

PHOENIX · BALTIMORE COUNTY, MD

3410-3418 Sweet Air Road

*Retail / Commercial Development Site · Phoenix, MD 21131***1.56 Acres±****SITE AREA****2****PARCELS****BL-CR / RC-5****ZONING****14,861 AADT****TRAFFIC****FOR MORE INFORMATION:**Andrew Brink · 518-225-8244 · abrink@trialliance.comChris Smith, SIOR · 410-382-1869 · csmith@trialliance.com22 W Pennsylvania Ave, Suite 600, Towson, MD 21204 · www.trialliance.com**KEY HIGHLIGHTS**

- 1.56 Acres± · 2 Parcels
- Signalized Corner Site
- 25,000+ AADT Combined
- BL-CR / RC-5 Zoning
- Veterinarian Bldg. Demolished
- Concept Plan on File

PROPERTY OVERVIEW

3410-3418 Sweet Air Road · Phoenix, MD 21131

PROPERTY DESCRIPTION

TriAlliance Commercial Real Estate is pleased to present 3410-3418 Sweet Air Road, a 1.56± acre retail/commercial development site at the signalized corner of Sweet Air Road (Rt. 145) and Jarrettsville Pike (Rt. 146) in Phoenix, Maryland.

The offering consists of two contiguous parcels totaling approximately 60,212 SF net. The site is improved with the previous veterinarian one-story brick building already demolished, clearing the way for ground-up redevelopment.

A schematic development concept plan has already been prepared, showing a proposed one-story and two-story commercial building program with on-site parking, giving a purchaser a head start on design and entitlements.

PROPERTY SPECIFICATIONS

Address	3410 & 3418 Sweet Air Rd
City / State	Phoenix, MD 21131
County	Baltimore County
Site Area	1.56 Acres± (2 Parcels)
Zoning	BL-CR & RC-5
Previous Use	Veterinarian
Utilities	Private well & septic
Traffic Counts	11,041 & 14,861 AADT
Floodplain	None
Sale Price	Negotiable
Terms	Fee Simple

ZONING & PERMITTED USES

Baltimore County Zoning · 3410-3418 Sweet Air Road

BL-CR

**Business Local /
Commercial Revitalization**

+ RC-5 (Rural Residential) rear buffer strip

WHY THIS ZONING MATTERS

- BL-CR permits a broad range of by-right commercial uses across most of the site: max floor area ratio of 3.0, heights up to 40 feet (100' with a bonus).
- A small RC-5 strip along the rear functions as a low-intensity buffer, typical of corner commercial sites adjoining residential areas.
- Car washes, service garages, hotels, theaters, and animal boarding may be permitted by special exception, subject to Board of Appeals approval.

