

CANTERBURY VILLAGE SHOPPING CENTER

MANASSAS, VA

2,000 - 2,500 SF AVAILABLE







RAPPAPORT
CULTIVATING PLACES

CANTERBURY VILLAGE SHOPPING CENTER

MANASSAS, VA

- | 2,500 SF pad site opportunity with drive-thru capabilities available
- | Across from Prince William County Hospital
- | Canterbury tenants consist of national brands such as 7-Eleven, UPS, Bon Chon, and Starbucks
- | Nearly 1M SF of office within a mile of the center, including Lockheed Martin with over 2,000 employees

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	20,754	111,314	174,717
 DAYTIME POPULATION	8,478	51,870	72,379
 HOUSEHOLD INCOME	\$93,494	\$91,964	\$111,177
 TRAFFIC COUNTS	34,000 on Sudley Road		

CO-TENANTS



CANTERBURY VILLAGE SHOPPING CENTER MANASSAS, VA

800+ RESIDENTIAL UNITS

1,125+ RESIDENTIAL UNITS

PORTSMOUTH STATION



FESTIVAL AT MANASSAS SHOPPING CENTER



CANTERBURY VILLAGE SHOPPING CENTER

NOVANT HEALTH UVA PRINCE WILLIAM MEDICAL CENTER

170 BEDS
350 DAYTIME POPULATION
24/7 EMERGENCY ROOM
~6,000 INPATIENT VISITS
60,000 OUTPATIENT VISITS

SUDLEY ROAD 28,000 VPD

WESTGATE PLAZA



MANASSAS MALL



MANAPORT PLAZA



SITE PLAN

CANTERBURY VILLAGE SHOPPING CENTER | MANASSAS, VA

2,000 - 2,500 SF AVAILABLE



SUDLEY ROAD 34,000 VPD

TENANT LIST

CANTERBURY VILLAGE SHOPPING CENTER | MANASSAS, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
Pad Site	2,500	Available	8	2,000	Available	19	1,600	Paisano's
1	5,600	Jukebox Diner	9	2,000	H&R Block	20	2,000	Quest Diagnostics
2	1,600	Dolce Amore Sweets	10	2,000	International Market	21	2,000	Semi Freddo Italian Cosine
3	1,600	Raices Peruvian Cuisine	11	1,600	The UPS Store	22	1,200	Semi Freddo Italian Cosine
4	1,200	The Famous American Barber Shop	12	1,200	Bahn Mi Delia	23	5,325	Canterbury Laundromat
5	2,000	Kelly Property Management	13	1,200	Pho	26	3,400	7-Eleven
6	8,976	Brightpath Kids	14	1,200	Vocelli Pizza	27	14,452	Dollar Tree
7	2,180	Thai Taste	15	2,000	African Market	28	3,351	Starbucks
			16	2,000	Tang's Alteration			
			17	2,400	Bonchon			
			18	1,200	Q Nail & Spa			

CANTERBURY VILLAGE SHOPPING CENTER MANASSAS, VA





CANTERBURY VILLAGE SHOPPING CENTER | 8653 SUDLEY RD, MANASSAS, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.382.1217

Christian Kingston | ckingston@rappaportco.com | 571.382.1255

rappaportco.com