



The Christopher at Bristow Village

10322 Bristow Station Dr, Bristow, VA 20136



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The Christopher at Bristow Village

Upon Request

The Christopher at Bristow Village is a newly constructed retail plaza featuring seven suites ranging from 1,300 to 2,600 square feet. The stylishly designed building boasts a modern brick and stucco façade with unique architectural accents. Unit 101 features a dramatic...

- Join Jersey Mike's at this modern retail plaza well-positioned in an upscale suburban community across from Bristow Center with Harris Teeter.
- Unmatched visibility with a strategic location along Route 28, the main arterial connecting to Manassas and D.C. with 23,821 daily drivers.
- Newly constructed, customizable suites perfect for retailers, restaurateurs, and more with expansive storefronts and a patio balcony.
- Ideally located at the entrance to an affluent community with households within one-mile boasting an average income of \$169,774 a year.

For more information visit:

<https://www.loopnet.com/Listing/10322-Bristow-Station-Dr-Bristow-VA/21653366/>



Rental Rate:	Upon Request
Total Space Available:	9,450 SF
Max. Contiguous:	6,850.00 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	13,050 SF
Year Built:	2020
Walk Score ®:	35 (Car-Dependent)
Rental Rate Mo:	Upon Request

1st Floor Ste 107

Space Available	1,370 SF
Rental Rate	Upon Request
Contiguous Area	6,850 SF
Date Available	Now
Service Type	Negotiable
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

1st Floor Ste 109

Space Available	1,370 SF
Rental Rate	Upon Request
Contiguous Area	6,850 SF
Date Available	Now
Service Type	Negotiable
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

1st Floor Ste 111

Space Available	1,370 SF
Rental Rate	Upon Request
Contiguous Area	6,850 SF
Date Available	Now
Service Type	Negotiable
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

1st Floor Ste 113

Space Available	2,740 SF
Rental Rate	Upon Request
Contiguous Area	6,850 SF
Date Available	Now
Service Type	Negotiable
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

2nd Floor Ste 213

Space Available	2,600 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

Unit 213 comes with an 800 sqft balcony/patio spacing facing R28 for an area-only opportunity for outside dining.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Gossip Nails	2,600	
Jersey Mikes	1,370	



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The Christopher at Bristow Village is a newly constructed retail plaza featuring seven suites ranging from 1,300 to 2,600 square feet. The stylishly designed building boasts a modern brick and stucco façade with unique architectural accents. Unit 101 features a dramatic two-story tower at the entrance that creates a stand out design unlike anywhere in Prince William County. Unit 113 is perfect for restaurant users, with a second-floor patio and balcony ideal for outdoor dining and providing picturesque views. The Christopher is perfectly positioned at the entrance to affluent New Bristow Village, a diverse and thriving residential community of 570 single-family, detached homes and townhomes with a median home value of \$480,713. With a strategic corner location along main-thoroughfare Route 28/Nokesville Road, The Christopher offers exceptional brand exposure with building signage visible to high volume pedestrian traffic and over 23,000 daily drivers. Bristow is an upscale suburban community in the Virginia countryside, about forty miles west of Washington, D.C. The Christopher at Bristow Village offers retailers, restaurateurs, and personal service-providers an exceptional destination with unparalleled access to consumers.

