

BRISTOW CENTER

BRISTOW, VA

2,000 - 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 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	43,200 on Nokesville Rd (Rt. 28)		

CO-TENANTS



BRISTOW CENTER BRISTOW, VA

300+
RESIDENTIAL UNITS

BRAEMAR VILLAGE CENTER

SAFeway



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



HAIR CUTTERY



CVS pharmacy

AVENDALE BY BROOKFIELD HOMES

UNDER DEVELOPMENT
295 HOMES

FITZGERALD WAY

NEW BRISTOW VILLAGE

570 HOMES

EH MARSTELLER MIDDLE SCHOOL

1,301 STUDENTS
75 TEACHERS

NOKESVILLE ROAD (RT.28) 36,000 VPD

FARM
BREW
LIVE
AT INNOVATION PARK



CENTER AT INNOVATION



TRUIST

tropical CAFE



PETSMART

TJ-maxx

GameStop

STARBUCKS

SITE PLAN

BRISTOW CENTER | BRISTOW, VA

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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	Available
0G-05	2,000	Available
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	PostNet
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	Available
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	AT&T
07-04	1,200	Wingstop Restaurant
07-05	2,600	Clawes Carpets



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

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

rappaportco.com