

**2ND GENERATION
RESTAURANT
4,100 SF
AVAILABLE**

**EXTERIOR
PATIO
2,200 SF**

*For
Lease*

**MANOR CENTER
2ND GENERATION RESTAURANT
AVAILABLE!**

BRYAN CYPHERS

Vice President, Retail Brokerage
t: 443 465 9510
e: bryan.cyphers@jll.com

JEFF BACH

Managing Director, Retail
t: 410 991 3930
e: jeff.bach@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

BANK OF AMERICA



Walgreens

STRAPASTA



GOLDEN HOUSE Chinese Restaurant



SWEET AIR LIQUORS

JARRETTSVILLE PIKE 7,382 AADT

Walgreens



GOLDEN HOUSE Chinese Restaurant

STRAPASTA



**COMING SOON: DUNKIN DONUTS

PYLON SIGN

SWEET AIR ROAD 5,473 AADT

COMING SOON: DUNKIN' DONUTS

2ND GENERATION RESTAURANT SPACE - 3499 SWEET AIR RD, PHOENIX, MARYLAND, 21131

AVAILABLE!

- 4,100 square feet building with side patio
- 2,200 square feet exterior patio
- Liquor license included

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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
AVAILABLE!

EXTERIOR PATIO:
2,200 SF



PYLON SIGN



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 ROAD 5,473 AADT

JARRETTSVILLE PIKE 7,382 AADT



PYLON SIGN



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MANOR CENTER - SITE PLAN

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

AVAILABLE

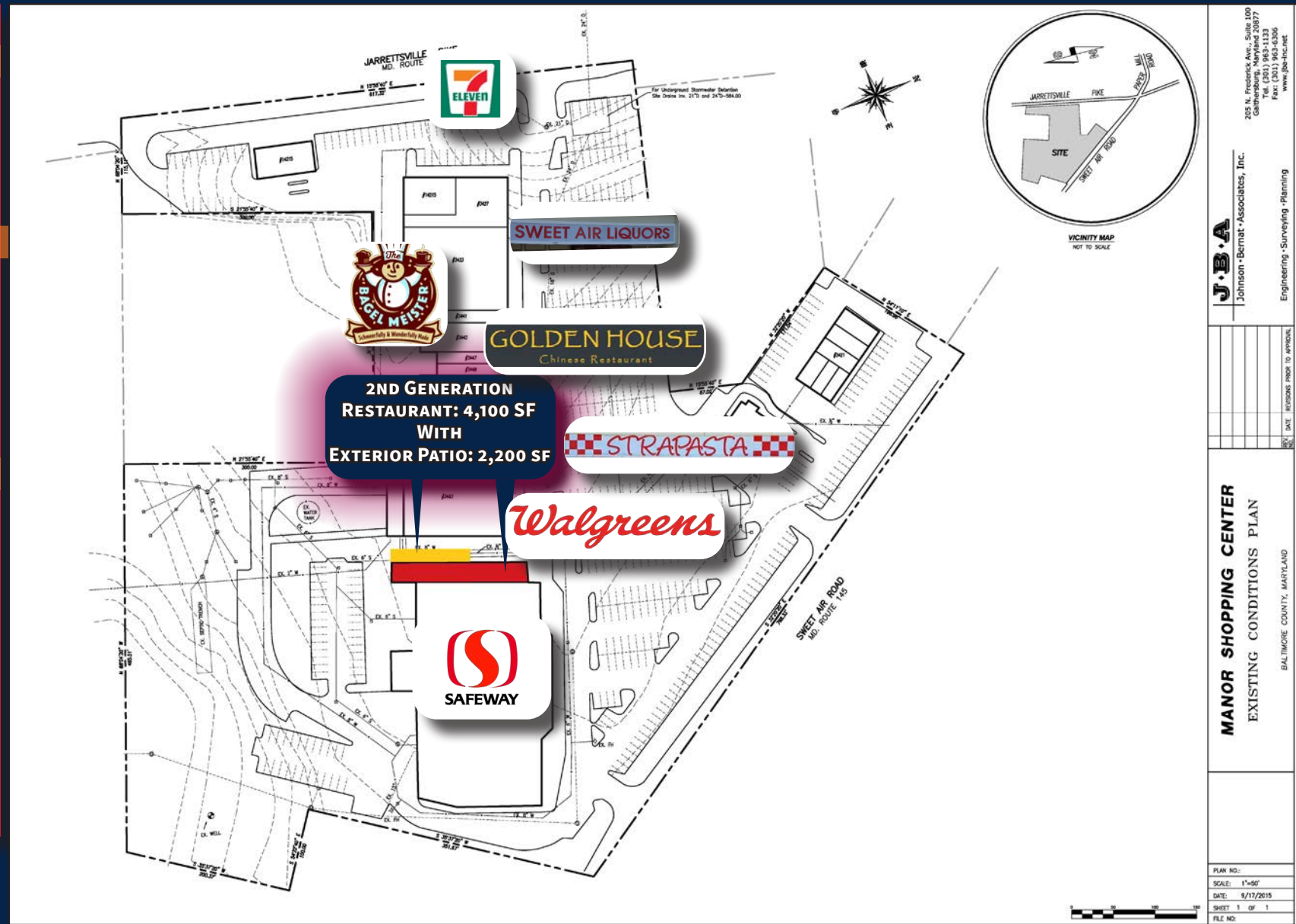
- 4,100 SF INTERIOR SPACE
- 2,100 SF EXTERIO PATIO

