



RETAIL  
A MEMBER OF CHAINLINKS RETAIL ADVISORS

# JC PENNEY REDEVELOPMENT

11801 FAIR OAKS MALL | FAIRFAX, VA 22033





# FAIR OAKS MALL





## JC PENNEY REDEVELOPMENT

FAIRFAX, VA

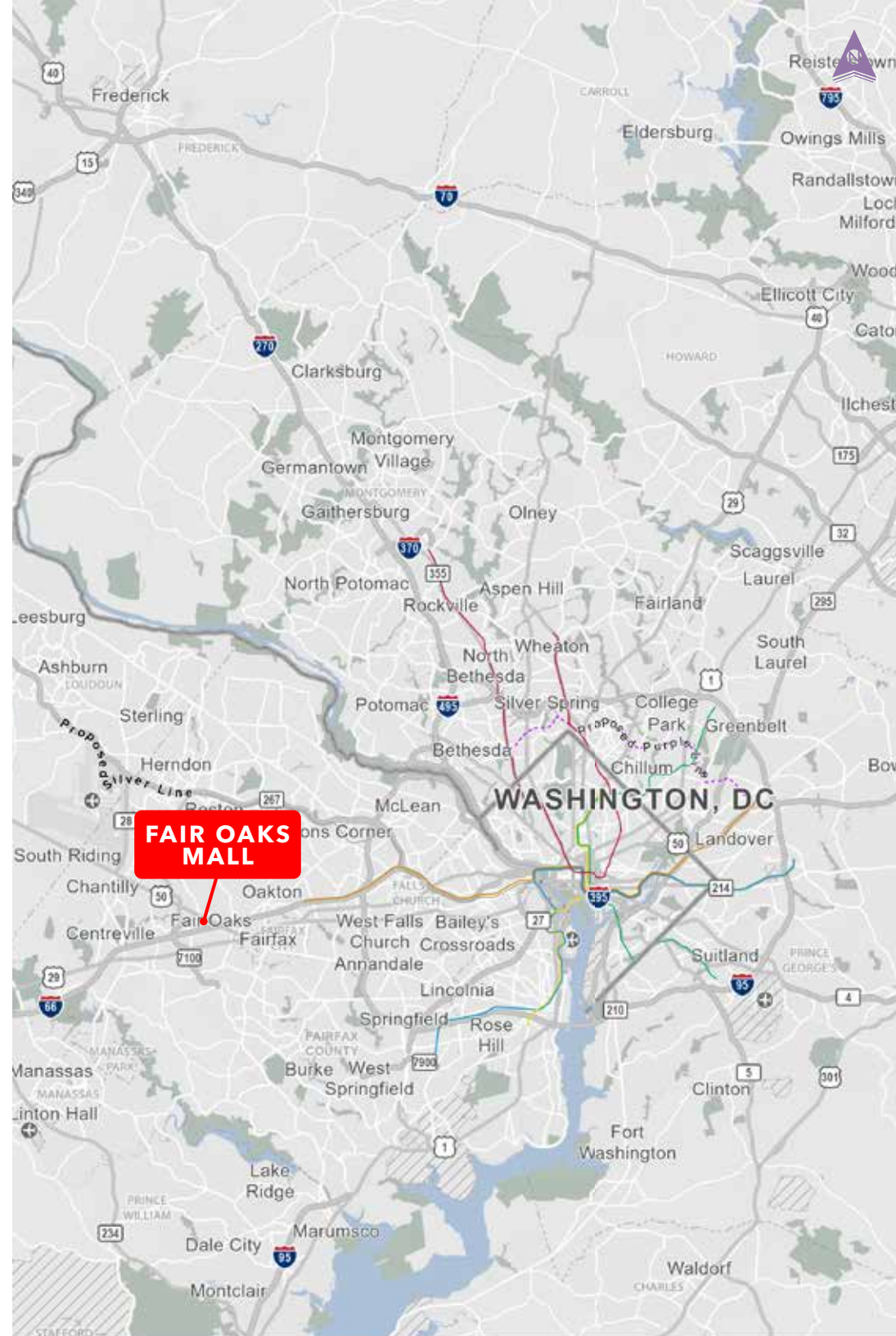
### HIGHLIGHTS

- Store size - 200,694 SF on two levels
  - 91,690 SF on ground level
  - 102,321 SF on surface garage level
  - 6,683 SF mechanical mezzanine
- Land area - 8.8 acres
- Loading - 2 full-size truck bays at grade
- Ceiling heights - 18 1/2' clear per level
- Parking - shared, front parking on surface level deck, at grade side parking, at grade parking below the surface level deck, adjacent 3 level deck
- Fair Oaks Mall is a 1.7M SF Class A regional mall anchored by Macy's, Dicks Sporting Goods and Dave & Busters

### DEMOGRAPHICS

	1 MILE (2021)	3 MILES (2021)	5 MILES (2021)	Trade Area (2021)
 Total Population	<b>22,366</b>	<b>93,587</b>	<b>253,917</b>	<b>23,881</b>
 Daytime Population	<b>25,850</b>	<b>103,402</b>	<b>270,583</b>	<b>34,122</b>
 Median HH Income	<b>\$105,256</b>	<b>\$125,461</b>	<b>\$133,296</b>	<b>\$122,349</b>
 Bachelor's/ Advanced Degree	<b>70.6%</b>	<b>67.6%</b>	<b>67.5%</b>	<b>62.1%</b>

SOURCE: Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup, U.S. Census.