RETAIL & FOOD

- General retail sales
- Restaurants & food service

- Taverns

PERSONAL & SERVICE

- Personal services (salons, etc.)
- Fitness studios
- Day care facilities

OFFICE & FINANCIAL

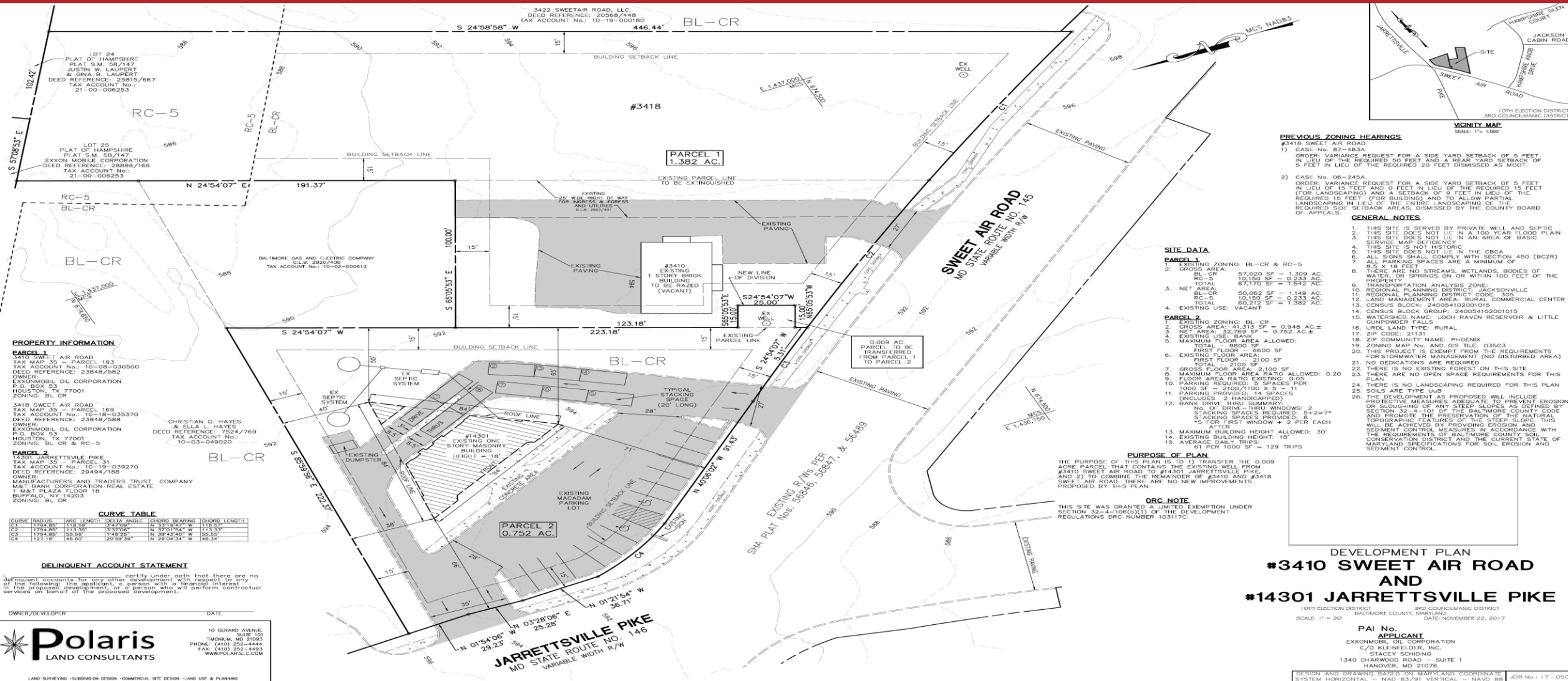
- Business & professional offices
- Banks with drive-thru

