

# BRISTOW CENTER

BRISTOW, VA

1,560 - 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 2024**

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

**CO-TENANTS**





## BRISTOW CENTER BRISTOW, VA

300+  
RESIDENTIAL UNITS

### BRAEMAR VILLAGE CENTER

SAFeway



### 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



## BRISTOW CENTER



Harris  
Teeter

DUCK DONUTS



HAIR CUTTERY



CVS pharmacy

### AVENDALE BY BROOKFIELD HOMES

UNDER DEVELOPMENT  
295 HOMES

FITZGERALD WAY

### NEW BRISTOW VILLAGE

570 HOMES

### EH MARSTELLER MIDDLE SCHOOL

1,301 STUDENTS  
75 TEACHERS

NOKESVILLE ROAD (RT.28) 36,000 VPD

FARM  
BREW  
LIVE  
AT INNOVATION PARK



### CENTER AT INNOVATION



TRUIST

tropical CAFE



PETSMART

TJ-maxx

GameStop

STARBUCKS



# SITE PLAN

BRISTOW CENTER | BRISTOW, VA

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## TENANT LIST

BRISTOW CENTER | BRISTOW, VA

| #         | SQ. FT | MERCHANT                           |
|-----------|--------|------------------------------------|
| 0A-01     | 2,723  | Club Pilates                       |
| 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...The Chiropractic Place |
| 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 | Celebree Sublet Surplus        |
| 0G-01 | 2,720  | Foster's Grille                |
| 0G-02 | 3,000  | Cinco de Mayo                  |
| 0G-04 | 2,500  | Pho & Taste                    |
| 0G-05 | 2,000  | Duck Donuts                    |
| 0G-07 | 1,500  | Bristow Massage                |
| 0G-08 | 1,200  | Sharkey's Cuts For Kids        |
| 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     |
| 0G-22 | 4,963  | Anytime Fitness                |

| #     | SQ. FT | MERCHANT             |
|-------|--------|----------------------|
| Pad-1 | 12,900 | CVS Pharmacy         |
| Pad-2 | 3,000  | Chase Bank           |
| 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         |
| 07-02 | 1,200  | Ming's Café          |
| 07-03 | 1,560  | Available            |
| 07-04 | 1,200  | Wingstop Restaurant  |
| 07-05 | 2,600  | Available            |



**BRISTOW CENTER**  
BRISTOW, VA





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

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