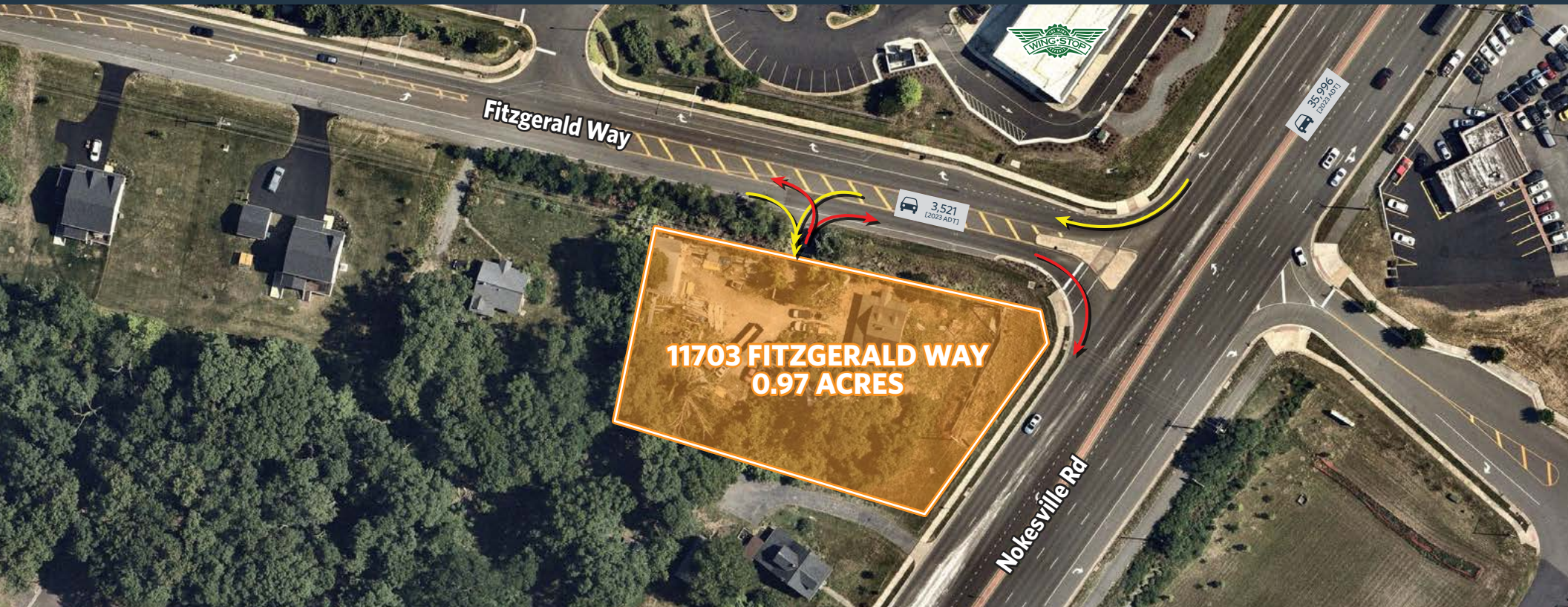




NEARBY RETAILERS



RETAIL FOR SALE OR LEASE

- High traffic intersection with over 26,000 Vehicles/Day on Nokesville Rd.
- Located in the path of growth in the Bristow/Manassas trade area.
- Rapidly developing area with ongoing residential and commercial projects.
- Excellent trade area demographics.
- Size: 0.97 AC
- Zoning: A-1

