

RAPPAPORT

BRISTOW CENTER Bristow, Virginia

1,500 - 18,700 SF Retail Spaces Available



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BRISTOW CENTER FACTS-AT-A-GLANCE

- A 200,000-square-foot neighborhood center anchored by Harris Teeter in Western Prince William County
- Excellent visibility from Route 28 and Linton Hall Road
- A variety of spaces available from 1,500-18,700 SF
- Two 7,500 SF restaurant/built-to-suit pad sites overlooking Bristow's magnificent fountains
- Solid household incomes of more than \$139,792 and dense residential area with 32,662 people within a 3-mile radius
- Co-tenants include BB&T, Pet Valu, Anytime Fitness, Hair Cuttery, PR Partners and Novant Health
- Strong traffic counts of 58,000 vehicles driving by the site daily on Linton Hall Road
- New 15,600 SF building under construction with Chipolte

DEMOGRAPHICS

DEMOGRAPHICS (2014)	3 MILES	5 MILES	10 MILES
POPULATION	33,985	117,811	307,397
AVG HH INCOME	\$139,828	\$107,772	\$123,811
DAYTIME EMPLOYEES	17,864	58,477	103,410

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Space	SF	Tenant Name
A1	2,723	Bristow Pediatrics
A3	1,400	Kumon Math & Reading
A4	1,400	US Nails
A5	1,400	Bristow Barbers
A6	2,000	Bristow Cleaners
A7	1,222	Ai Sushi
A8	2,707	PR Partners
Bldg B	56,298	Harris Teeter
C1	1,600	Subway
C2/C3	3,076	AAABC Liquor
D1	1,620	Thai Peppers
D2	1,570	Bristow Physical Therapy
D3	1,824	Bristow Dental
D4	1,480	Dogs Gone Wild Grooming
D5	1,600	Bristow Urgent Care
D6/7	3,200	Ohana Veterinary Care, LLC
Pad E	18,700	Available
Bldg F	11,500	Minnieland Private Day School
G1	2,720	Foster's Grill
G2/3	3,000	Lin's China Bistro
G4	2,500	Viet Flavor
G5/6	2,000	Duck Donuts
G7	1,500	AT&T
G8	1,200	Hair Cuttery
G9	1,800	Modern Orthodontist
G10	1,500	PostNet
G11/12	2,862	Tiger Martial Arts
G13/14	3,000	Tony's NY Pizza
G15/16/17	4,500	Novant Health Bull Run Medicine
G18	1,500	Pizza Hut
G19	1,525	Associates in Eyecare
G20	3,000	Pet Valu
G22	4,963	Anytime Fitness
Pad 1	12,900	CVS/Pharmacy
Pad 2	3,000	Fauquier Bank
Pad 3	3,999	BB&T
Pad 4	3,999	PNC
Pad 1	7,500	Available
Pad 2	7,500	Available
Fountain Shops		
Space 1	2,815	Available
Space 2	1,535	Available
Space 3/4	3,730	Available
Space 5	5,525	Available
Space 6	1,535	Available (Pending)
Space 7	2,400	Chipolte

