

# FAIR OAKS MALL



## PROPERTY HIGHLIGHTS

- Direct Access - Exterior Facing Opportunity
- Fair Oaks Mall is one of the region's largest shopping destinations serving the affluent communities of Fairfax County
- Fair Oaks offers an upscale mix of retailers including Apple, J.Crew, Michael Kors, Verizon Experience and XXI Forever, nearly 200 specialty stores, services and restaurants as well as Macy's and Macy's Furniture Gallery, Lord & Taylor, and JCPenney

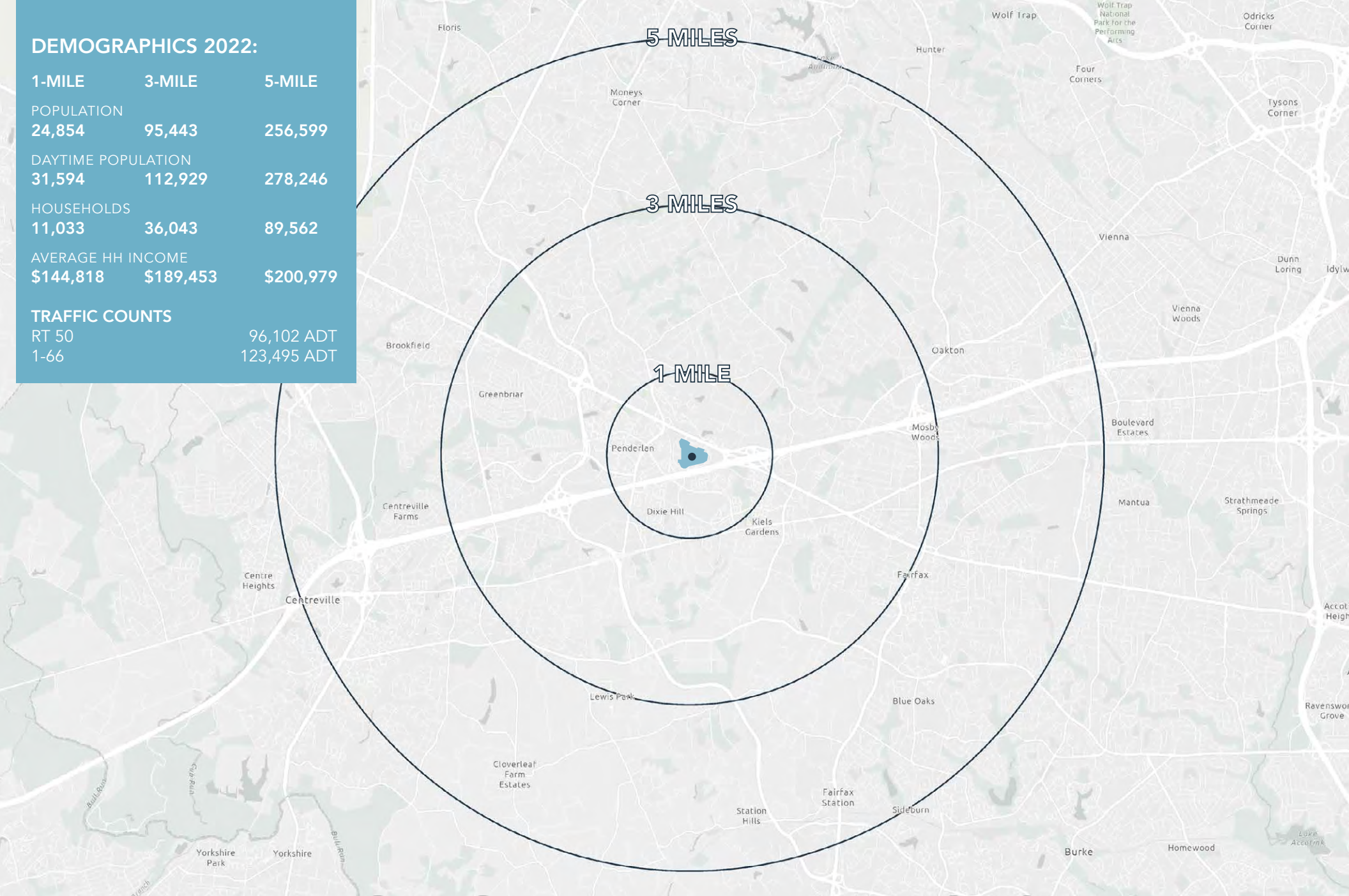
**56,787 SF AVAILABLE  
CAN BE SUBDIVIDED**



