

FAIR OAKS MALL

PROPERTY HIGHLIGHTS

- Rare pad site outside of Fair Oaks Mall, located within affluent Fairfax County, VA (\$145,165 Median HH Income)
- Situated outside Virginia's #3 Mall, Fair Oaks Mall, which sees 6.5M visitors annually
- Site is easily accessible from 1-66 (139,589 VPD), RT 50 (83,652 VPD), and Fair Lakes Parkway (14,956 VPD), and includes visibility to Fair Oaks Mall Drive
- Neighboring retailers include: Apple, Pottery Barn, Golf Galaxy, Dick's Sporting Goods, Sephora, Dave & Busters, Cheesecake Factory and more.

PAD
OPPORTUNITY

± 0.8 AC PAD AVAILABLE
Proposed ±10,000 SF Building



AMANDA DEVINNEY ADEVINNEY@KLNb.COM | 443.632.2045
BRIAN FINKELSTEIN BFINKELSTEIN@KLNb.COM | 443.632.2076
JOHN MEYER JMEYER@KLNb.COM | 443.632.2052



CLOSE-UP

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MALL AERIAL

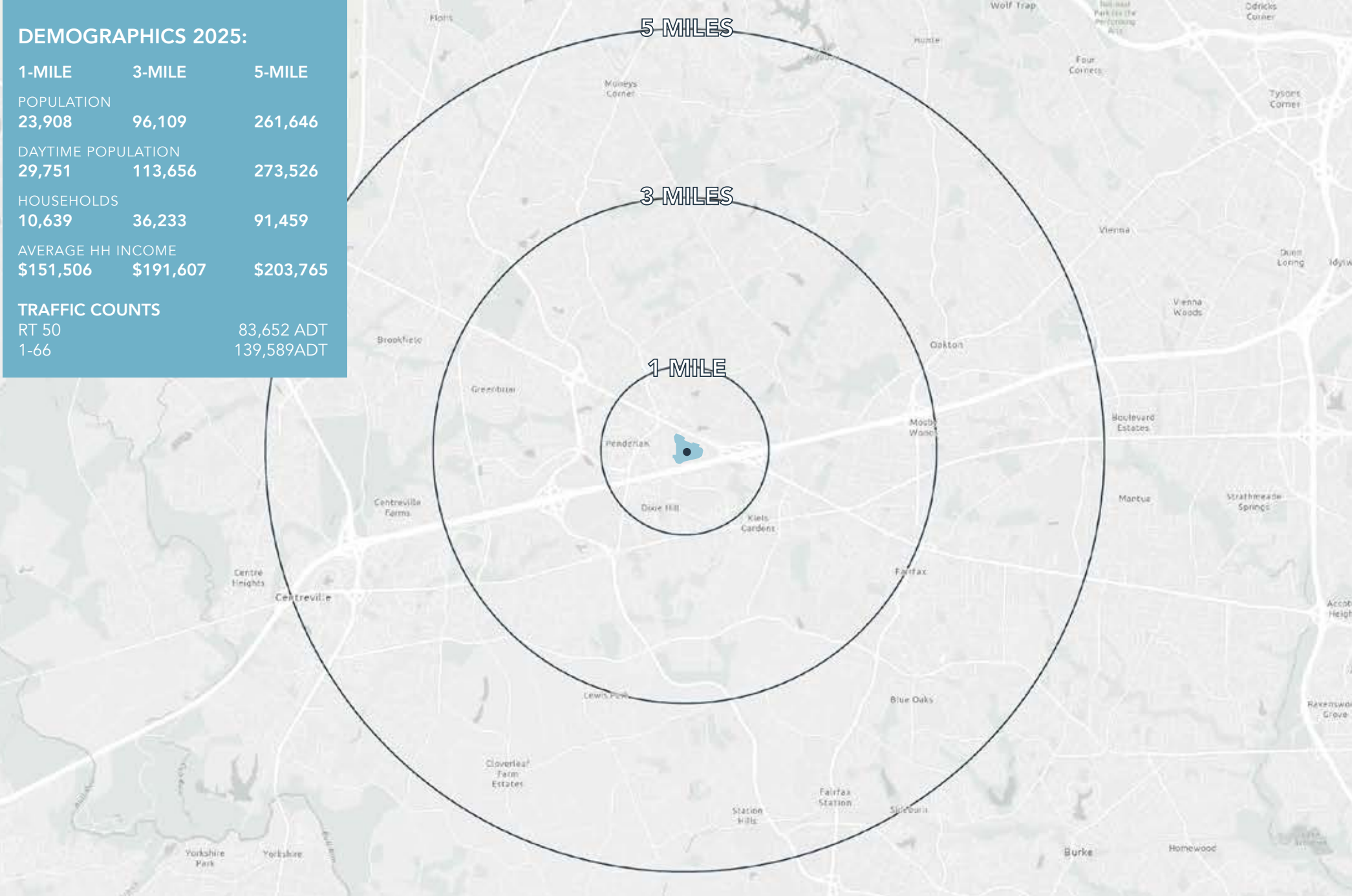


DEMOGRAPHICS 2025:		
1-MILE	3-MILE	5-MILE
POPULATION		
23,908	96,109	261,646
DAYTIME POPULATION		
29,751	113,656	273,526
HOUSEHOLDS		
10,639	36,233	91,459
AVERAGE HH INCOME		
\$151,506	\$191,607	\$203,765
TRAFFIC COUNTS		
RT 50		83,652 ADT
1-66		139,589ADT

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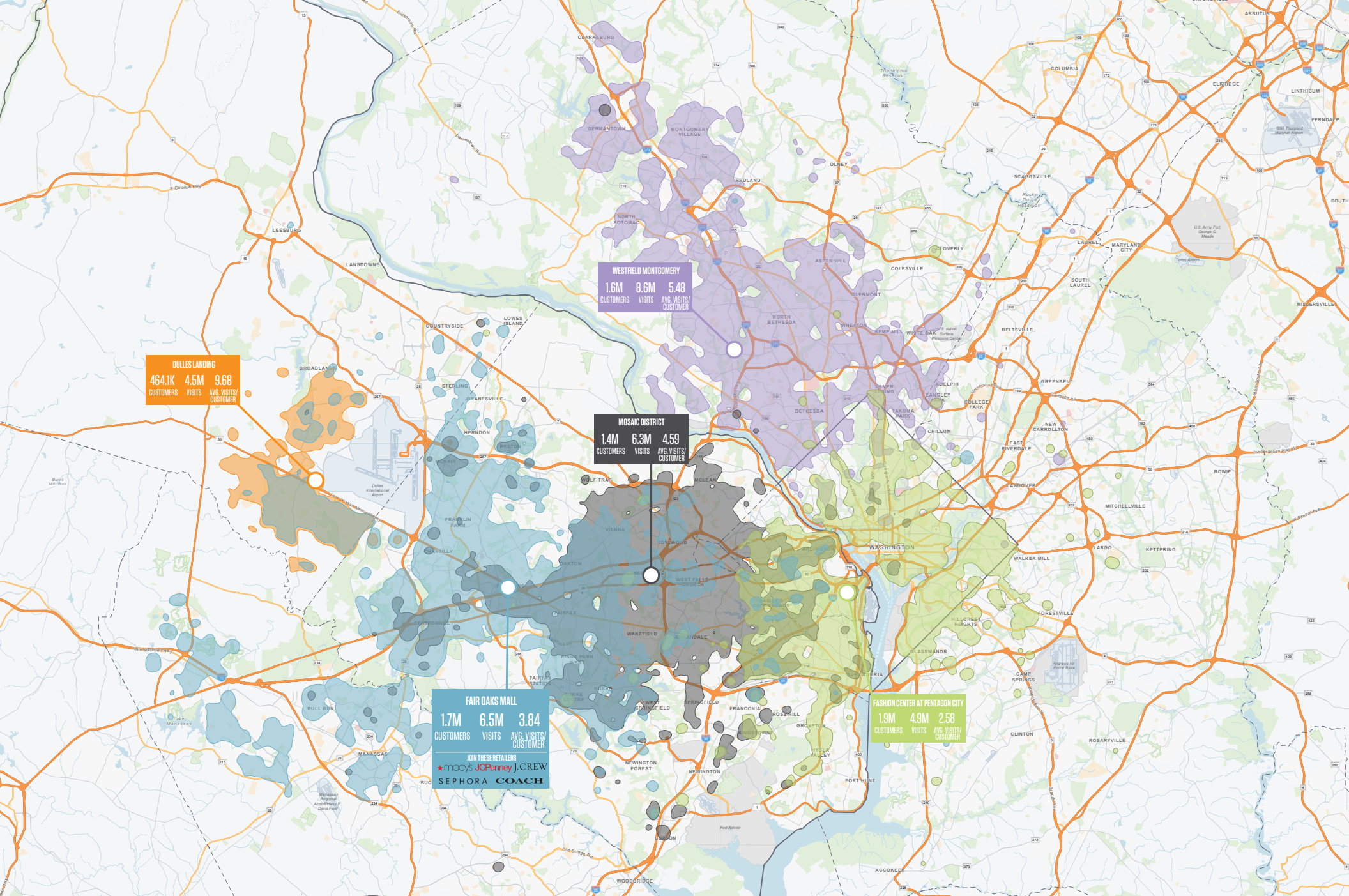
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DEMOGRAPHICS

