

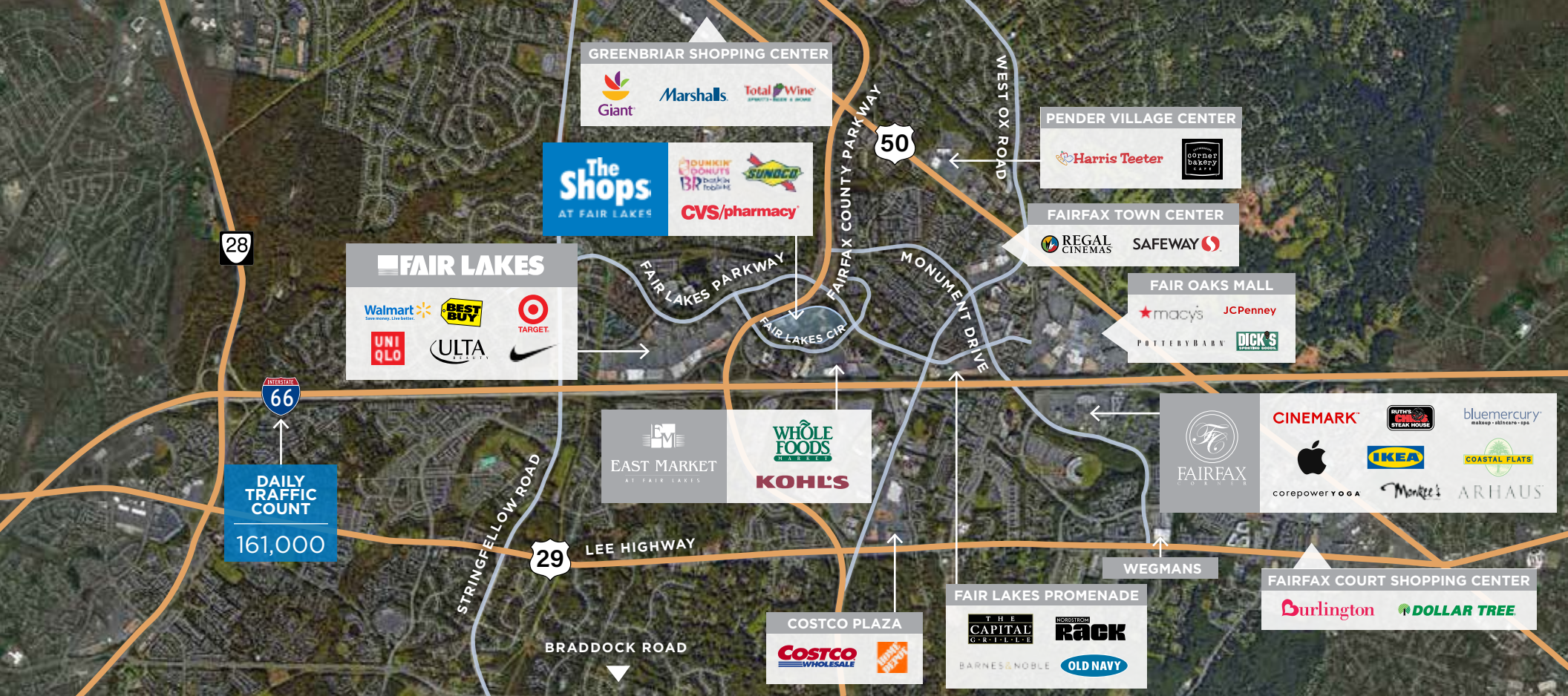
THE SHOPS AT FAIR LAKES

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.

[Madison Roach](#)

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DAILY TRAFFIC COUNT
161,000



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

Source: 2025, Placer.ai



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

RETAILERS INCLUDE



LEASING AGENT

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