BETH SARGENT

bsargent@klnb.com | 703-268-2716

BO GALLES

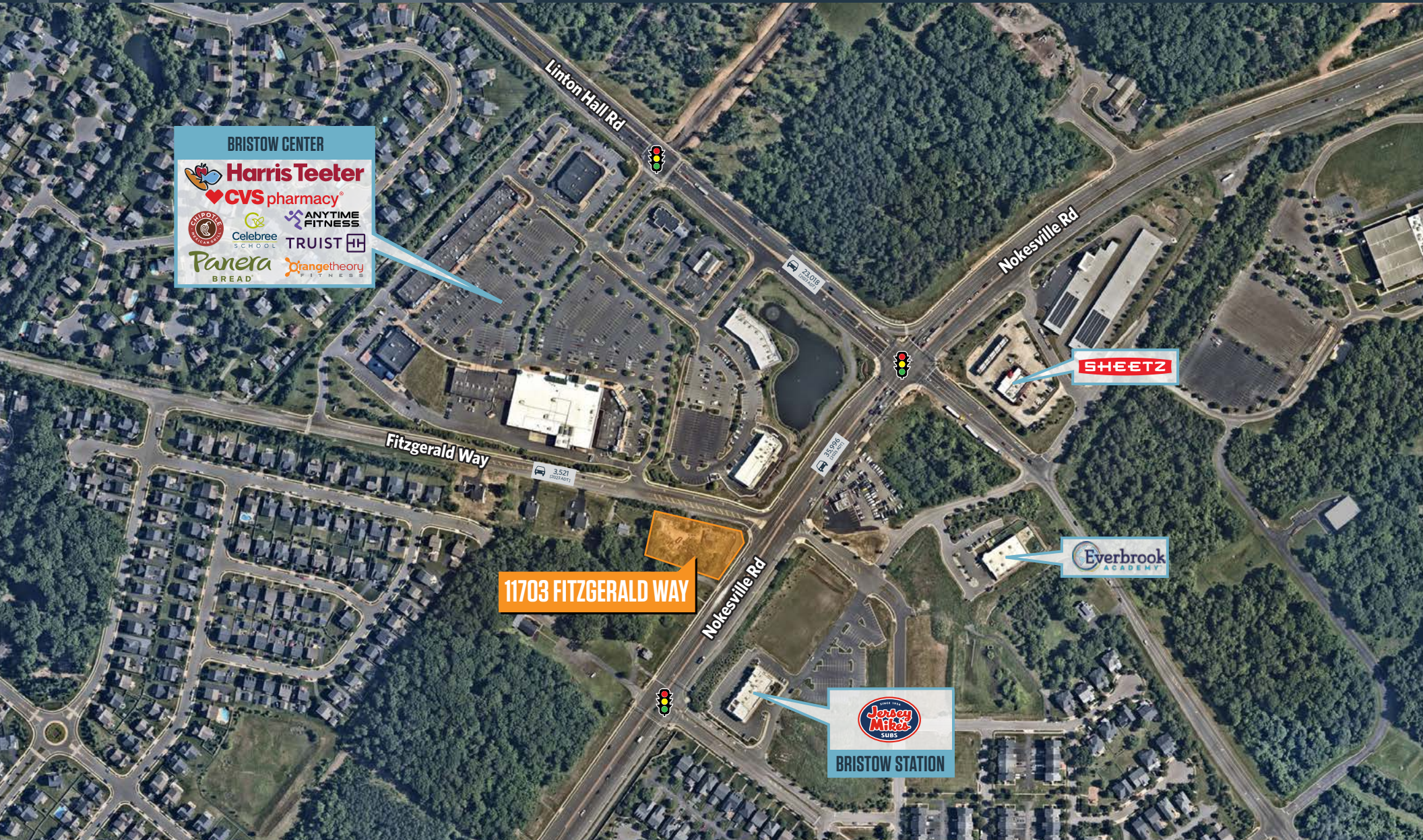
bgalles@klnb.com | 703-268-2712



MID VIEW

11703 FITZGERALD WAY

BRISTOW, VA 20136, PRINCE WILLIAM COUNTY



BETH SARGENT

bsargent@klnb.com | 703-268-2716

BO GALLES

