



BRISTOW CENTER
Bristow, VA

1,200 – 18,900 SF available test

RAPPAPORT
CULTIVATING PLACES

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



2024 Demographics

	1 mi.	3 mi.	3 mi.
Population	7,565	38,219	38,219
Daytime Population	6,680	40,230	40,230
Household Income	\$176,450	\$168,973	\$168,973
Traffic Counts	36,000 on Nokesville Rd (Rt. 28)		

Co-Tenants



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The Area

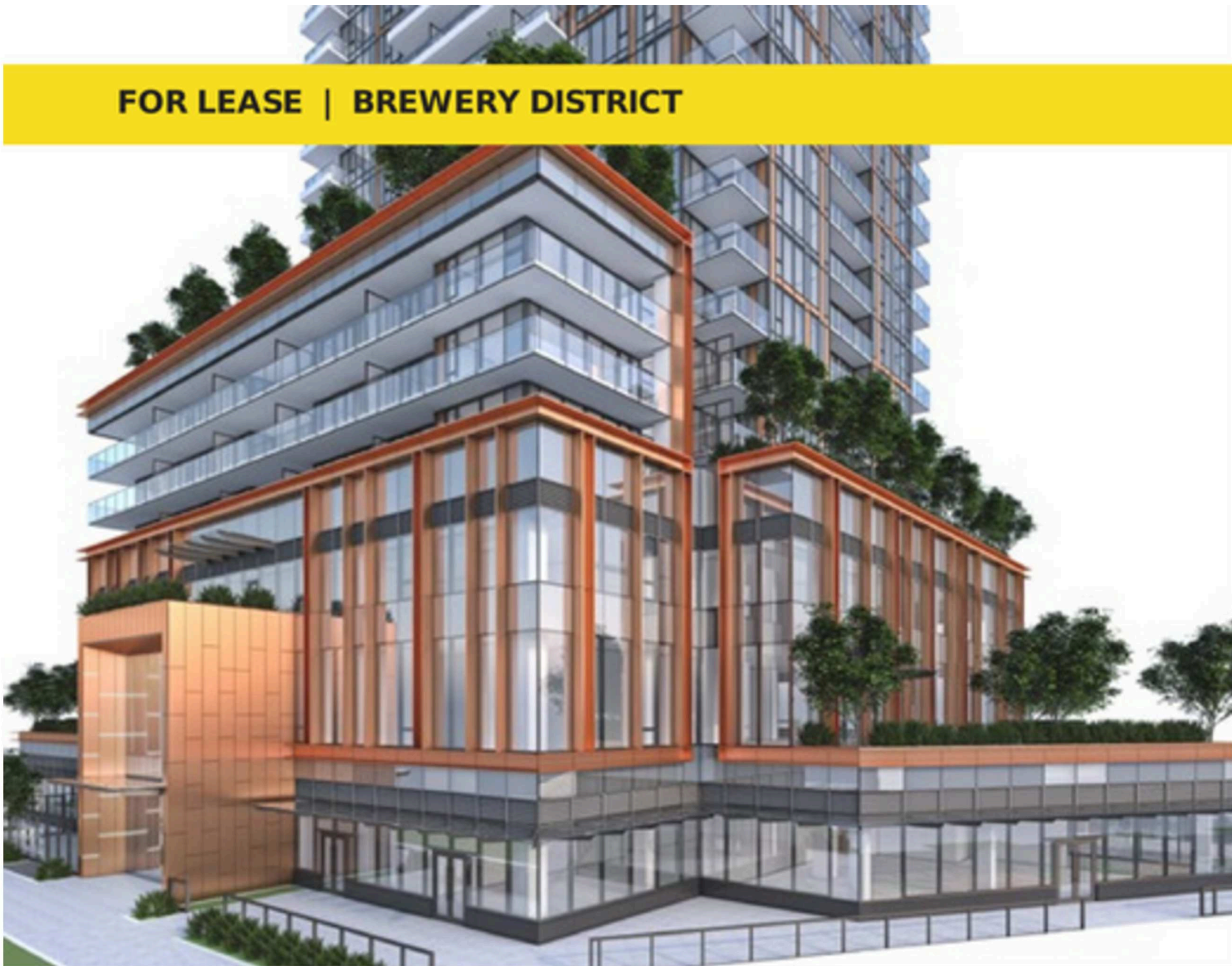
- Located with direct access from Linton Hall Road, which sees 19,000 vehicles per day, and is bordered by Nokesville, Linton Hall, and Vint Hill Roads
- Across from over 900 new homes complete and under development
- Over 3,700 residential units in the immediate trade area
- Within close proximity to the 1,500-acre Innovation Park, with 2.1M SF of office and technology space currently developed