Property Photos



Property Photos



Property Photos



Suite 111



Wide Sidewalks

Property Photos



Property Photos

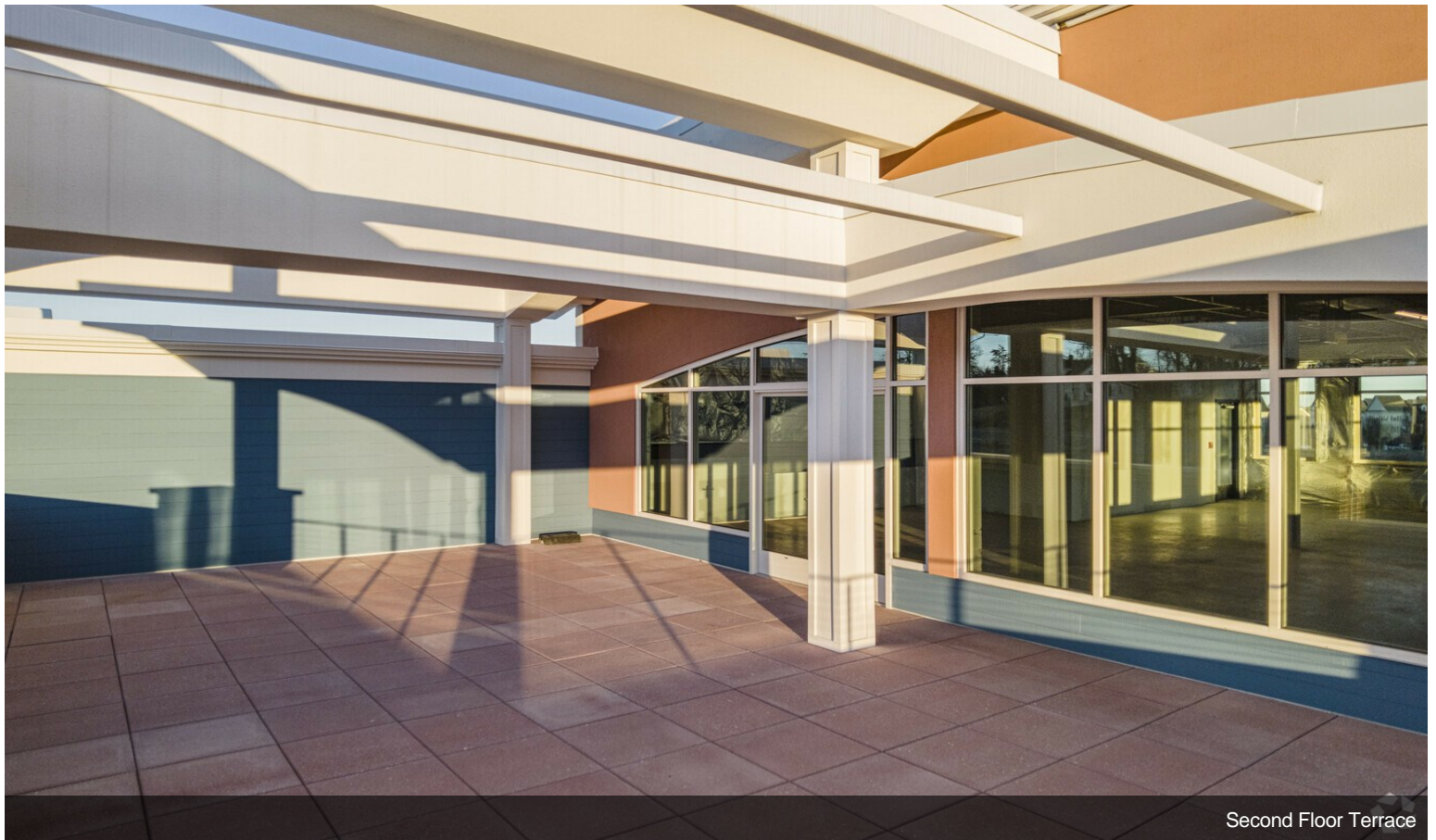