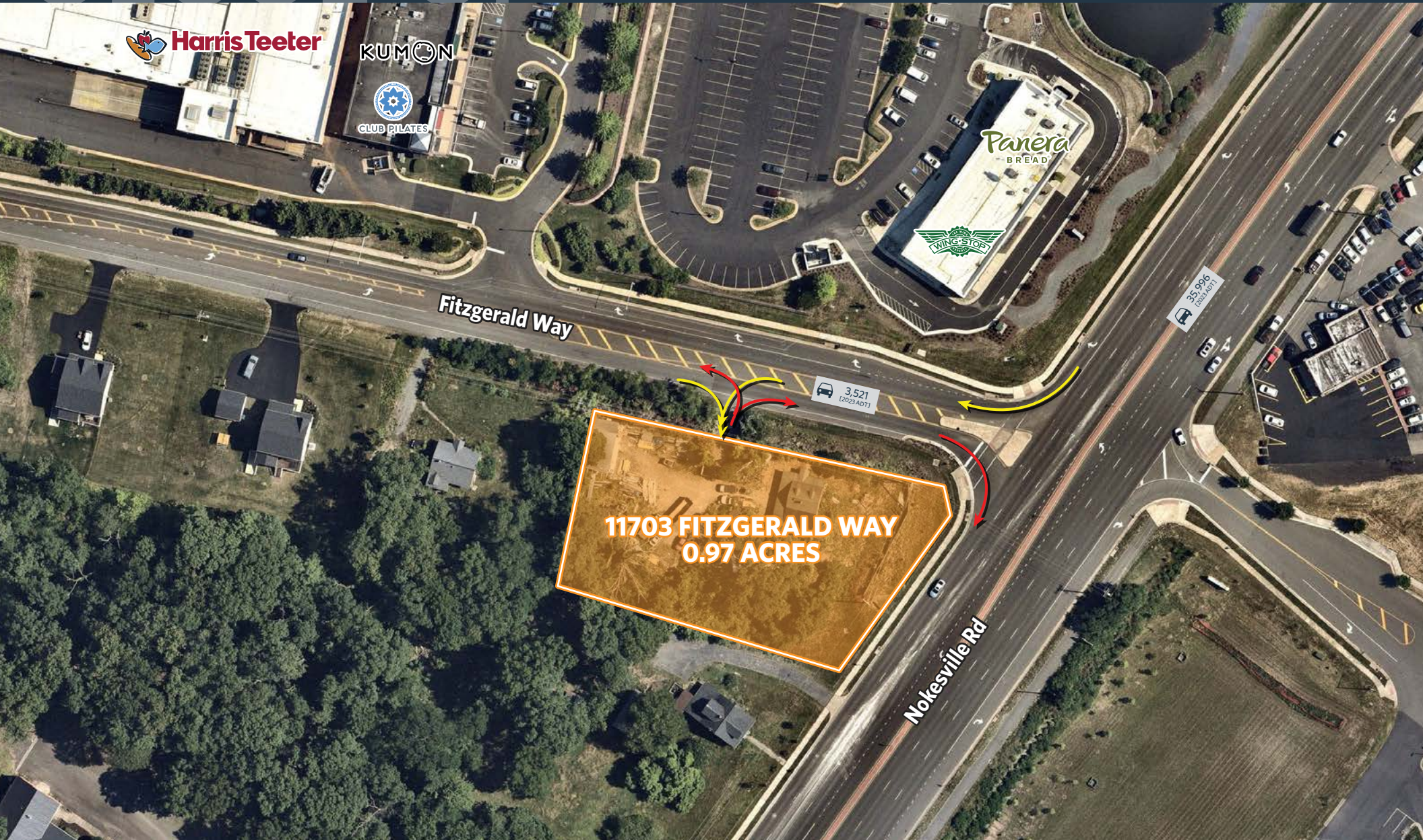
bgalles@klnb.com | 703-268-2712

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CLOSE UP

11703 FITZGERALD WAY

BRISTOW, VA 20136, PRINCE WILLIAM COUNTY



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bsargent@klnb.com | 703-268-2716