Site Plan

1,200 – 18,900 SF available

● Space Available



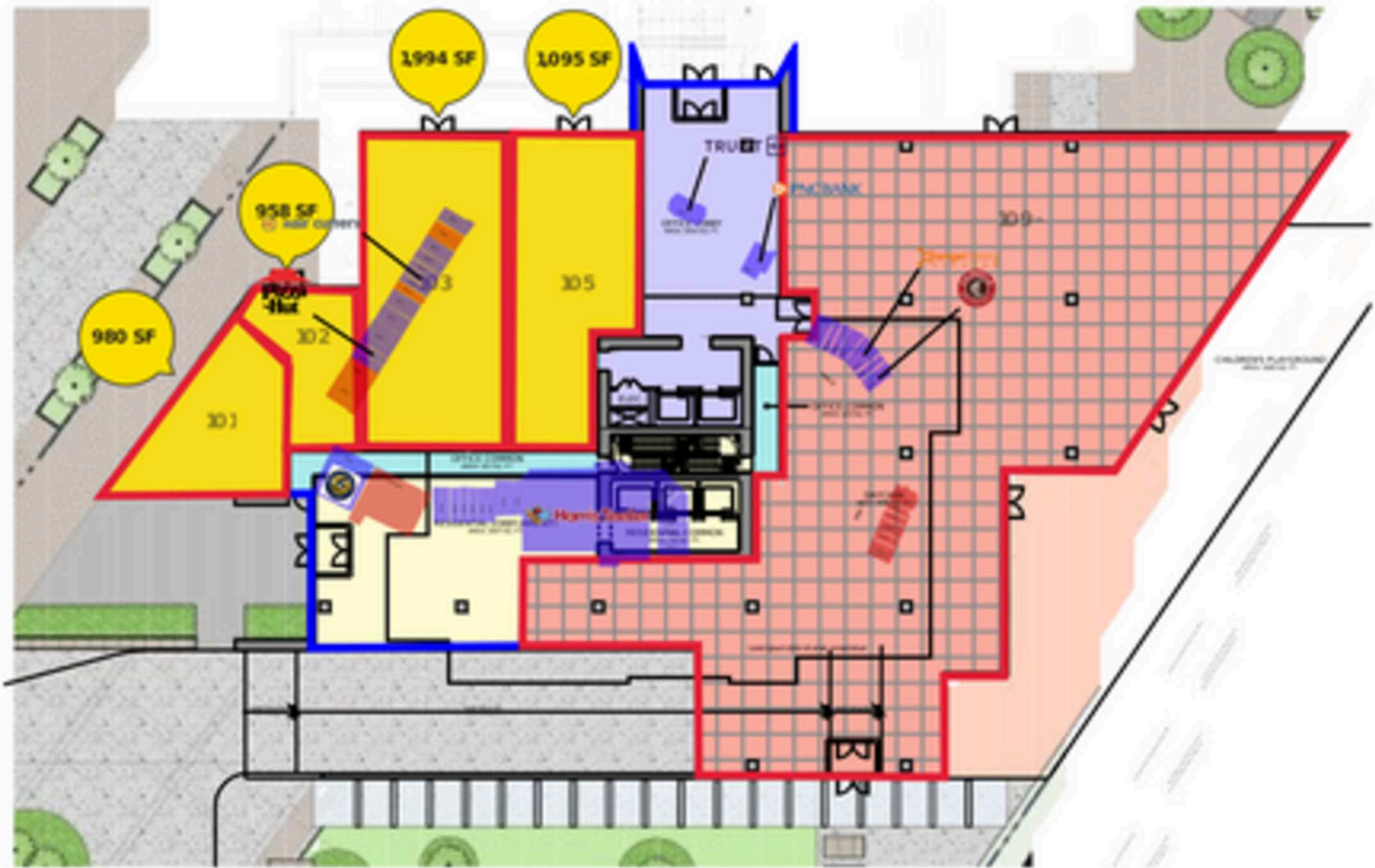
Building Seven: Main Floor

SALIENT DETAILS

Available Space	958 SF - 1994 SF
Timing	December 2023
Traffic Counts	East Columbia St: 13,451 VPD Brunette Avenue: 40,000 VPD
Building Size	294 residential units
Parking	200 commercial parking stalls

FOR LEASE | BREWERY DISTRICT

NOW LEASING



Marcus & Millichap

Tenant List

0A-01	2,723 SF	Bristow Pediatrics
0A-03	1,400 SF	Kumon Learning Center
0A-04	1,400 SF	U.S. Nails
0A-05	1,400 SF	Bristow Barbers
0A-06	2,000 SF	Bristow Drycleaners
0A-07	1,222 SF	Aka Sushi
0A-08	2,707 SF	PR at Partners
0B-00	56,298 SF	Harris Teeter
0C-01	1,600 SF	Subway
0C-02	3,070 SF	Virginia ABC
0D-01	1,620 SF	Thai Peppers
0D-02	1,570 SF	Haymarket Physical Therapy
0D-03	1,824 SF	Bristow Dental Care
0D-04	1,480 SF	Dogs Gone Wild Grooming & Spa
0D-05	1,600 SF	Miss Kibbles
0D-06	3,200 SF	Ohana Veterinary Care

0E-00-PAD	18,900 SF	Available
0F-00	11,500 SF	Minnieland Private Day School
0G-01	2,720 SF	Foster's Grille
0G-02	3,000 SF	Available
0G-04	2,500 SF	Viet Flavor Inc
0G-05	2,000 SF	Duck Donuts
0G-07	1,500 SF	AR Workshop
0G-08	1,200 SF	Hair Cattery
0G-09	1,800 SF	Modern Orthodontics
0G-10	1,500 SF	Available
0G-11	2,862 SF	Dream Kick Martial Arts Studio
0G-13	3,000 SF	Tony's Pizza
0G-15	4,500 SF	Novant Health and Urgent Care
0G-18	1,500 SF	Pizza Hut
0G-19	1,525 SF	Associates in Eyecare
0G-20	3,000 SF	Available

0G-22	4,963 SF	Available
Pad-3	3,999 SF	BB&T
Pad-4	3,999 SF	PNC Bank
06-01	2,815 SF	District BBQ
06-02	1,535 SF	T-Mobile
06-03	1,535 SF	Pacific Dental
06-04	2,195 SF	Pacific Dental
06-05	3,525 SF	Orangetheory Fitness
06-06	1,535 SF	Smoothie King
06-07	2,400 SF	Chipotle
07-01	2,500 SF	Available
07-02	1,120 SF	Available
07-03	1,200 SF	Available
07-04	1,800 SF	Available
07-05	1,200 SF	Available
07-06	2,364 SF	Available

The Property



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