



**Bristow Center**  
Bristow, VA

2,000 - 18,900 SF available



# 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.
<b>Population</b>	6,563	37,184	131,930
<b>Daytime Population</b>	1,765	10,221	46,874
<b>Household Income</b>	\$166,398	\$176,499	\$142,573
<b>Traffic Counts</b>	43,200 on Nokesville Rd (Rt. 28)		

## Area Retailers





GEORGE MASON SCIENCE AND TECHNOLOGY CAMPUS

~2,500 Students  
200 Faculty/Researchers  
150 Campus Housing Units  
330 Future Housing Units

FEDERAL BUREAU OF INVESTIGATION

NOVA MANASSAS – INNOVATION PARK

15 Classrooms  
~250 Students + Staff



**Center at Innovation**



NOKESVILLE ROAD (RT.28) 43,200 VPD

# Bristow Center

AVENDALE BY BROOKFIELD HOMES  
Under Construction  
295 Homes

MANASSAS REGIONAL AIRPORT  
500 Employees

THE CREST AT LINTON HALL  
120 UNIT DEVELOPMENT

LINTON HALL ROAD 19,000 VPD

**Braemar Village Center**

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

SUDLEY MANOR ROAD

FITZGERALD WAY

PRINCE WILLIAM PARKWAY

# 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
<b>0A-06</b>	<b>2,000</b>	<b>Available</b>
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
<b>0E-00-PAD</b>	<b>18,900</b>	<b>Available</b>

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
<b>0G-20</b>	<b>3,000</b>	<b>Available</b>
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
<b>Pad-4</b>	<b>3,999</b>	<b>Available</b>
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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