

The Christopher at Bristow Promenade

10322 Bristow Station Dr, Bristow, VA 20136



Price: Upon Request

The Christopher at Bristow Village is a newly constructed retail plaza featuring seven suites ranging from 1,300 to 2,600 square feet. The stylishly designed building boasts a modern brick and stucco façade with unique architectural accents. Unit 101 features a dramatic two-story tower at the entrance that creates a stand out design unlike anywhere in Prince William County. Unit 113 is perfect for restaurant users, with a second-floor patio and balcony ideal for outdoor dining and providing picturesque views. The Christopher is perfectly positioned at the entrance to affluent New Bristow Village, a diverse and thriving residential community of 570 single-family, detached homes and townhomes with a median home value of \$480,713. With a strategic corner location along main-thoroughfare Route 28/Nokesville Road, The Christopher offers exceptional brand exposure with building signage visible to high volume pedestrian traffic and over 23,000 daily drivers. Bristow is an upscale suburban community in the Virginia countryside, about forty miles west of Washington, D.C. The Christopher at Bristow Village offers retailers, restauranteurs, and personal service-providers an exceptional destination with unparalleled access to consumers.

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Join Jersey Mike's at this modern retail plaza well-positioned in an upscale suburban community across from Bristow Center with Harris Teeter. Unmatched visibility with a strategic location along Route 28, the main arterial connecting to Manassas and D.C. with 23,821 daily drivers. Newly constructed, customizable suites perfect for retailers, restauranters, and more with expansive storefronts and a patio balcony. Ideally located at the entrance to an affluent community with households within one-mile boasting an average income of \$169,774 a year.



Christopher Saadeh

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Building Frontage Unit 101

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Better Life Family Dentistry	2,230	
Gossip Nails	2,600	
Jersey Mikes	1,370	
Symphony Orthodontics	1,540	



Main Tower Night

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Second Floor Terrace



Second Floor Terrace

Listing spaces

1st Floor Ste 113

Space Available	2,460 SF
Rental Rate	Upon Request
Contiguous Area	2,460 SF
Date Available	Now
Service Type	Negotiable
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

2nd Floor Ste 213

Space Available	2,460 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

Unit 213 comes with an 880 sqft balcony/patio spacing facing R28 for an area-only opportunity for outside dining. The interior space is 1,580 SQFT. The staircase to the suite is not included in the rent and is treated as Common Area.

