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 2024

	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

Harris Teeter · CVS pharmacy · Anytime Fitness · Truist · PNC Bank · Panera Bread






BRISTOW CENTER
BRISTOW, VA
300+
RESIDENTIAL UNITS
1,000+
RESIDENTIAL UNITS
BRAEMAR VILLAGE CENTER
SAFEWAY
DUNKIN' DONUTS
PETCO
VOCELLI PIZZA
Delivering Classic Italian Quality
Arby's
Capital One Bank
Bank of America
LINTON HALL ROAD 19,000 VPD
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
Foster's Grille
HAIR CUTTERY
CHIPOTLE MEXICAN GRILL
CVS pharmacy
NOKESVILLE ROAD (RT.28) 36,000 VPD
FARM BREW LIVE
AT INNOVATION PARK
2 SOLS BREWING CO.
AVENDALE BY
BROOKFIELD HOMES
UNDER DEVELOPMENT
295 HOMES
NEW BRISTOW VILLAGE
570 HOMES
FITZGERALD WAY
EH MARSTELLER
MIDDLE SCHOOL
1,301 STUDENTS
75 TEACHERS
CENTER AT INNOVATION
Red Robin
GOURMET BURGERS AND BREWS
TRUIST
tropical SMOOTHIE CAFE
eat better, feel better
Chick-fil-A
TARGET
PETSMART
T.J.maxx
GameStop
POWER TO THE PLAYERS
STARBUCKS

SITE PLAN

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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	Available
07-05	2,600	Available

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RAPPAPORT
CULTIVATING PLACES

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