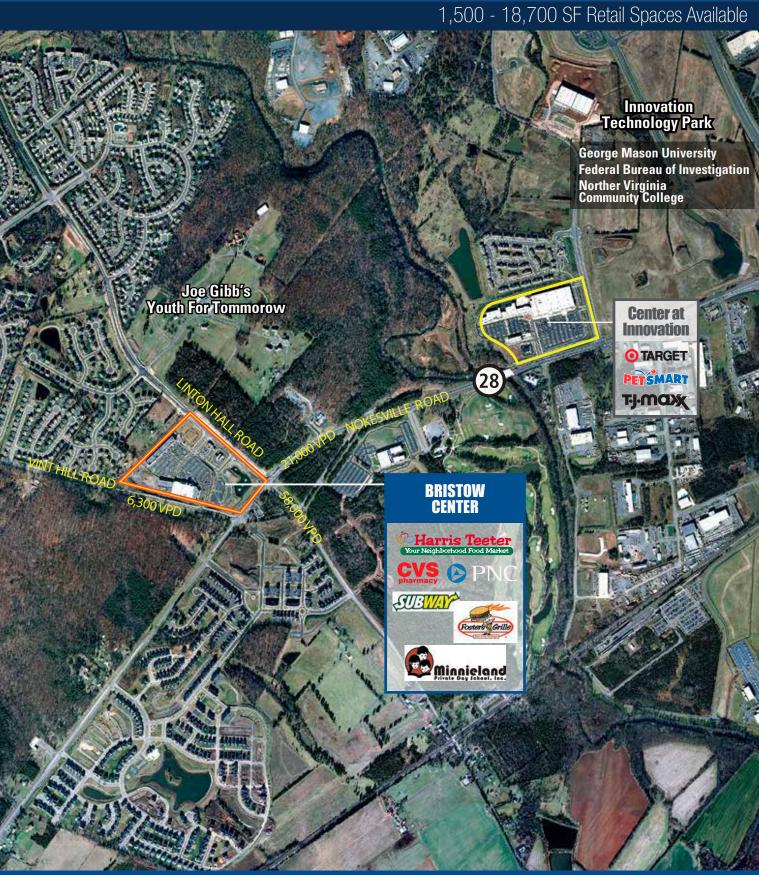
RAPPAPORT

BRISTOW CENTERBristow, Virginia

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RAPPAPORT

BRISTOW CENTERBristow, Virginia

1,500 - 18,700 SF Retail Spaces Available





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

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

BRISTOW CENTERBristow, Virginia

1,500 - 18,700 SF Retail Spaces Available







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		
Α7	1,222	Ai Sushi		
A8	2,707	PR Partners		
Bldg B	56,298	Harris Teeter		
C1	1,600	Subway		
C2/C3	3,076	AABC 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		
640	4.500	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 PNC		
Pad 4 Pad 1	3,999 7,500	Available		
Pad 2	7,500	Available		
		Available		
Fountain SI	-	Available		
Space 1	2,815	Available		
Space 2	1,535	Available		
Space 3/4	3,730 5,525	Available		
Space 5 Space 6	5,525 1,535	Available Available (Pending)		
Space 6 Space 7	2,400	Chipolte		
Space /	∠,≒∪∪	Chipolite		