- Medical & dental clinics

SPECIAL EXCEPTION

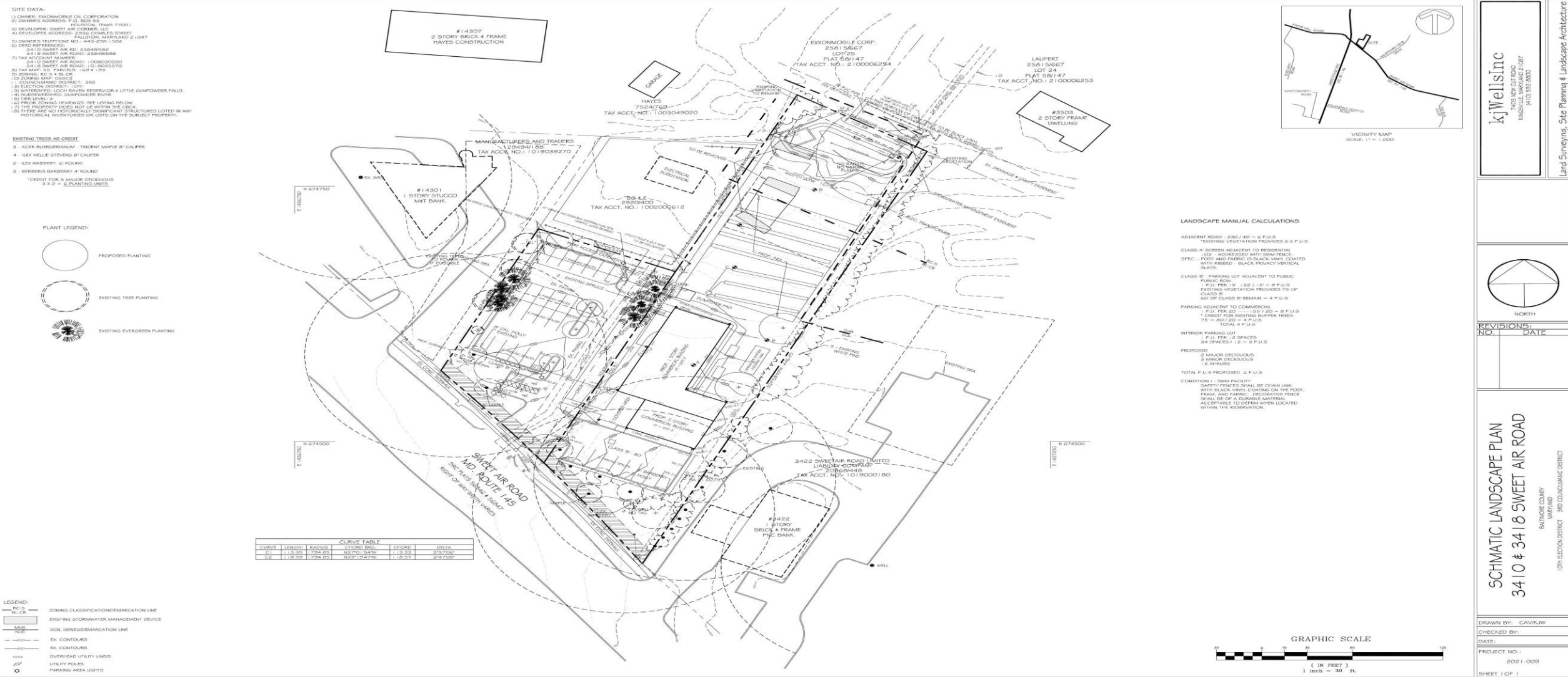
- Car washes & service garages
- Hotels & motels
- Theaters

SITE & DEVELOPMENT PLAN



Parcel 1: 3410 & 3418 Sweet Air Road (1.382± AC net). Adjacent bank parcel shown for reference only, not included in this offering. Source: Polaris Land Consultants, Inc.

DEVELOPMENT CONCEPT: SCHEMATIC SITE PLAN



Conceptual/schematic only, illustrating a proposed 1- & 2-story commercial building program with on-site parking. Buyer to complete independent due diligence. Source: kjWells, Inc.

LOCATION & NEIGHBORHOOD

A Signalized Corner in the Jacksonville / Phoenix Trade Area

Signalized Corner

A

At the signalized corner of Sweet Air Rd (Rt. 145) & Jarrettsville Pike (Rt. 146), 25,000+ vehicles per day pass the site.

Affluent Trade Area

B

Average household incomes exceed \$180,000 within 1 mile, supporting strong, stable demand for retail and services.

