

BRISTOW CENTER

BRISTOW, VA

1,400 - 18,900 SF AVAILABLE







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 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	6,563	37,184	131,930
 DAYTIME POPULATION	1,765	10,221	46,874
 HOUSEHOLD INCOME	\$166,398	\$176,499	\$142,573
 TRAFFIC COUNTS	43,178 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



BRISTOW CENTER



**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

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

BRISTOW CENTER

BRISTOW, VA



PNC BANK

10261

PNC BANK

♿

♿

♿



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



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

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

rappaportco.com