GREENBRIAR T/C

Giant ROSS  
DRESS FOR LESS

Marshalls petco

Total Wine  
& MORE

BOB'S FURNITURE

PENDER VILLAGE CENTER

Harris Teeter

FAIRFAX TOWNE CENTER

SAFeway

TJ-maxx JOANN

REGAL BED BATH & BEYOND

FAIR OAKS MALL

macy's JCPenney

Apple DICK'S SPORTING GOODS DAVE & BUSTERS

POTTERY BARN GOLF GALAXY H&M

OAKTON CENTER

Giant CVS

EAST MARKET AT FAIR LAKES

WHOLE FOODS MARKET

KOHL'S

POINT 50

amazonfresh

FAIR LAKES CENTER

Walmart BEST BUY

Bj's PETS MART Michaels HomeGoods

TARGET

FAIR LAKES PROMENADE

NORDSTROM rack

OLD NAVY BARNES & NOBLE HOMESENSE

FAIRFAX CORNER

CINEMARK CENTURY THEATRES

KREI Plow & Hearth

PF CHANG'S

COASTAL FLATS OZZIE'S

CHRIS STEAK HOUSE

FAIRFAX COURT S/C

Burlington XSPORT FITNESS

WEST FAIRFAX CENTRE

LOWE'S

Wegmans

JERMANTOWN RD S/C

MART

KAMP WASHINGTON S/C

PGA TOUR SUPERSTORE

THE SHOPS AT FAIRFAX/BOULEVARD

99 RANCH MARKET petco

COURTHOUSE PLAZA

SAFeway

FAIR LAKES CENTER