Established Corridor

C

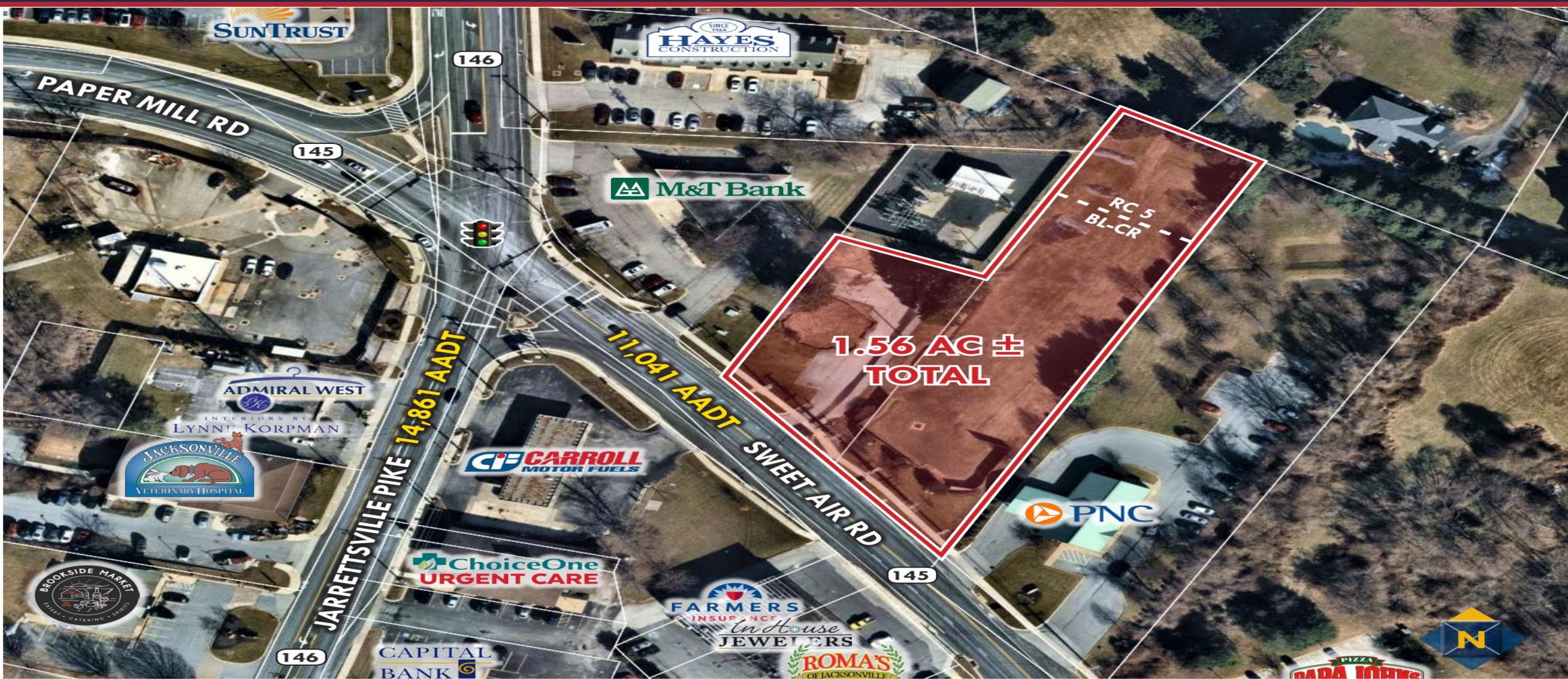
Surrounded by national and local retailers, banks, medical/urgent care, and restaurants driving daily traffic.

NEARBY RETAILERS & AMENITIES

- Safeway
- ShopRite
- Goodwill
- Rite Aid
- 7-Eleven
- Bank of America
- M&T Bank
- PNC Bank
- SunTrust
- Capital Bank
- ChoiceOne Urgent Care
- McDonald's
- Papa John's
- Anytime Fitness

Minutes from Jacksonville & Monkton.

AERIAL SITE OVERVIEW



1.56± Acre site boundary shown in red, spanning BL-CR and RC-5 zoning, at the signalized corner of Sweet Air Road & Jarrettsville Pike.

TRADE AREA MAP



The site sits within an established retail node anchored by national and local retailers, banks, and service tenants along Sweet Air Road & Jarrettsville Pike.

