

BRISTOW CENTER

BRISTOW, VA

1,120 - 18,900 SF AVAILABLE



RAPPAPORT



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In Western Prince William County, Bristow Center is a 176,982-square-foot neighborhood center featuring Harris Teeter, BB&T, Minnieland and CVS/pharmacy. The shopping center is bordered by Nokesville, Linton Hall and Vint Hill Roads.

DEMOGRAPHICS 2024

	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



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 SMOOTHIE KING

 CHIPOTLE

open

10297

32oz.
\$5
FRIDAYS

SMOOTHIE KING
NOW ACCEPTING
APPLICATIONS
e-mail:
smoothiejob@gmail.com

10300

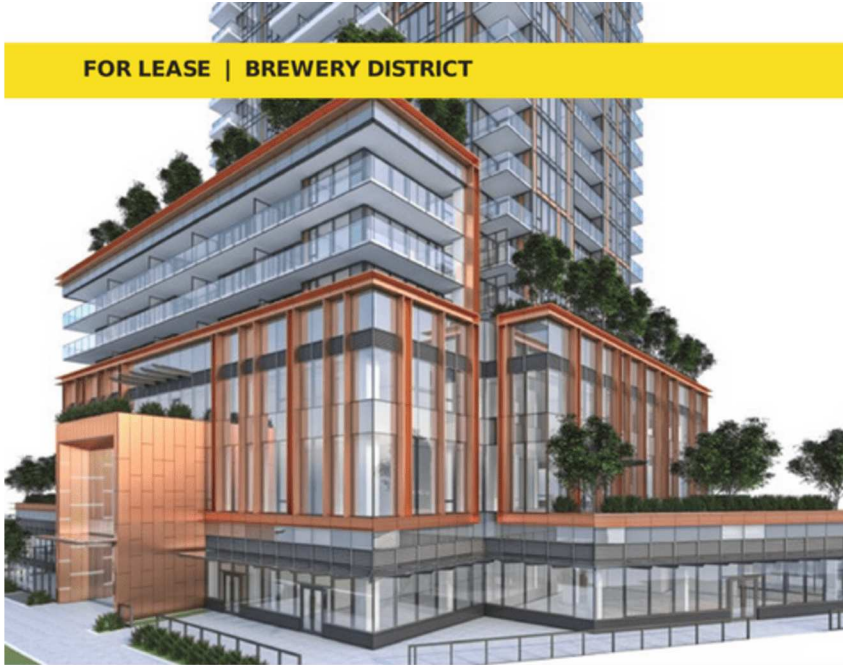
SITE PLAN

BRISTOW CENTER | BRISTOW, VA

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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



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