Walmart BEST BUY

Bj's PETS MART Michaels HomeGoods

TARGET

COSTCO PLAZA

COSTCO WHOLESALE

24 FITNESS

Office DEPOT

FAIRFAX CENTRE I & II

Walmart SUPERCENTER

LIDL

FAIRFAX JUNCTION

ALDI

MAIN STREET MARKETPLACE

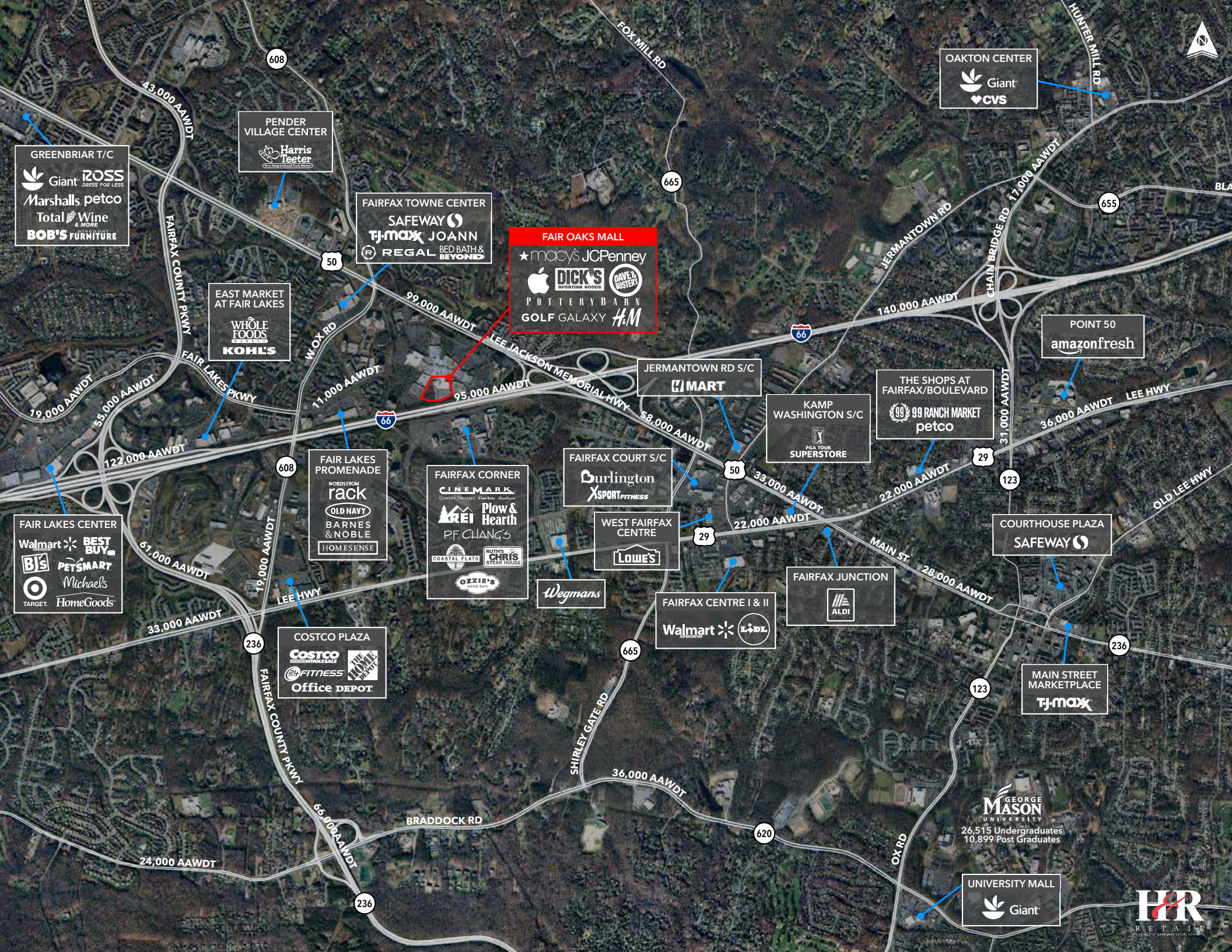
TJ-maxx

GEORGE MASON UNIVERSITY

26,515 Undergraduates  
10,899 Post Graduates

UNIVERSITY MALL

Giant







FAIRFAX TOWNE CENTER

W OX RD

21,000 AAWDT



99,000 AAWDT

LEE JACKSON MEMORIAL HWY



FAIR OAKS MALL