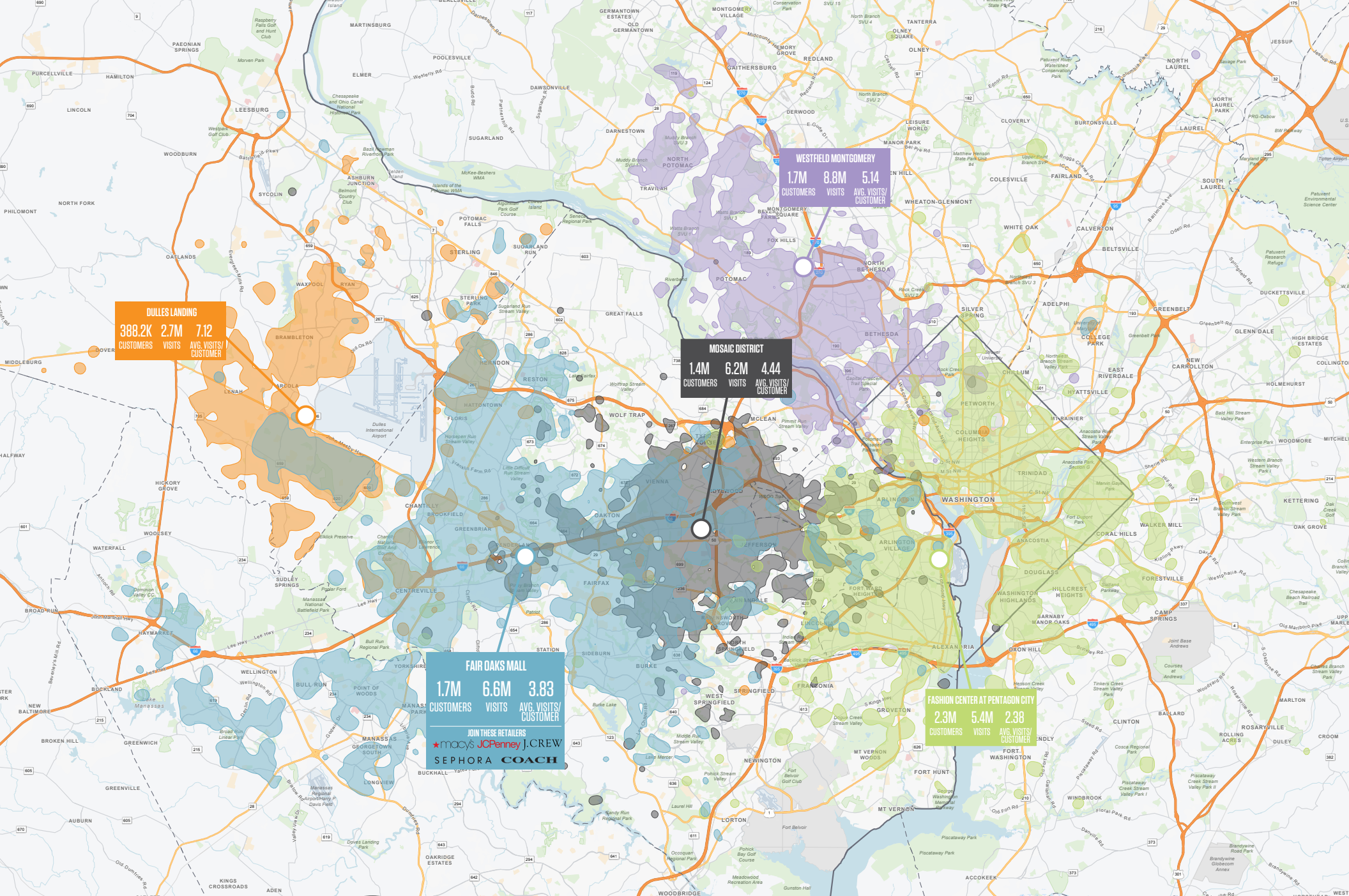
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## DEMOGRAPHICS 2022:

| 1-MILE             | 3-MILE    | 5-MILE      |
|--------------------|-----------|-------------|
| POPULATION         |           |             |
| 24,854             | 95,443    | 256,599     |
| DAYTIME POPULATION |           |             |
| 31,594             | 112,929   | 278,246     |
| HOUSEHOLDS         |           |             |
| 11,033             | 36,043    | 89,562      |
| AVERAGE HH INCOME  |           |             |
| \$144,818          | \$189,453 | \$200,979   |
| TRAFFIC COUNTS     |           |             |
| RT 50              |           | 96,102 ADT  |
| 1-66               |           | 123,495 ADT |

