

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 2026

	1 MILE	3 MILES	5 MILES
 POPULATION	21,887	11,920	181,082
 DAYTIME POPULATION	9,692	52,827	66,000
 HOUSEHOLD INCOME	\$136,511	\$121,368	\$144,087
 TRAFFIC COUNTS	32,000 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



TENANT LIST

CANTERBURY VILLAGE SHOPPING CENTER | MANASSAS, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
Pad Site	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	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			

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

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