

BRISTOW CENTER

BRISTOW, VA

1,200 - 18,900 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES





BRISTOW, VA

- | A 158,000 SF established and beautifully designed neighborhood center anchored by Harris Teeter in Western Prince William
- | Excellent visibility from Route 28 and Linton Hall Road
- | Among a dense residential area with close proximity to Broad Run Golf & Practice Facility and Bristoe Station Battlefield Heritage Park

DEMOGRAPHICS 2022

	1 MILE	3 MILES	5 MILES
 POPULATION	7,901	40,264	133,739
 DAYTIME POPULATION	1,301	18,083	58,858
 HOUSEHOLD INCOME	\$154,091	\$153,223	\$119,131
 TRAFFIC COUNTS	36,000 on Nokesville Rd (Rt. 28)		

CO-TENANTS



BRISTOW CENTER
BRISTOW, VA

300+
RESIDENTIAL UNITS

1,000+
RESIDENTIAL UNITS

BRAEMAR VILLAGE CENTER

SAFeway



LINTON HALL ROAD 19,000 VPD



BRISTOW CENTER



**AVENDALE BY
BROOKFIELD HOMES**

UNDER DEVELOPMENT
295 HOMES

FITZGERALD WAY

**EH MARSTELLER
MIDDLE SCHOOL**

1,301 STUDENTS
75 TEACHERS

**GEORGE MASON
SCIENCE & TECHNOLOGY CAMPUS**

~2,500 STUDENTS
200 FACULTY/RESEARCHERS
~150 ON CAMPUS HOUSING UNITS
350 FUTURE HOUSING UNITS

INNOVATION PARK
1,500 ACRES WITH 2.1M SF OF
OFFICE AND TECHNOLOGY SPACE
CURRENTLY DEVELOPED



FEDERAL BUREAU
OF INVESTIGATION

**NOVA MANASSAS –
INNOVATION PARK**

15 CLASSROOMS
~250 STUDENTS + STAFF

NOKESVILLE ROAD (RT.28) 36,000 VPD



NEW BRISTOW VILLAGE

570 HOMES

CENTER AT INNOVATION



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TENANT LIST

BRISTOW CENTER | BRISTOW, VA

#	SQ. FT	MERCHANT
0A-01	2,723	Available
0A-03	1,400	Kumon Learning Center
0A-04	1,400	U.S. Nails
0A-05	1,400	Bristow Barbers
0A-06	2,000	Bristow Drycleaners
0A-07	1,222	Aka Sushi
0A-08	2,707	PR at Partners
0B-00	56,298	Harris Teeter
0C-01	1,600	Subway
0C-02	3,070	Virginia ABC
0D-01	1,620	Thai Peppers
0D-02	1,570	The Joint
0D-03	1,824	Bristow Dental Care
0D-04	1,480	Lovely Pet Salon
0D-05	1,600	Miss Kibbles
0D-06	3,200	Ohana Veterinary Care
0E-00-PAD	18,900	Available

#	SQ. FT	MERCHANT
0F-00	11,500	Minnieland Private Day School
0G-01	2,720	Foster's Grille
0G-02	3,000	Cinco de Mayo
0G-04	2,500	Available
0G-05	2,000	Duck Donuts
0G-07	1,500	Available
0G-08	1,200	Available
0G-09	1,800	Modern Orthodontics
0G-10	1,500	Teachables
0G-11	2,862	Dream Kick Martial Arts Studio
0G-13	3,000	Tony's Pizza
0G-15	4,500	Novant Health and Urgent Care
0G-18	1,500	Pizza Hut
0G-19	1,525	Associates in Eyecare
0G-20	3,000	Haymarket Physical Therapy

#	SQ. FT	MERCHANT
0G-22	4,963	Available
Pad-1	12,900	CVS Pharmacy
Pad-2	3,000	Available
Pad-3	3,999	TRUIST
Pad-4	3,999	PNC Bank
06-01	2,815	District BBQ
06-02	1,535	T-Mobile
06-03	1,535	Pacific Dental
06-04	2,195	Pacific Dental
06-05	3,525	Orangetheory Fitness
06-06	1,535	Smoothie King
06-07	2,400	Chipotle
07-01	3,600	Panera Bread
07-03	1,200	Lin's China Bistro
07-04	1,800	Available
07-05	1,200	Available
07-06	2,364	Available

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BRISTOW, VA





BRISTOW CENTER | 10250-10492 BRISTOW CENTER DR, BRISTOW, VA

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