Second Floor Terrace



Second Floor Terrace

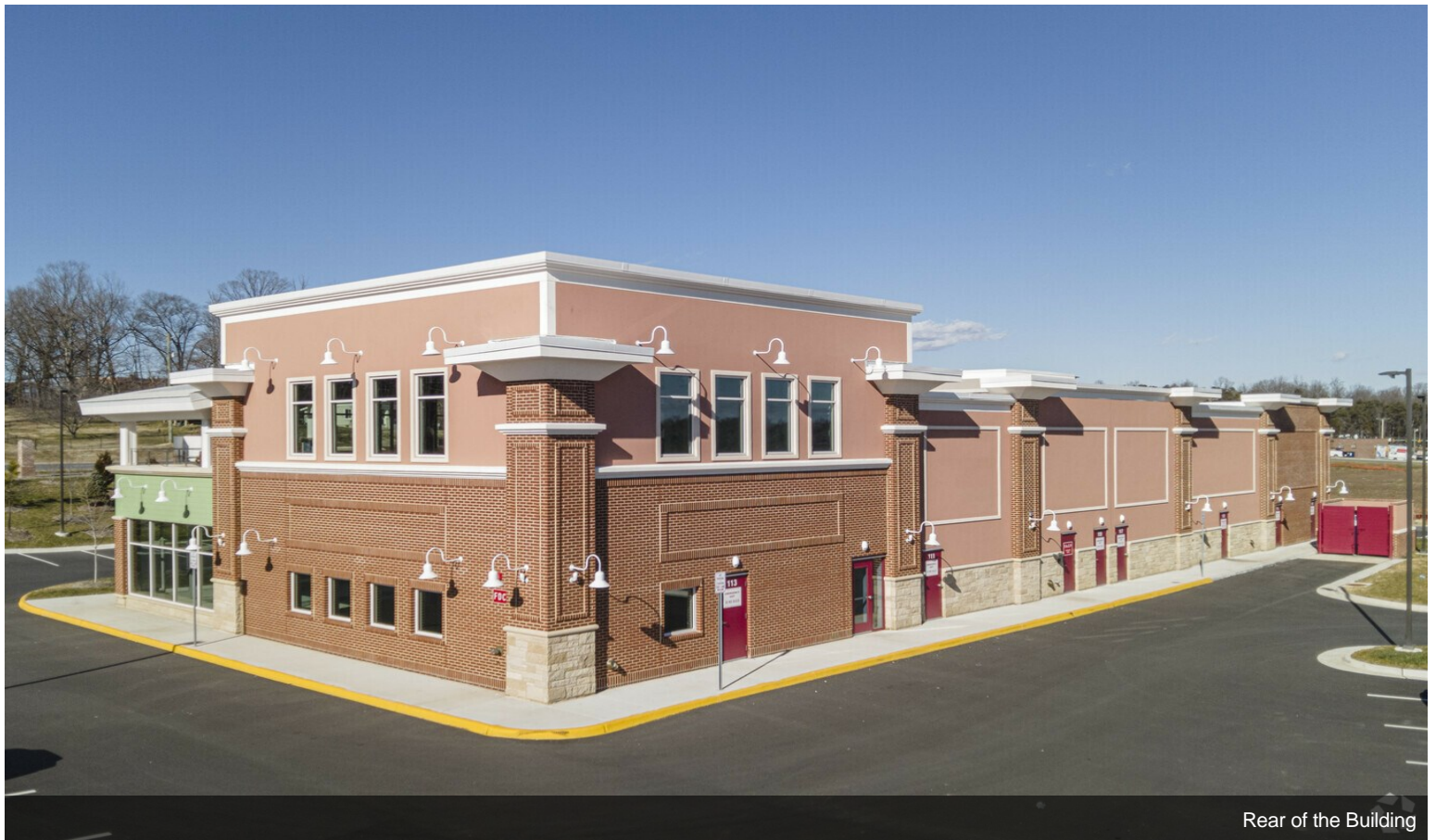
Property Photos



Property Photos

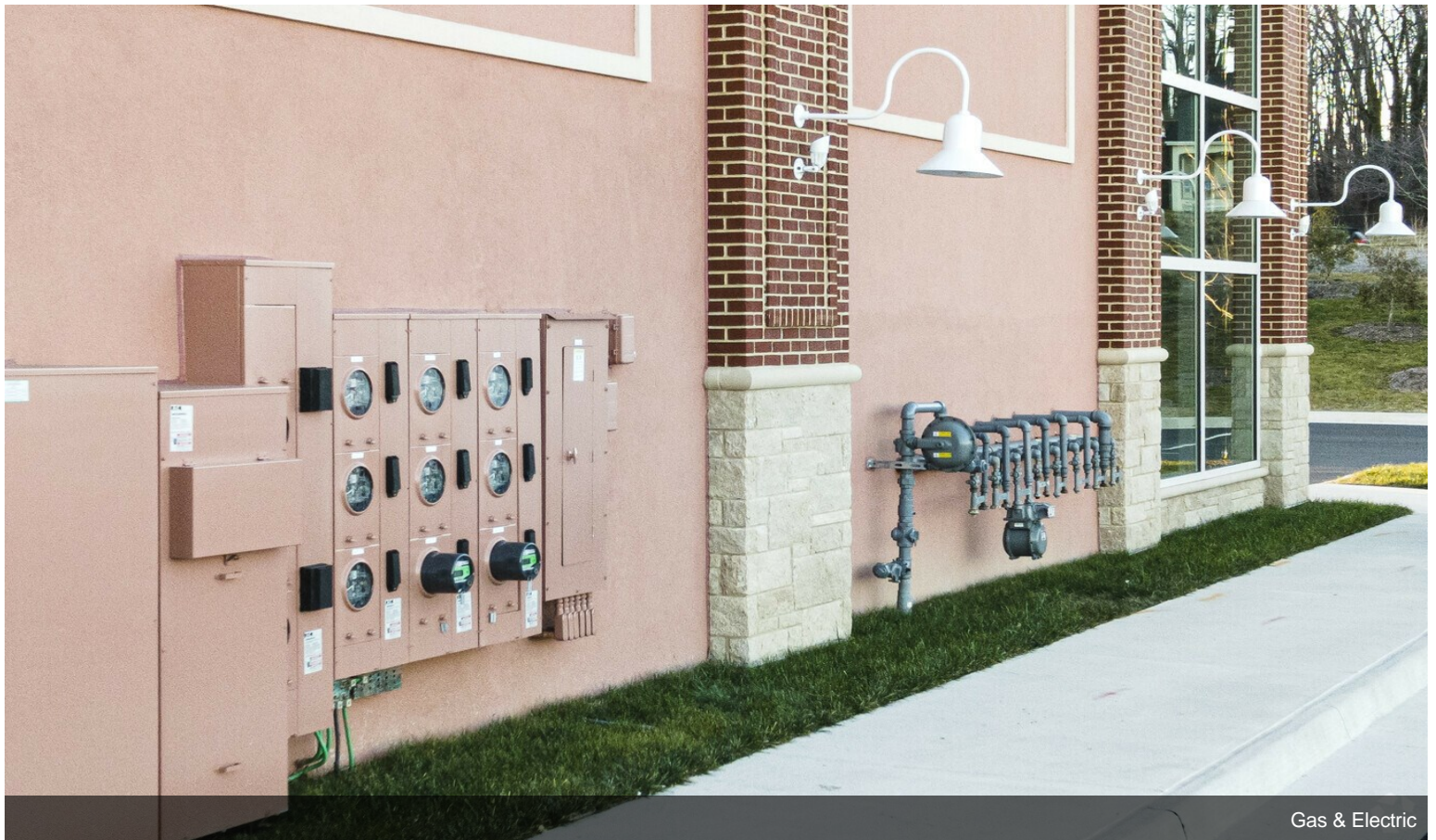