MONUMENT DR

LEGATO RD



FAIR OAKS MALL



JCPenney

FAIR LAKES PKWY

FAIR LAKES PROMENADE

FAIR OAKS MALL



95,000 AAWDT

FAIRFAX CORNER







FAIRFAX TOWNE CENTER

MONUMENT DR

50



99,000 AAWDT

LEE-JACKSON MEMORIAL HWY

FAIR LAKES PKWY

LEGATO RD



★macy's

FAIR OAKS MALL

FAIR OAKS MALL

JCPenney

★macy's

FAIR OAKS MALL



FUTURE METRO STATION

95,000 AAWDT

66

FAIRFAX CORNER

CINEMARK  
CENTURY THEATRES  
CineArts  
Tinseltown





# FAIR OAKS MALL OVERALL SITE PLAN



99,000 AAWDT

LEE JACKSON MEMORIAL HWY

50

LEGATO RD

FAIR OAKS MALL

MARRIOTT

macey's

macey's

FAIR OAKS PKWY

66

95,000 AAWDT

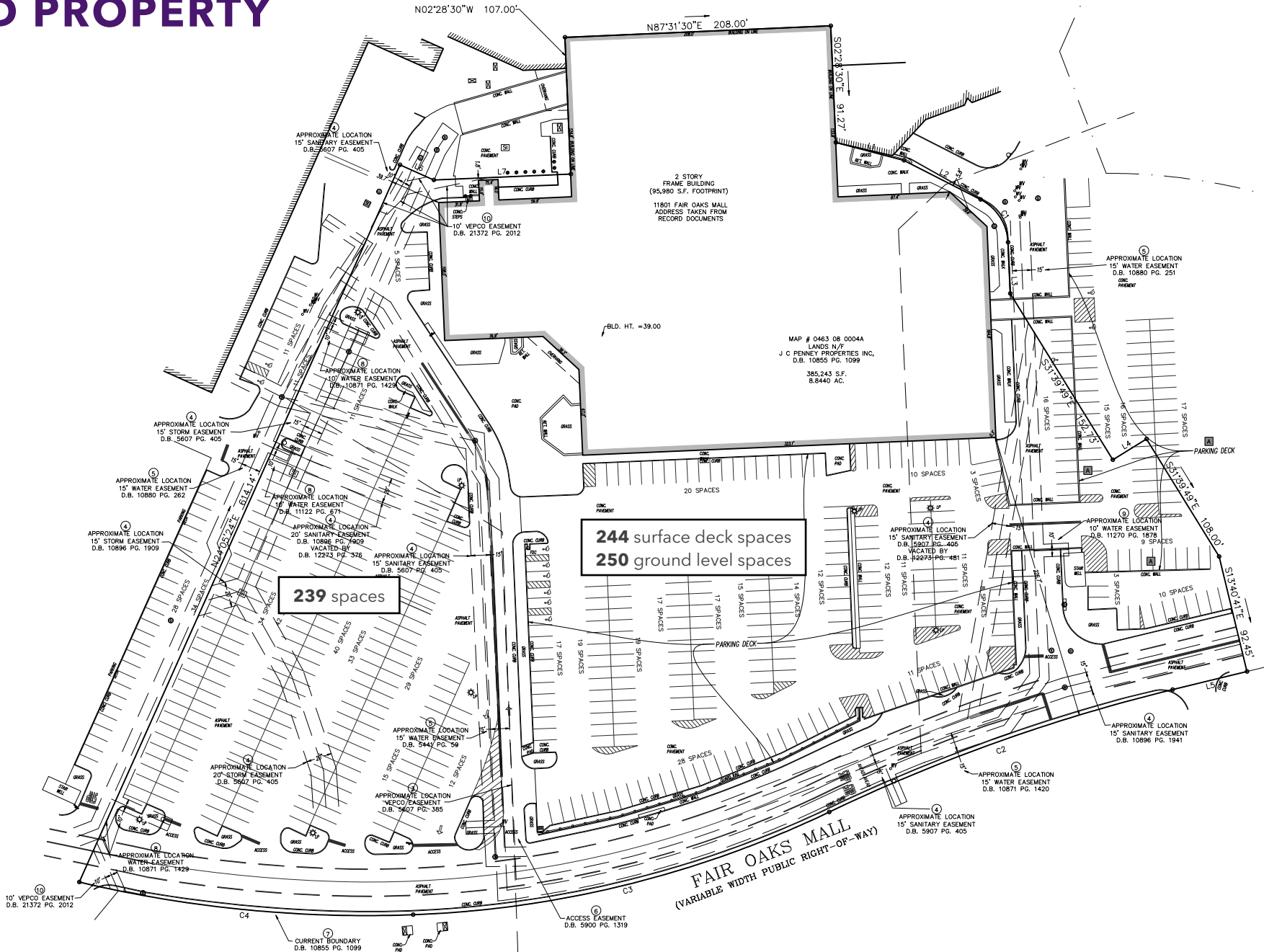
M metro  
FUTURE METRO  
STATION

66

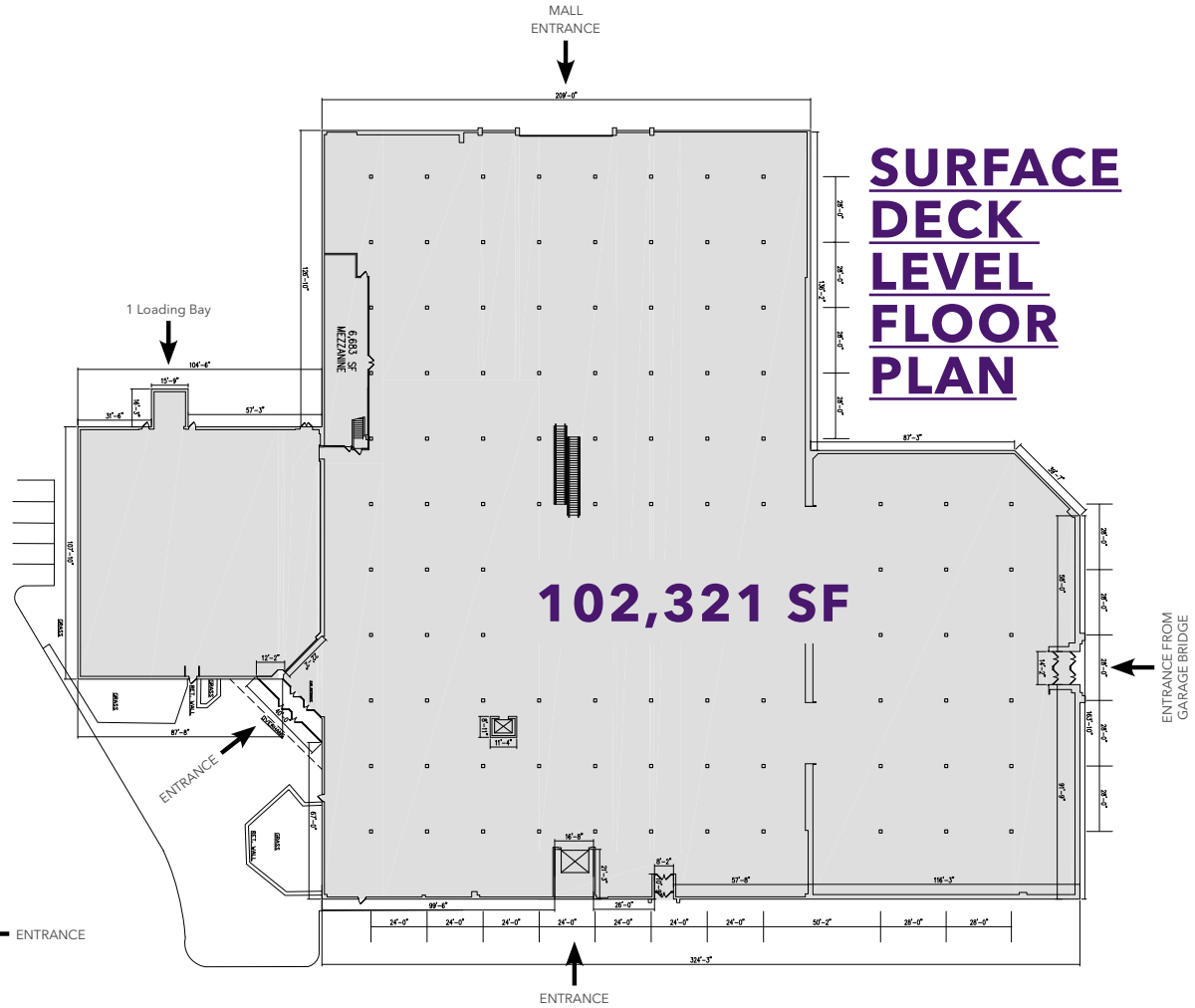
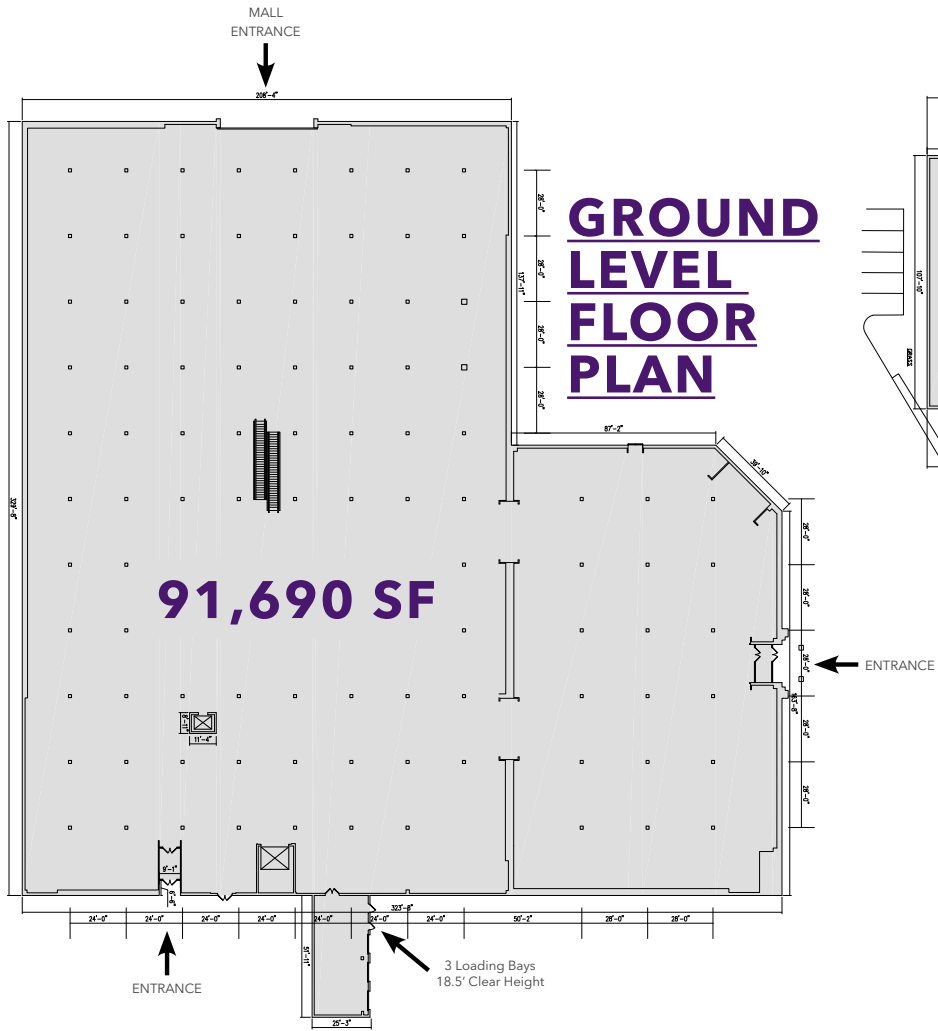
FAIRFAX CORNER



# JC PENNEY EXISTING BUILDING AND PROPERTY



# JC PENNEY LOD











## Please Contact

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