



Bristow Center
Bristow, VA

2,000 - 18,900 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Bristow

Virginia

- A beautifully designed, 158,000 SF neighborhood center anchored by Harris Teeter at the western gateway of Prince William County
- Excellent visibility from Route 28 and Linton Hall Road
- Situated adjacent to dense suburban residential with close proximity to Innovation Park, a 1500 acre corporate research park with the Hylton Performing Arts Center, GMU SciTech, 2 Silos and the FBI’s Virginia Resident Agency, along with the Manassas VRE Station and Manassas Regional Airport



2026 Demographics

	1 mi.	3 mi.	5 mi.
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)		

Area Retailers





Braemar Village Center
SAFEWAY PETCO DUNKIN' DONUTS

THE CREST AT LINTON HALL
120 UNIT DEVELOPMENT

E.H. MARSTELLER MIDDLE SCHOOL
1,301 Students
75 Teachers

FITZGERALD WAY

AVENDALE BY BROOKFIELD HOMES
Under Construction
295 Homes

Bristow Center

Center at Innovation
crumbl cookies Target Chick-fil-A
PETSMART Starbucks TJ-MAXX

Wawa

FARM BREW LIVE
2 SILOS BREWING CO.

FEDERAL BUREAU OF INVESTIGATION

NOVA MANASSAS – INNOVATION PARK
15 Classrooms
~250 Students + Staff

Micron BAE SYSTEMS LOCKHEED MARTIN

GEORGE MASON SCIENCE AND TECHNOLOGY CAMPUS
~2,500 Students
200 Faculty/Researchers
150 Campus Housing Units
330 Future Housing Units

MANASSAS REGIONAL AIRPORT
500 Employees

Site Plan

2,000 - 18,900 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
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	Available
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

Space #	Sq. Ft.	Tenant
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	Pho & Taste
0G-05	2,000	Flame Japanese Hibachi
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 NY 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
Pad-1	12,900	CVS Pharmacy

Space #	Sq. Ft.	Tenant
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

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