Two-Story Atrium

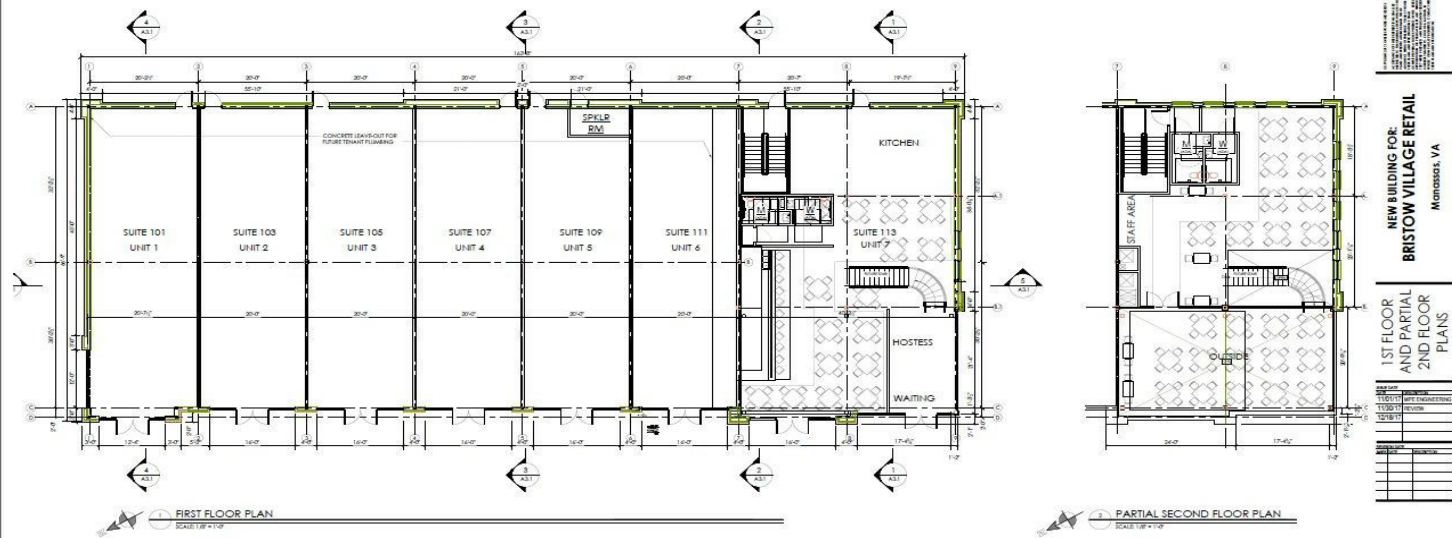


Rear of the Building

Property Photos



Property Photos



Floor/Site Plan

