

2ND GENERATION
RESTAURANT
4,100 SF
AVAILABLE

EXTERIOR
PATIO
2,200 SF

IN-LINING
SPACE AVAILABLE
1,500 SF

For
Lease

MANOR CENTER

3499 SWEET AIR RD, PHOENIX, MARYLAND, 21131

RETAIL SPACES AVAILABLE!

FOR MORE INFORMATION, PLEASE CONTACT RETAIL ADVISORY:

BRYAN CYPHERS

Vice President, Retail Brokerage

t: 443 465 9510

e: bryan.cypfers@jll.com

JEFF BACH

Managing Director, Retail

t: 410 991 3930

e: jeff.bach@jll.com

JLL | 443 451-2600 | 500 East Pratt St., Suite 1250, Baltimore, MD 21202 | www.jll.com



For Lease

MANOR CENTER

JACKSONVILLE | 3499 SWEET AIR RD, PHOENIX, MARYLAND, 21131

COMING SOON: DUNKIN DONUTS Q1 2023

2ND GENERATION RESTAURANT: 4,100 SF AVAILABLE

EXTERIOR PATIO 2,200 SF

IN-LINING SPACE AVAILABLE 1,500 SF

BANK OF AMERICA



**COMING SOON: DUNKIN DONUTS

PYLON SIGN

SWEET AIR ROAD 5,473 AADT

COMING SOON: DUNKIN' DONUTS

MANOR CENTER - RETAIL SPACES AVAILABLE!

Project Highlights

- 4,100 square feet building with exterior patio.
- 2,200 square feet exterior patio.
- Liquor license included.
- 1,500 square feet In-lining space available.

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INTERIOR / EXTERIOR

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MANOR CENTER VIEW

JACKSONVILLE | 3499 SWEET AIR RD, PHOENIX, MARYLAND, 21131



2ND GENERATION RESTAURANT: 4,100 SF EXTERIOR PATIO: 2,200 SF AVAILABLE!

IN-LINING SPACE AVAILABLE 1,500 SF

JACKSONVILLE Elementary

SAFeway

BANK OF AMERICA

PIZZA PAPA JOHN'S

PLYON SIGN

Walgreens
COMING SOON
DUNKIN' DONUTS

STRAPASTA

GOLDEN HOUSE Chinese Restaurant

7 ELEVEN

PLYON SIGN

PNC BANK

MANOR SHOPPING CENTER IS A WELL-KNOWN RETAIL AND RESTAURANT DESTINATION BRINGING TOGETHER BALTIMORE COUNTY NEIGHBORS FROM COMMUNITIES THAT INCLUDE: JACKSONVILLE, GLEN ARM, SPARKS, MONKTON, & FALLSTON. COLLOQUIALLY REFERRED TO AS "FOUR CORNERS," THE INTERSECTION OF JARRETTSVILLE PIKE & PAPER MILL / SWEET AIR ROAD BRINGS OVER **110,000 UNIQUE INDIVIDUALS** TO MANOR CENTER EACH YEAR, TOTALING OVER **700,000 VISITS** TO THE PROPERTY.

