

## **CANTERBURY VILLAGE SHOPPING CENTER MANASSAS, VA**

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

#### **DEMOGRAPHICS 2025**

		1 MILE	3 MILES	5 MILES
Ť	POPULATION	20,754	111,314	174,717
	DAYTIME POPULATION	8,478	51,870	72,379
\$	HOUSEHOLD INCOME	\$93,494	\$91,964	\$111,177
<u>~</u>	TRAFFIC COUNTS	34,000 or	n Sudley Ro	oad

#### **CO-TENANTS**

















# CANTERBURY VILLAGE SHOPPING CENTER MANASSAS, VA

#### **WESTGATE PLAZA**

















#### 800+ RESIDENTIAL UNITS

#### PORTSMOUTH STATION









#### **FESTIVAL AT MANASSAS SHOPPING CENTER**













**CANTERBURY VILLAGE SHOPPING CENTER** 

#### **MANASSAS MALL**



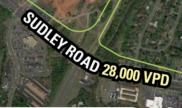








Payless Bath & Body Works\*



#### MANAPORT PLAZA









Tuesday Morning

#### **NOVANT HEALTH UVA** PRINCE WILLIAM **MEDICAL CENTER**

1,125+ RESIDENTIAL UNITS

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

#### **SITE PLAN**

#### **CANTERBURY VILLAGE SHOPPING CENTER | MANASSAS, VA**

2,000 - 2,500 SF AVAILABLE



**TENANT LIST** 

### CANTERBURY VILLAGE SHOPPING CENTER | MANASSAS, VA

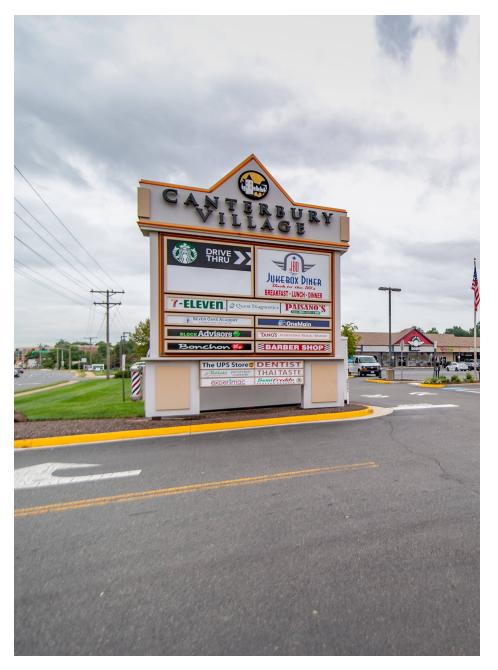
#	SQ. FT	MERCHANT	#	<b>SQ. FT</b>	MERCHANT	#	<b>SQ. FT</b>	MERCHANT
Pad Site	e <b>2,500</b>	Available	8	2,000	Available	19	1,600	Paisano's
1	5,600	Jukebox Diner	9	2,000	H&R Block	20	2,000	Quest Diagnostics
2 1,600	Dolce Amore	10	2,000	International Market	21 2,000	Semi Freddo Italian		
		Sweets	11	1,600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

### **CANTERBURY VILLAGE SHOPPING CENTER**

MANASSAS, VA









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