MARKET OVERVIEW & DEMOGRAPHICS

Residential & Household Statistics by Drive-Time Radius

11,041

AADT, Sweet Air Rd

14,861

AADT, Jarrettsville Pike

1.56 AC±

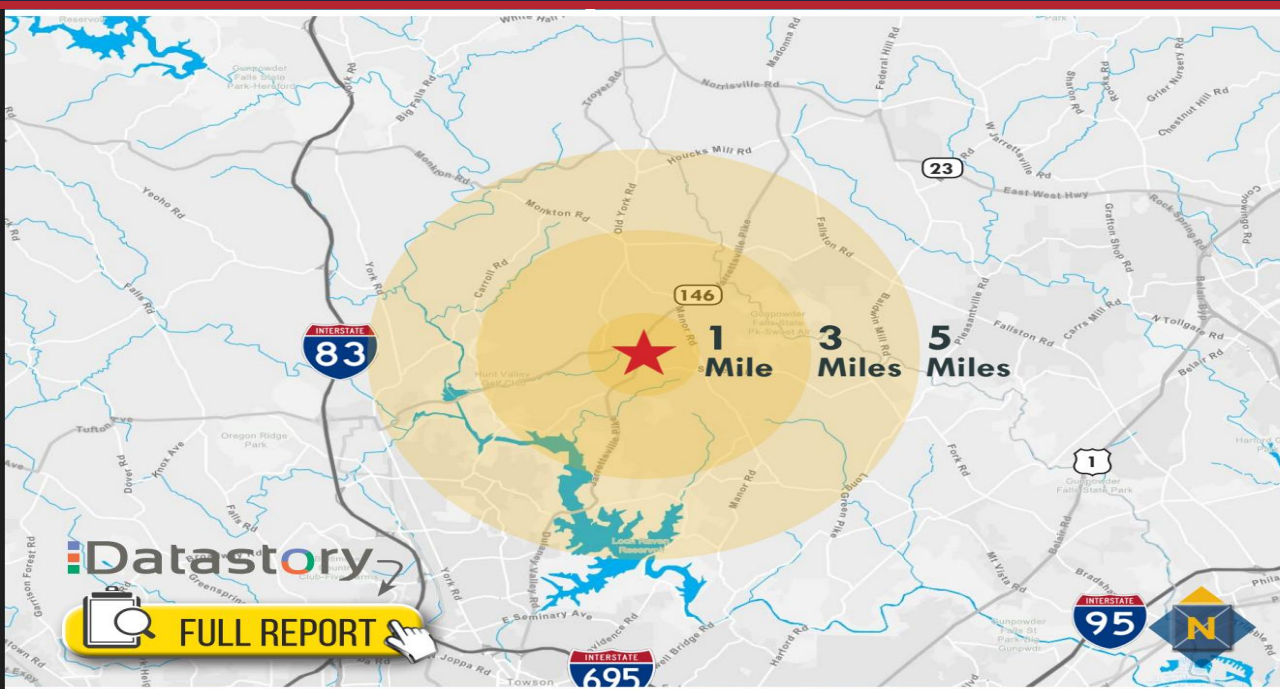
Total Site Area

DEMOGRAPHIC SNAPSHOT

METRIC	1 MILE	3 MILES	5 MILES
Population	1,784	8,956	38,452
Households	612	3,107	15,190
Avg. HH Income	\$183,869	\$197,497	\$128,787
Median Age	48.9	49.2	44.3
College Ed.+	84.3%	83.5%	79.2%

Source: Esri Business Analyst demographic data, radius from site.

DEMOGRAPHIC PROFILE



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
1,784 1 MILE	612 1 MILE	2.92 1 MILE	48.9 1 MILE
8,956 3 MILES	3,107 3 MILES	2.87 3 MILES	49.2 3 MILES
38,452 5 MILES	15,190 5 MILES	2.48 5 MILES	44.3 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$183,869 1 MILE	84.3% 1 MILE	98.7% 1 MILE	1,770 1 MILE
\$197,497 3 MILES	83.5% 3 MILES	98.8% 3 MILES	6,955 3 MILES
\$128,787 5 MILES	79.2% 5 MILES	96.9% 5 MILES	29,144 5 MILES

48%
TOP TIER
10 MIN. DRIVE

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME

[LEARN MORE](#)

23%
EXURBANITES
10 MIN. DRIVE

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

[LEARN MORE](#)

19%
SAVVY SUBURBANITES
10 MIN. DRIVE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

[LEARN MORE](#)

7%
PROFESSIONAL PRIDE
10 MIN. DRIVE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

[LEARN MORE](#)

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Detailed demographic profile by 1-, 3-, and 5-mile radius. Source: Esri Business Analyst / Datastory.

INVESTMENT HIGHLIGHTS

A rare corner assemblage with concept planning already underway

1

Prime Corner Redevelopment

A signalized corner spanning two contiguous parcels at one of the busiest intersections in the trade area, suited to retail, bank, medical, or office use.

PRIME CORNER SITE

2

Shovel-Ready Concept Plan

A schematic plan already shows a proposed one- and two-story commercial building program with on-site parking, a head start on design and entitlements.

DEVELOPMENT READY

3

Flexible Zoning Mix

BL-CR zoning across most of the site allows wide-ranging by-right commercial uses, complemented by an RC-5 buffer strip.

BY-RIGHT FLEXIBILITY



FOR MORE INFORMATION

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