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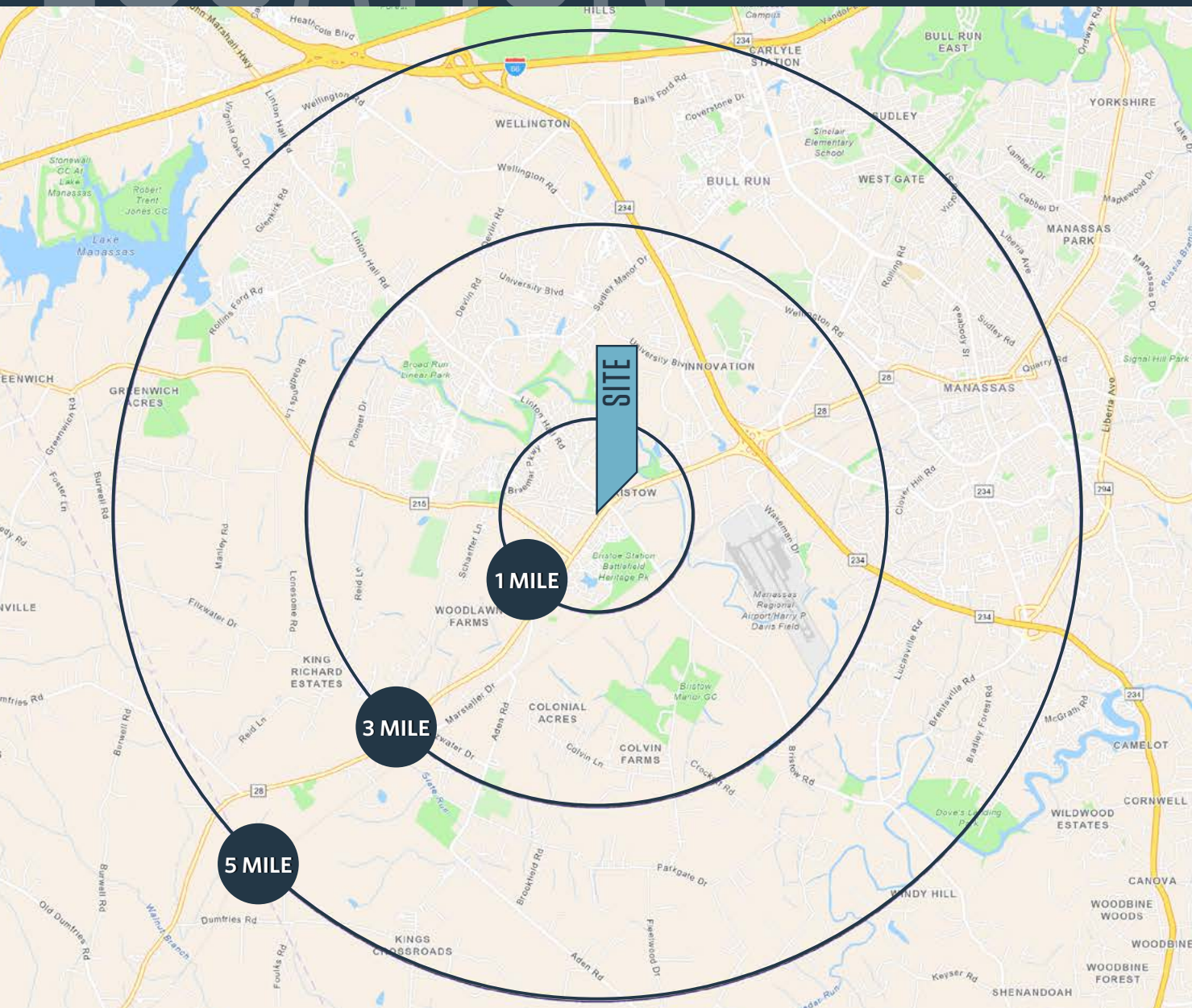
bgalles@klnb.com | 703-268-2712

klnb

LOCATION

11703 FITZGERALD WAY

BRISTOW, VA 20136, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
6,474	36,250	136,540
Daytime Population		
1,817	20,983	65,165
Households		
1,772	11,054	42,950
Average HH Income		
\$203,764	\$195,873	\$158,466

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Nokesville Rd	35,996 ADT
Linton Hall Rd	23,018 ADT
Fitzgerald Way	3,521 ADT

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klnb



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FOR MORE INFORMATION, PLEASE CONTACT:

BETH SARGENT

bsargent@klnb.com

703-268-2716

BO GALLES

bgalles@klnb.com

703-268-2712

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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CLICK TO VIEW PROPERTY WEBSITE

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