

CANTERBURY VILLAGE SHOPPING CENTER

MANASSAS, VA

2,000 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 2025

	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

WESTGATE PLAZA



800+ RESIDENTIAL UNITS

PORTSMOUTH STATION



FESTIVAL AT MANASSAS SHOPPING CENTER



1,125+ RESIDENTIAL UNITS



CANTERBURY VILLAGE SHOPPING CENTER

SUDLEY ROAD 28,000 VPD

MANASSAS MALL



MANAPORT PLAZA



NOVANT HEALTH UVA PRINCE WILLIAM MEDICAL CENTER

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 SF AVAILABLE



SUDLEY ROAD 34,000 VPD

TENANT LIST

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#	SQ. FT	MERCHANT
Pad Site	2,325	Chipotle
1	5,600	Jukebox Diner
2	1,600	Dolce Amore Sweets
3	1,600	Raices Peruvian Cuisine
4	1,200	The Famous American Barber Shop
5	2,000	Kelly Property Management
6	8,976	Brightpath Kids
7	2,180	Thai Taste

#	SQ. FT	MERCHANT
8	2,000	Available
9	2,000	H&R Block
10	2,000	International Market
11	1,600	The UPS Store
12	1,200	Bahn Mi Delia
13	1,200	Pho
14	1,200	Vocelli Pizza
15	2,000	African Market
16	2,000	Tang's Alteration
17	2,400	Bonchon
18	1,200	Q Nail & Spa

#	SQ. FT	MERCHANT
19	1,600	Paisano's
20	2,000	Quest Diagnostics
21	2,000	Semi Freddo Italian Cosine
22	1,200	Semi Freddo Italian Cosine
23	5,325	Canterbury Laundromat
26	3,400	7-Eleven
27	14,452	Dollar Tree
28	3,351	Starbucks

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MANASSAS, VA





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

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