

BRISTOW CENTER

BRISTOW, VA

1,400 - 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



BRISTOW CENTER
BRISTOW, VA

300+
RESIDENTIAL UNITS

1,000+
RESIDENTIAL UNITS

BRAEMAR VILLAGE CENTER



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



NOKESVILLE ROAD (RT.28) 36,000 VPD



**AVENDALE BY
BROOKFIELD HOMES**
UNDER DEVELOPMENT
295 HOMES

NEW BRISTOW VILLAGE
570 HOMES

FITZGERALD WAY



**EH MARSTELLER
MIDDLE SCHOOL**
1,301 STUDENTS
75 TEACHERS

SITE PLAN

BRISTOW CENTER | BRISTOW, VA

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CHASE

CVS pharmacy

TRUIST

PNC BANK

Orangetheory FITNESS



ANYTIME FITNESS

SHARKEY'S CUTS & KIDS

Harris Teeter

CLUB PILATES

VINT HILL ROAD



NOKESVILLE ROAD | ROUTE 28

BRISTOW CENTER
BRISTOW, VA





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

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