SWEET AIR LIQUORS

SUNOCO

BROOKSIDE MARKET MEATS • CATERING • EVENTS

SWEET AIR ROAD 5,473 AADT

JARRETTSVILLE PIKE 7,382 AADT

M&T Bank

ShopRite

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MANOR CENTER - SITE PLAN

JACKSONVILLE | 3499 SWEET AIR RD, PHOENIX, MARYLAND, 21131

AVAILABLE

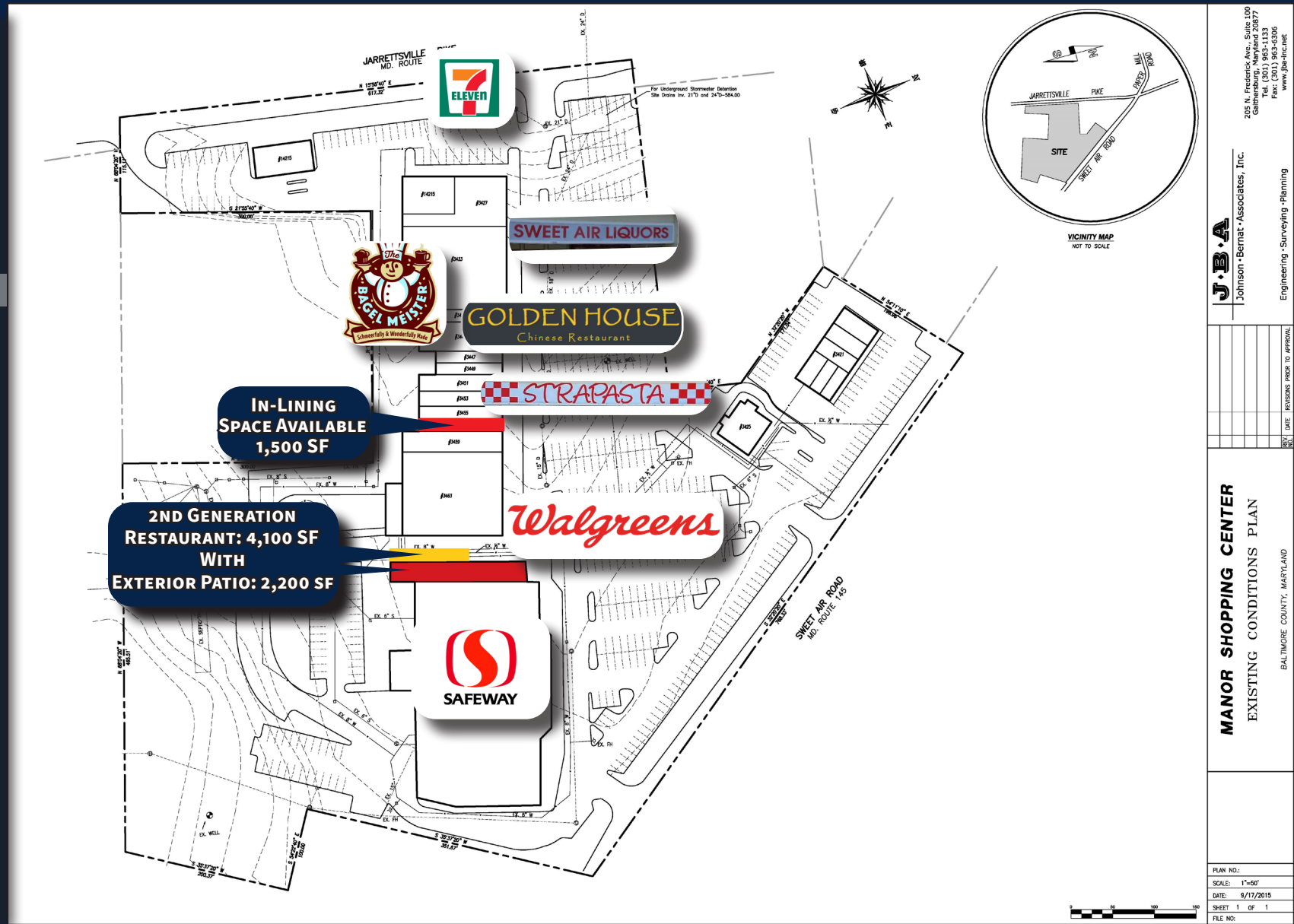
- 4,100 SF RESTAURANT SPACE
- 2,100 SF EXTERIO PATIO
- 1,500 SF IN-LINING SPACE

TRAFFIC COUNTS

- 5,473 AADT (SWEET AIR Rd)
- 7,382 AADT (JACKSONVILLE PIKE)

HIGHLIGHTS

- LIQUOR LICENSE INCLUDED
- EXTERIOR PATIO
- STRONG LOCAL DEMOGRAPHICS
- CARROL MANOR RECREATIONAL FIELD



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LOCATION / DEMOGRAPHICS

JACKSONVILLE | 3499 SWEET AIR RD, PHOENIX, MARYLAND, 21131

RESIDENTIAL POPULATION

1 MILE	3 MILES	5 MILES
• 1,547	• 10,004	• 39,912

NUMBER OF HOUSEHOLDS

1 MILE	3 MILES	5 MILES
• 562	• 3,499	• 15,534

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
• \$158,518	• \$166,889	• \$103,539

