

BRISTOW CENTER

BRISTOW, VA

1,500 TO 7,963 SF AVAILABLE AND 18,900 SF BUILDING PAD AVAILABLE



RAPPAPORT



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
- | A variety of retail shop spaces from 1,535 SF to 7,963 square feet together with an 18,900 SF building pad
- | Two 7,500 SF restaurant/built-to-suit pad sites overlooking Bristow's magnificent fountains

DEMOGRAPHICS 2025

		1 MILE	3 MILES	3 MILES
	POPULATION	7,565	38,219	38,219
	DAYTIME POPULATION	6,680	40,230	40,230
	HOUSEHOLD INCOME	\$176,450	\$168,973	\$168,973
	MEDIAN HOUSEHOLD INCOME	\$150,372	\$139,946	\$139,946

TRAFFIC
CO-TENANTS



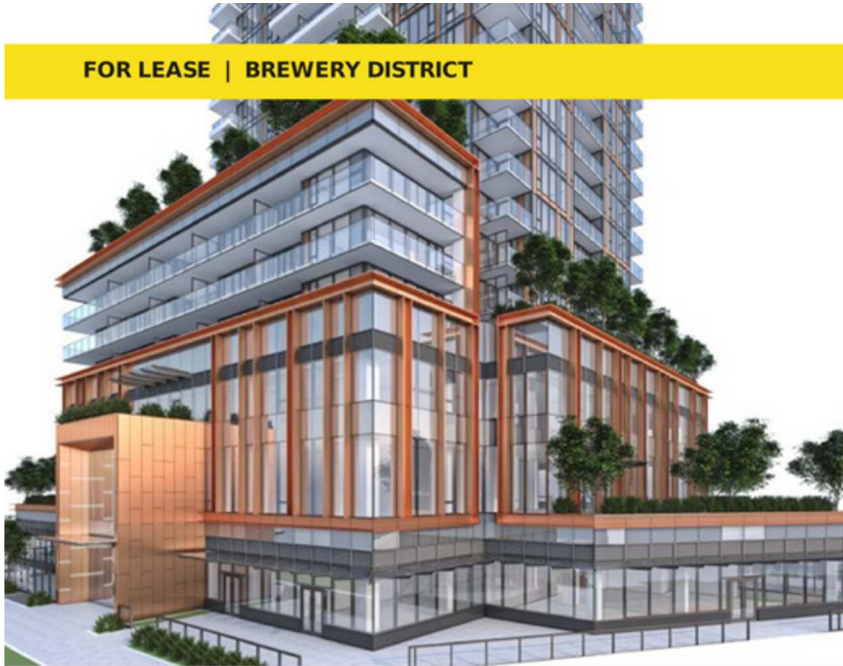
SITE PLAN

BRISTOW CENTER | BRISTOW, VA

1,535 to 7,963 SF Available and 18,900 SF Building Pad Available

FOR LEASE | BREWERY DISTRICT

NOW LEASING



Building Seven: Main Floor

SALIENT DETAILS

Available Space	958 SF - 1,994 SF
Timing	December 2023
Traffic Counts	East Columbia St: 13,451VPD Brunette Avenue: 40,000 VPD
Building Size	294 residential units
Parking	200 commercial parking stalls



TENANT LIST - NEW

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#	SQ. FT	MERCHANT
0A-01	2,723	Bristow Pediatrics
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	Haymarket Physical Therapy
0D-03	1,824	Bristow Dental Care
0D-04	1,480	Dogs Gone Wild Grooming & Spa
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	Minnieland Private Day School
0G-01	2,720	Foster's Grille
0G-02	3,000	Available
0G-04	2,500	Viet Flavor Inc
0G-05	2,000	Duck Donuts
0G-07	1,500	AR Workshop
0G-08	1,200	Hair Cuttery
0G-09	1,800	Modern Orthodontics
0G-10	1,500	Available
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	Available
0G-22	4,963	Available
Pad-3	3,999	BB&T

#	SQ. FT	MERCHANT
Pad-4	3,999	PNC Bank
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	2,500	Available
07-02	1,120	Available
07-03	1,200	Available
07-04	1,800	Available
07-05	1,200	Available
07-06	2,364	Available

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