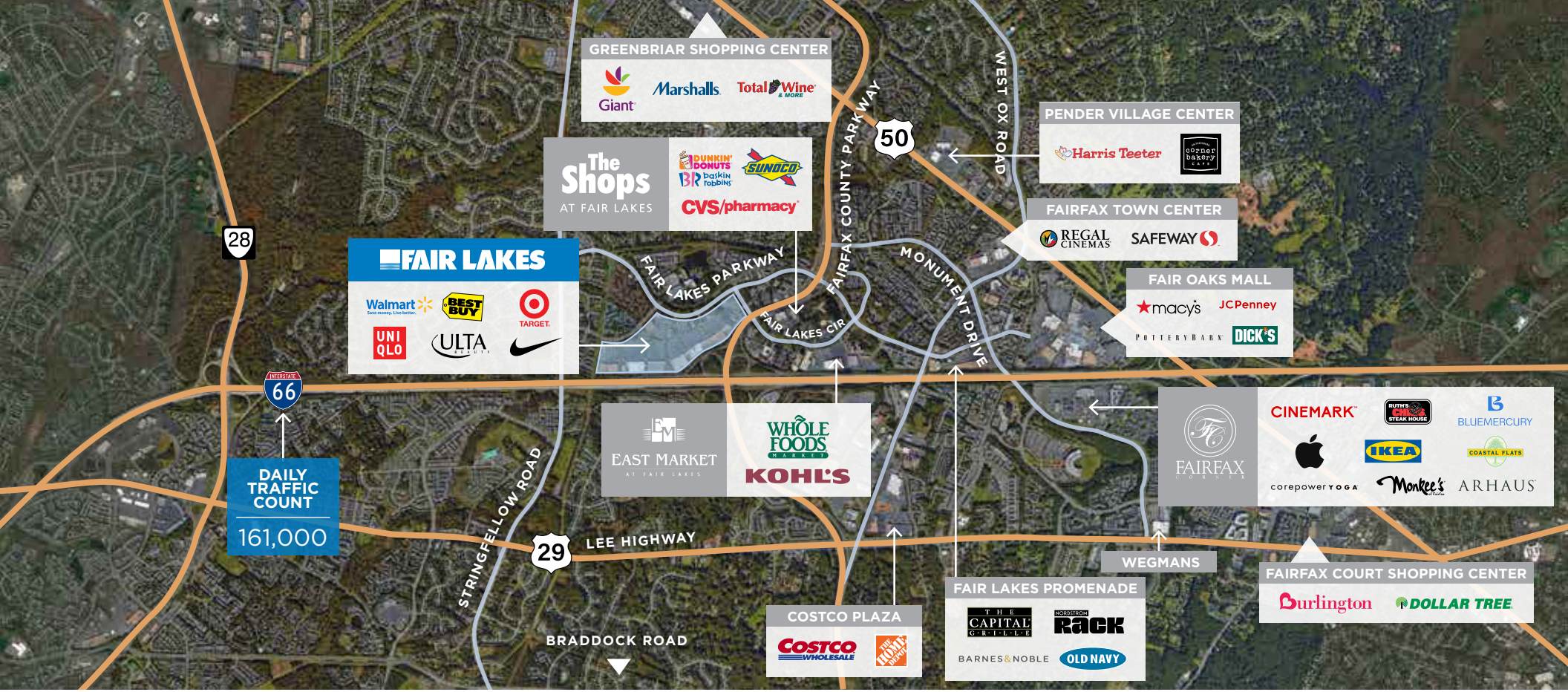
12997 FAIR LAKES CENTER | FAIRFAX, VA 22033

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



2961	Noodles & Company	2,901 SF
2965	VA ABC	6,141 SF
2973	PETSMART	25,010 SF
2975	Rockler Woodworking and Hardware	12,351 SF
2979	J.Crew Factory	6,426 SF
2985	Available	2,000 SF
2987	Hair Cuttery	1,200 SF
2989	Fair Lakes Dentist	2,461 SF
2995	Leased	41,510 SF
2997	DSW Shoes	26,856 SF
2999	Massage Envy	2,600 SF
3007	Hallmark	4,716 SF
3011	Land's End	7,000 SF
3015	Cantina d'Italia	4,400 SF
3019	Sally Beauty Supply	1,500 SF
3027	Nike	15,404 SF
3029	5.11 Tactical	6,933 SF
3031	Aldi	24,000 SF
3035	Hobby Lobby	81,042 SF
3037	AT&T	2,500 SF
3039	Tsunami Sushi	2,500 SF
3041	Uniqlo	9,075 SF
3042	Chipotle Mexican Grill	3,089 SF
3044	Honeygrow	2,471 SF
3046	European Wax Center	2,400 SF
3047	Target	110,431 SF
3048	Jimmy John's	1,200 SF
3048A	Ulta Beauty	9,167 SF
3049	BJ's Wholesale	123,800 SF
3051	Walmart	182,800 SF
3053	Michaels	26,977 SF
3055	HomeGoods	30,348 SF
3059	Savers	40,000 SF
3075	Available	1,954 SF
3077	Nora Nail Bar	1,200 SF
3079	Fair Center Cleaners	1,800 SF
3081	Bagel Joy	2,000 SF
3083	The Boss Barber	800 SF
3087	Tony's NY Pizza	3,360 SF
3091	Best Buy	50,400 SF
3093	Red Robin	7,995 SF
3095	Burger King	3,200 SF
3097	Wendy's	3,175 SF
3099	Exxon	1,849 SF
4001	Olive Garden	9,100 SF
4003	Applebee's	5,413 SF
4005	Jared Jewelers	6,000 SF
4007	Sakura	7,200 SF
29551	Chase Bank	4,478 SF
29552	Starbucks Coffee	1,600 SF
30501	Guapo's	7,782 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

Nike, UNIQLO, Target, Hobby Lobby, Best Buy, DSW, Ulta Beauty, Lands' End

LEASING AGENT

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