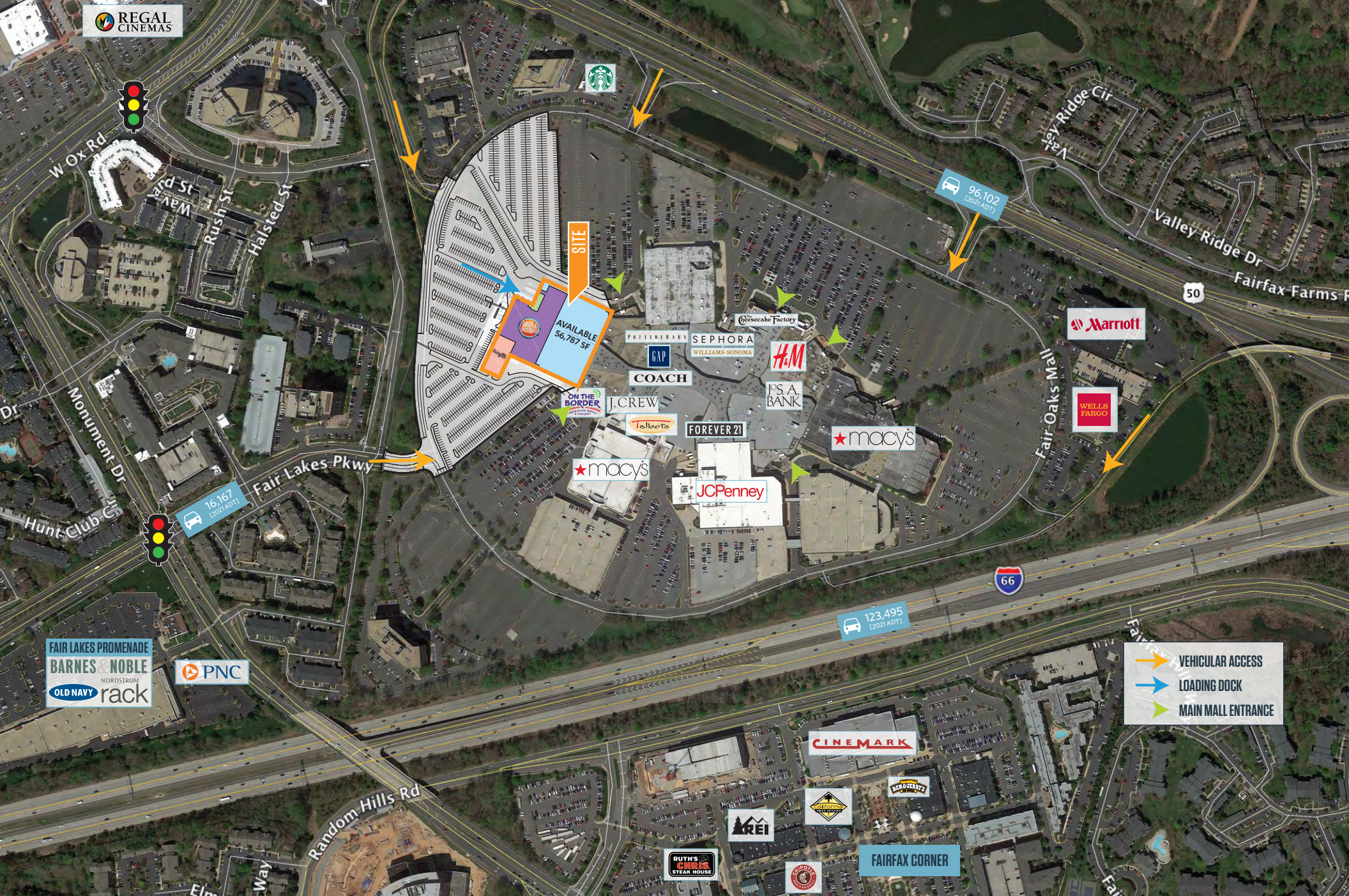


# DEMOGRAPHICS **klnb**



# PLACER DATA





FAIR LAKES PROMENADE  
BARNES & NOBLE  
NORDSTROM  
OLD NAVY rack

PNC

SITE  
AVAILABLE  
56,787 SF

123,495  
(2021 ADT)

96,102  
(2021 ADT)

16,167  
(2021 ADT)

- VEHICULAR ACCESS
- LOADING DOCK
- MAIN MALL ENTRANCE

# MALL AERIAL



# SITE PLAN

UPPER LEVEL



LANDLORD ROOM  
1,980 SF

LOWER LEVEL LOADING  
2,149 SF



39,792 SF

Lazy DOG  
EAT. DRINK.  
9,082 SF

COVERED PATIO & ENTRY  
(1,775 SF)

LANDSCAPING

TENANT BRANDING  
52'-3"

TRASH ROOM  
886 SF

EGRESS  
994 SF

AVAILABLE  
56,787 SF



288'-0"

BOTTOM OF STEEL ±16'-2"

