

# BRISTOW CENTER

BRISTOW, VA

1,400 - 18,900 SF AVAILABLE









## 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**

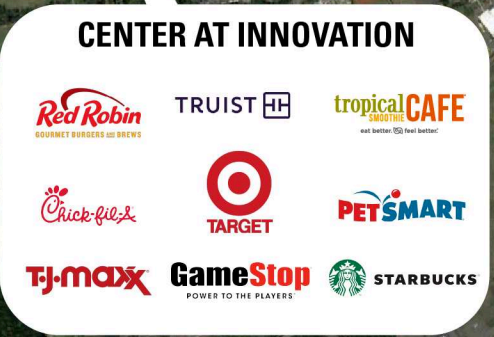


NOKESVILLE ROAD (RT.28) 36,000 VPD



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

**NEW BRISTOW VILLAGE**  
570 HOMES



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

FITZGERALD WAY

# SITE PLAN

BRISTOW CENTER | BRISTOW, VA

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CHASE

CVS pharmacy

TRUIST

PNC BANK

Orangetheory  
FITNESS



Pizza  
Hut

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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