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



205 N. Frederick Ave., Suite 109
Gaithersburg, Maryland 20877
Tel: (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net

J.B.A.
Johnson-Bernat-Associates, Inc.
Engineering - Surveying - Planning

DATE: REVISIONS: PROOF TO APPROVAL

MANOR SHOPPING CENTER
EXISTING CONDITIONS PLAN
BALTIMORE COUNTY, MARYLAND

PLAN NO.:
SCALE: 1"=50'
DATE: 9/17/2015
SHEET 1 OF 1
FILE NO.:

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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

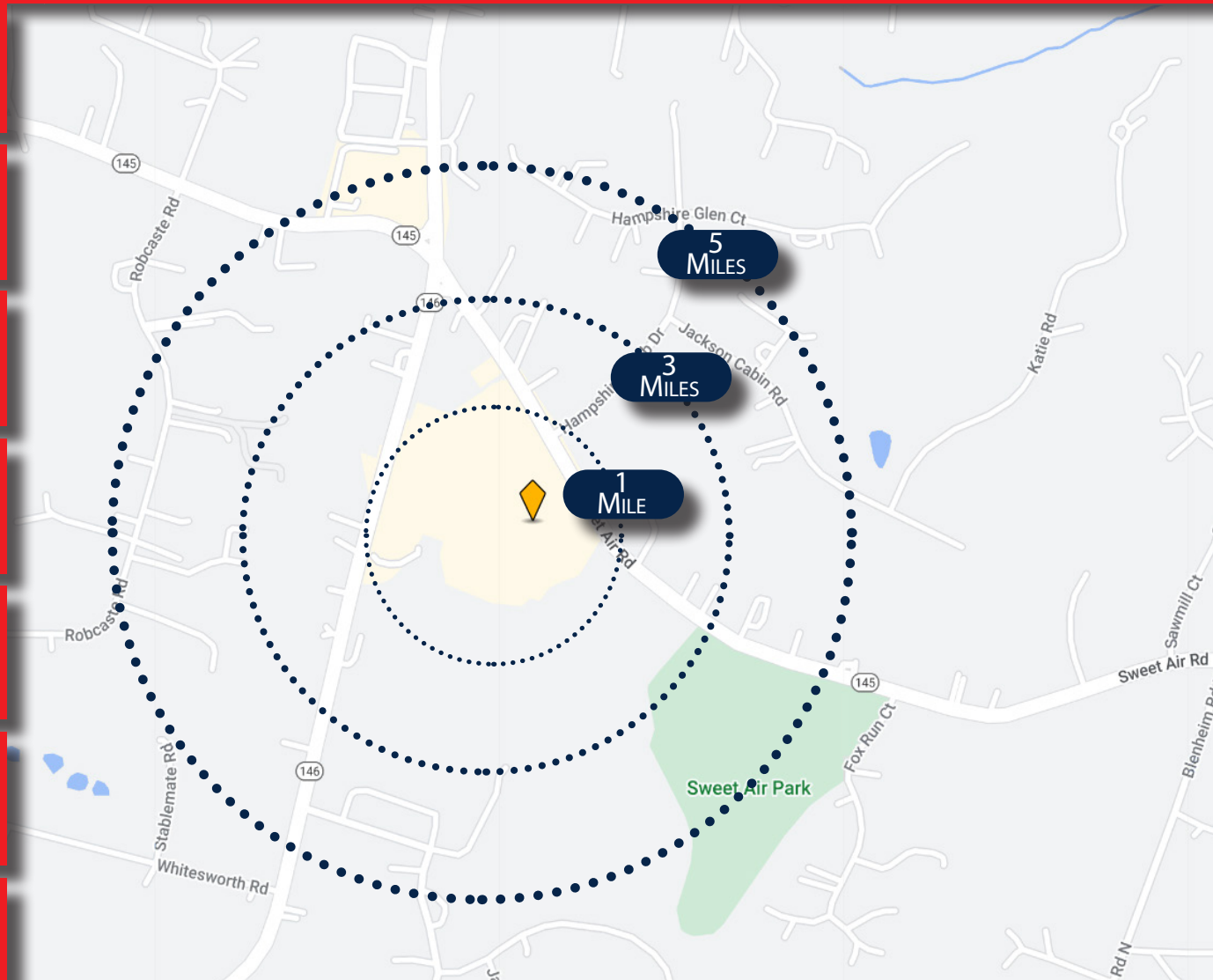
1 MILE	3 MILES	5 MILES
• \$4,636,081	• \$31,216,081	• 103,482,754

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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