

BRISTOW CENTER

BRISTOW, VA

1,400 - 18,900 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







BRISTOW CENTER

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

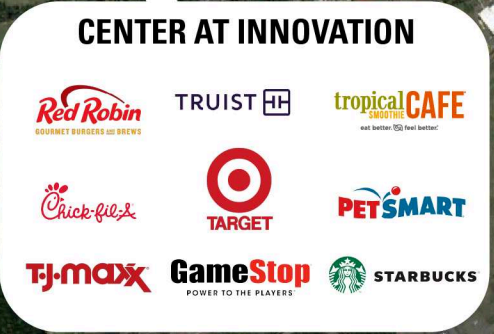


NOKESVILLE ROAD (RT.28) 36,000 VPD



**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

1,400 - 18,900 SF AVAILABLE



TENANT LIST

BRISTOW CENTER | BRISTOW, VA

| # | SQ. FT | MERCHANT | # | SQ. FT | MERCHANT | # | SQ. FT | MERCHANT |
|-----------|--------|------------------------------------|-------|--------|--------------------------------|-------|--------|----------------------|
| 0A-01 | 2,723 | Club Pilates | 0F-00 | 11,500 | Celebree Sublet Surplus | 0G-22 | 4,963 | Anytime Fitness |
| 0A-03 | 1,400 | Available | 0G-01 | 2,720 | Foster's Grille | Pad-1 | 12,900 | CVS Pharmacy |
| 0A-04 | 1,400 | U.S. Nails | 0G-02 | 3,000 | Cinco de Mayo | Pad-2 | 3,000 | Chase Bank |
| 0A-05 | 1,400 | Bristow Barbers | 0G-04 | 2,500 | Pho & Taste | Pad-3 | 3,999 | TRUIST |
| 0A-06 | 2,000 | Bristow Drycleaners | 0G-05 | 2,000 | Duck Donuts | Pad-4 | 3,999 | PNC Bank |
| 0A-07 | 1,222 | Aka Sushi | 0G-07 | 1,500 | Bristow Massage | 06-01 | 2,815 | District BBQ |
| 0A-08 | 2,707 | PR at Partners | 0G-08 | 1,200 | Sharkey's Cuts For Kids | 06-02 | 1,535 | T-Mobile |
| 0B-00 | 56,298 | Harris Teeter | 0G-09 | 1,800 | Modern Orthodontics | 06-03 | 1,535 | Pacific Dental |
| 0C-01 | 1,600 | Subway | 0G-10 | 1,500 | Available | 06-04 | 2,195 | Pacific Dental |
| 0C-02 | 3,070 | Virginia ABC | 0G-11 | 2,862 | Dream Kick Martial Arts Studio | 06-05 | 3,525 | Orangetheory Fitness |
| 0D-01 | 1,620 | Thai Peppers | 0G-13 | 3,000 | Tony's Pizza | 06-06 | 1,535 | Smoothie King |
| 0D-02 | 1,570 | The Joint...The Chiropractic Place | 0G-15 | 4,500 | Novant Health and Urgent Care | 06-07 | 2,400 | Chipotle |
| 0D-03 | 1,824 | Bristow Dental Care | 0G-18 | 1,500 | Pizza Hut | 07-01 | 3,600 | Panera Bread |
| 0D-04 | 1,480 | Lovely Pet Salon | 0G-19 | 1,525 | Associates in Eyecare | 07-02 | 1,200 | Ming's Café |
| 0D-05 | 1,600 | Miss Kibbles | 0G-20 | 3,000 | Haymarket Physical Therapy | 07-03 | 1,560 | Available |
| 0D-06 | 3,200 | Ohana Veterinary Care | | | | 07-04 | 1,200 | Wingstop Restaurant |
| 0E-00-PAD | 18,900 | Available | | | | 07-05 | 2,600 | Clawes Carpets |



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

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