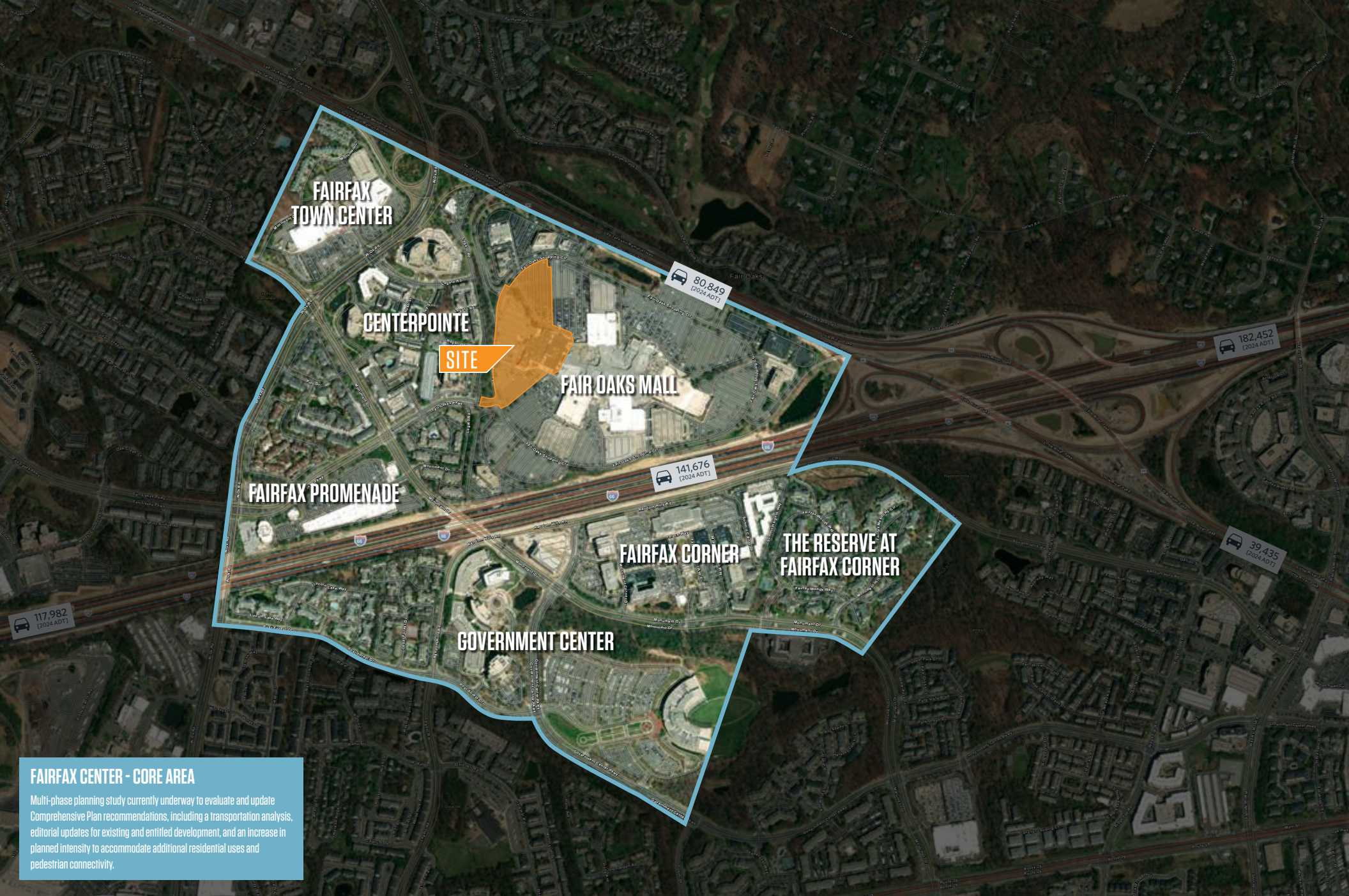




PLACER DATA



DEVELOPMENT



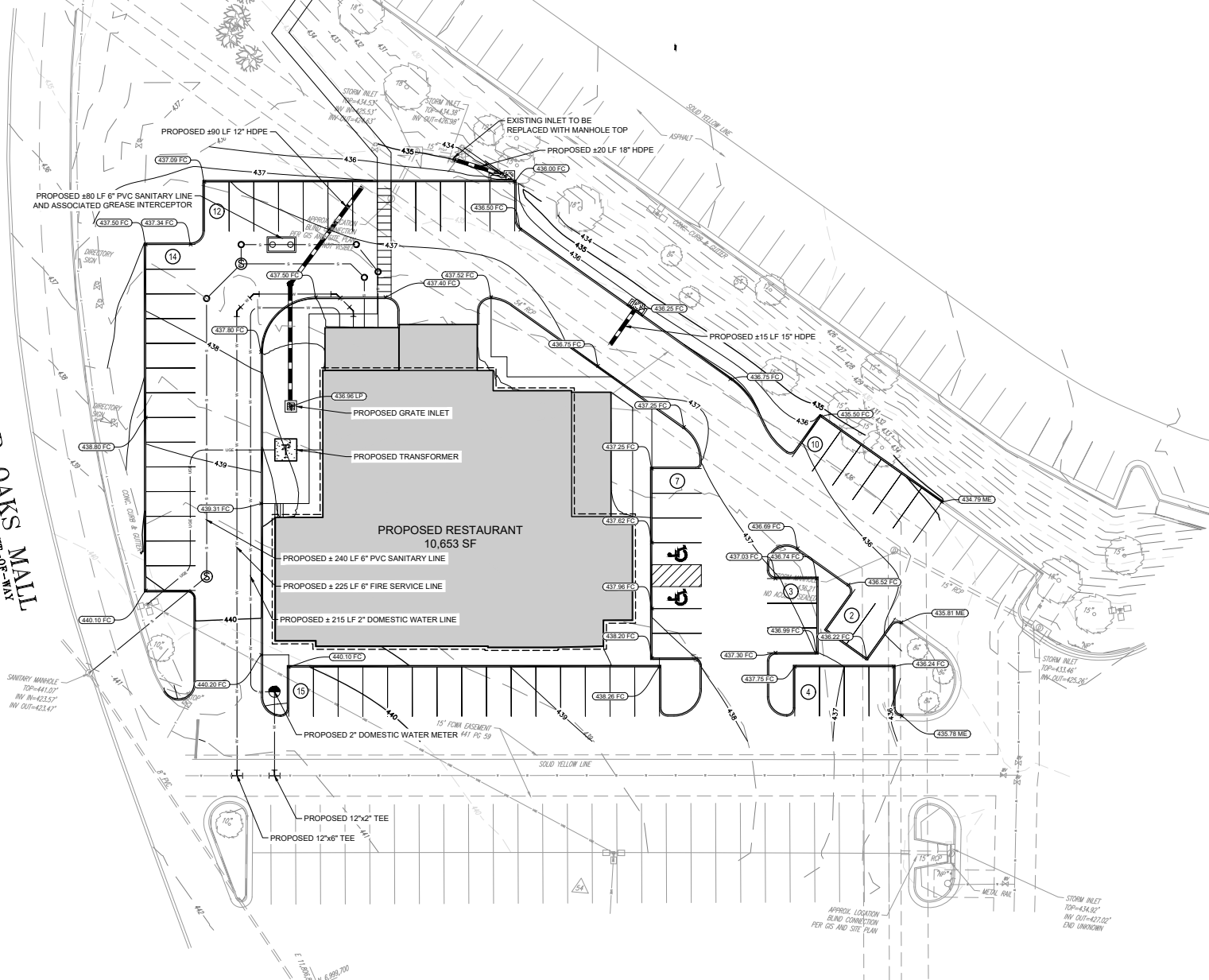
FAIRFAX CENTER - CORE AREA

Multi-phase planning study currently underway to evaluate and update Comprehensive Plan recommendations, including a transportation analysis, editorial updates for existing and entitled development, and an increase in planned intensity to accommodate additional residential uses and pedestrian connectivity.

CORE AREA



FAIR OAKS MALL
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC HIGHWAY



CONCEPTUAL LAYOUT





SPACE

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CO-TENANTS

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An aerial photograph of Fair Oaks Mall in Fairfax, Virginia. The mall is a large, multi-story building with a parking lot full of cars. A multi-lane highway runs along the bottom of the image. The text "11750 FAIR OAKS, FAIRFAX, VA 22033" is overlaid on the image.

11750 FAIR OAKS, FAIRFAX, VA 22033

FAIR OAKS MALL

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