

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



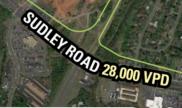








Payless Bath & Body Works*



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 SF AVAILABLE



TENANT LIST

CANTERBURY VILLAGE SHOPPING CENTER | MANASSAS, VA

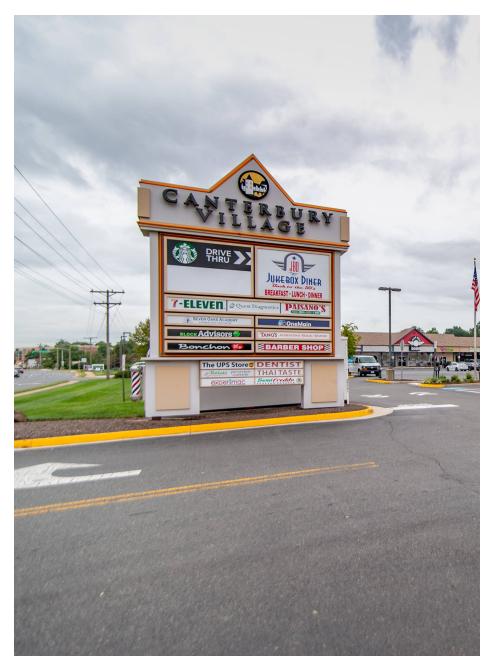
#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
Pad Site	e 2,325	Chipotle	8	2,000	Available	19	1,600	Paisano's
1	5,600	Jukebox Diner	9	2,000	H&R Block	20	2,000	Quest Diagnostics
2	2 1,600	Dolce Amore	10	2,000	International Market	21 2,000	Semi Freddo Italian	
	Sweets	11	1,600	The UPS Store		Cosine		
3	1,600	Raices Peruvian Cuisine	12	2 1,200	Bahn Mi Delia	22	1,200	Semi Freddo Italian Cosine
4	,	The Famous American Barber Shop	13	3 1,200	Pho	23 5,325	Canterbury Laundromat	
			14	1,200	Vocelli Pizza			
_			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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