38'-8"

65'-4"

7'-5"

150'-3"

148'-4"

74'-0"

11'-0"

12'-0"

103'-5"

302'-4"

52'-3"

95'-9"

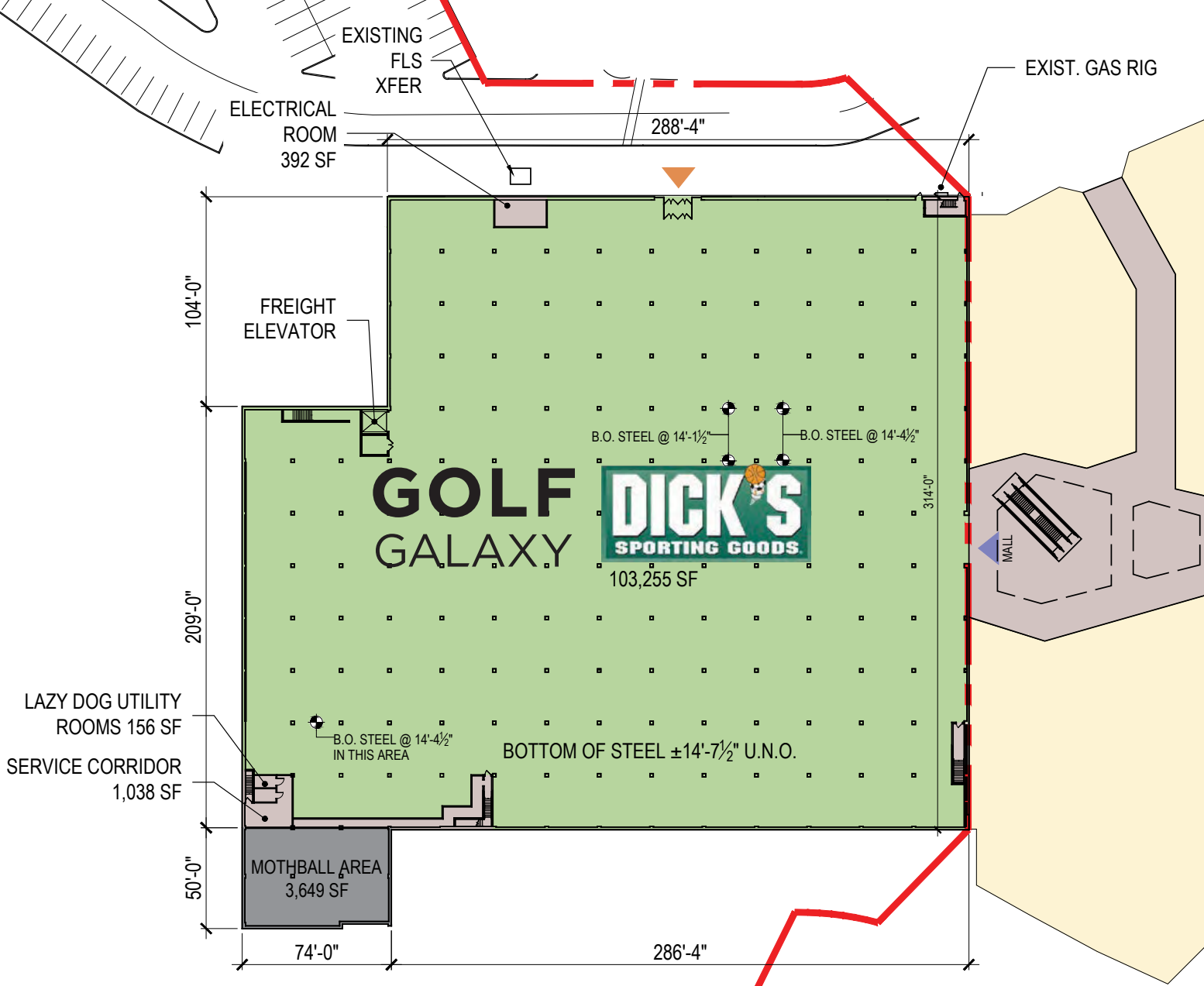
28'-2"

157'-5"

157'-4"

MAIL

MAIL



# SITE PLAN LOWER LEVEL





SPACE

klnb





CONCEPTUAL  
RENDERING

klnb



**CO-TENANTS** klnb

An aerial photograph of the Fair Oaks Mall area in Fairfax, Virginia. The image shows a large shopping center with several buildings, including a prominent Macy's store. There are extensive parking lots filled with cars. In the foreground, a multi-lane highway with traffic is visible. The background consists of a dense residential or commercial area with many trees and buildings under a clear sky.

**11750 FAIR OAKS, FAIRFAX, VA 22033**

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