



**Canterbury Village Shopping Center**  
Manassas, VA

2,000 SF available



# Manassas

Virginia

- 2,000 SF retail opportunity available
- Across from UVA Health Prince William Medical Center
- 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



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	21,887	11,920	181,082
<b>Daytime Population</b>	9,692	52,827	66,000
<b>Household Income</b>	\$136,511	\$121,368	\$144,087

**Traffic Counts** 32,000 on Sudley Road

## Area Retailers





**LOWE'S**

**Bull Run Plaza**

**Giant** **ROSS** **KOHL'S**  
DRESS FOR LESS

**BARNES & NOBLE** **Marshalls** **Orangetheory FITNESS**

**Sudley Towne Plaza**

**Burlington** **BEST BUY** **H&R BLOCK**

800 + RESIDENTIAL UNITS

**Sudley Manor Square**

**SKY ZONE TRAMPOLINE PARK** **CHASE** **amazonfresh**

**Westgate Plaza**

**Goodwill** **Tanera** **T-Mobile**

**Onelife FITNESS** **DOLLAR TREE** **COLD STONE**

**COSTCO WHOLESALE**

**Festival at Manassas Shopping Center**

**IGLOBAL FOOD** **KIDS FIRST Swim Schools** **boost mobile**

**Denny's** **SUDSMORE** **POTBELLY**

1,125 + RESIDENTIAL UNITS

**Portsmouth Station**

**PAPA JOHN'S** **WING-STOP**

**FAMILY DOLLAR** **ALDI**

**Manaport Plaza**

**SUBWAY** **Advance Auto Parts**

**DOLLAR TREE** **SPROUTS FARMERS MARKET**

SUDLEY ROAD 32,000 VPD

**Canterbury Village**

**Manassas Mall**

**VICTORIA'S SECRET** **H&M** **Walmart**

**macys** **Bath & Body Works**

**UVA HEALTH PRINCE WILLIAM MEDICAL CENTER**

170 Beds  
 350 Daytime Population  
 24/7 Emergency Room  
 6,000 Inpatient Visits  
 60,000 Outpatient Visits

# Site Plan

2,000 SF available

● Space Available



# Tenant List

Space #	Sq. Ft.	Tenant
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
8	2,000	Available

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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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