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Property Photos



Building Frontage Gossip Nails, Jersey Mikes



Building Frontage facing R28

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Property Photos



Second Floor Terrace



Second Floor Terrace

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Property Photos



Second Floor Terrace



Rear of the Building

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Property Photos



Rear of the Building

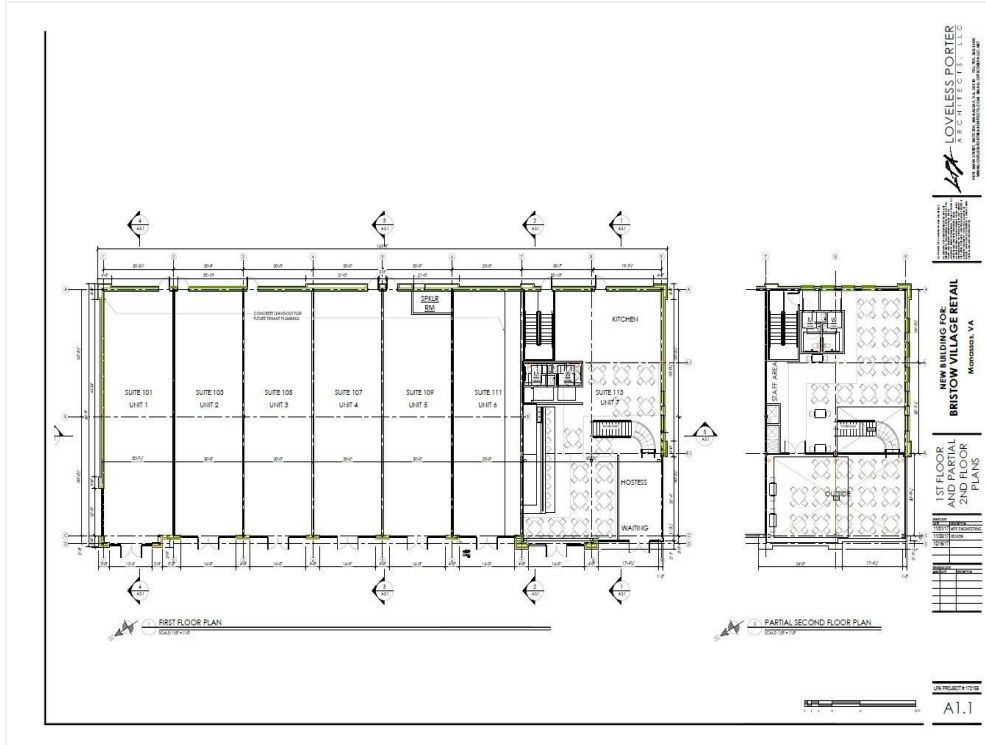


Gas & Electric

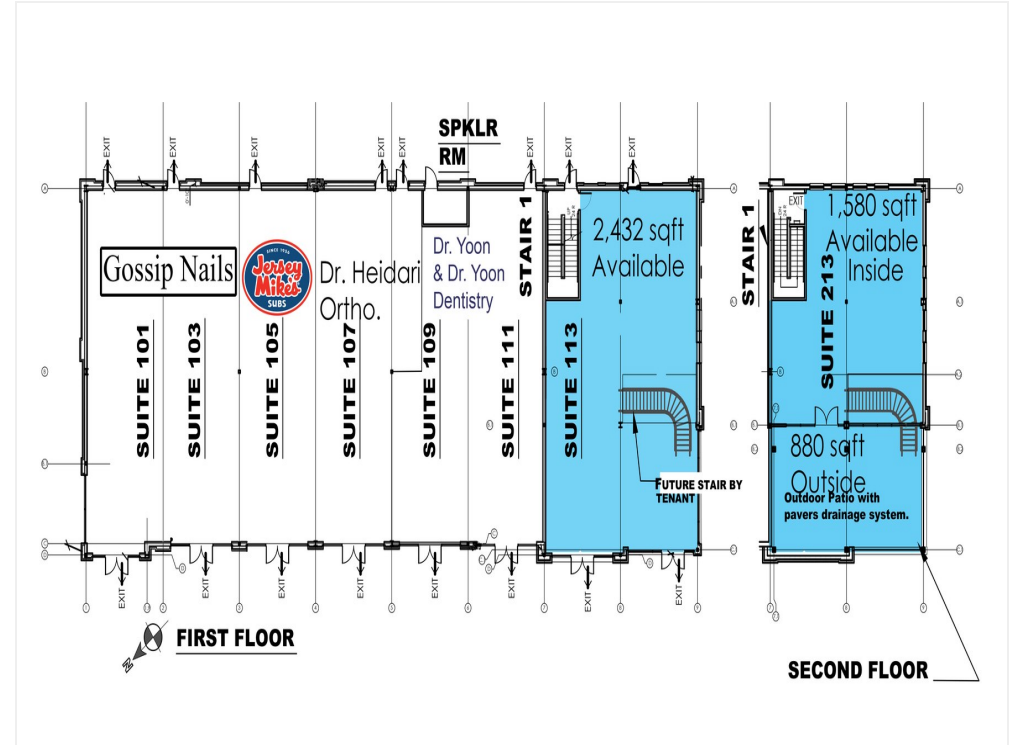
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Property Photos



Floor/Site Plan



10322 Bristow Station Drive Unit Layout

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Location