MEDIAN AGE

1 MILE	3 MILES	5 MILES
• 49	• 50	• 44

CONSUMER TOTAL SPENDING - DINING

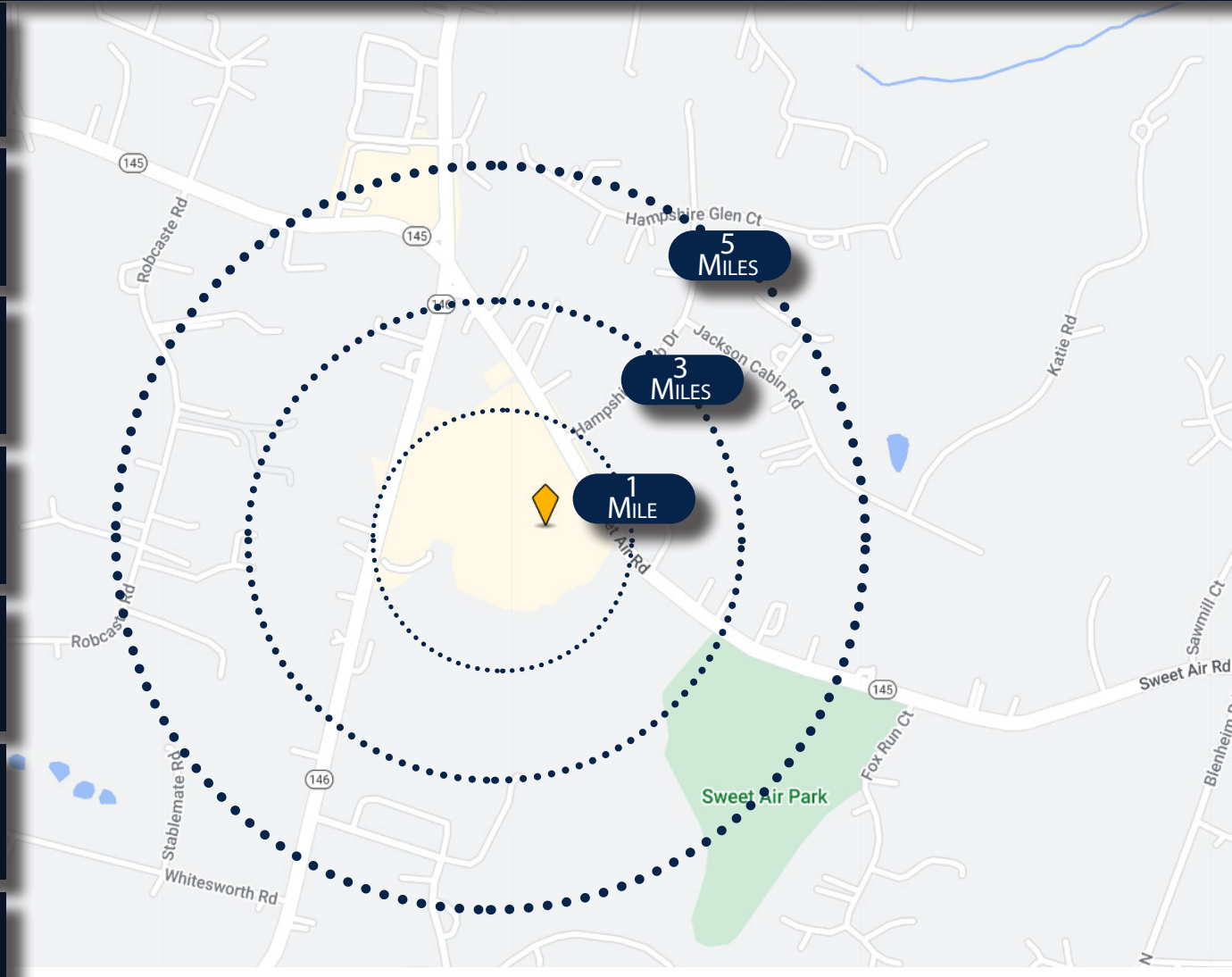
1 MILE	3 MILES	5 MILES
• \$4,636,081	• \$31,216,081	• 103,482,754

CONSUMER AVG. SPENDING - DINING

1 MILE	3 MILES	5 MILES
• \$8,249.25	• \$8,921.43	• 6,661.69

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
• 1,529	• 8,068	• 35,012



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TRADE AREA

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