

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

**EXTERIOR
PATIO
2,200 SF**

**INLINE
SPACE AVAILABLE
1,500 SF**

*For
Lease*

MANOR CENTER

3499 SWEET AIR RD, PHOENIX, MARYLAND, 21131

RETAIL SPACES AVAILABLE!

Rick Williamson
Managing Director
t: 410 404 5522
e: rick.williamson@jll.com

Rob Freedman
Managing Director
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INTERIOR / EXTERIOR

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MANOR CENTER VIEW

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



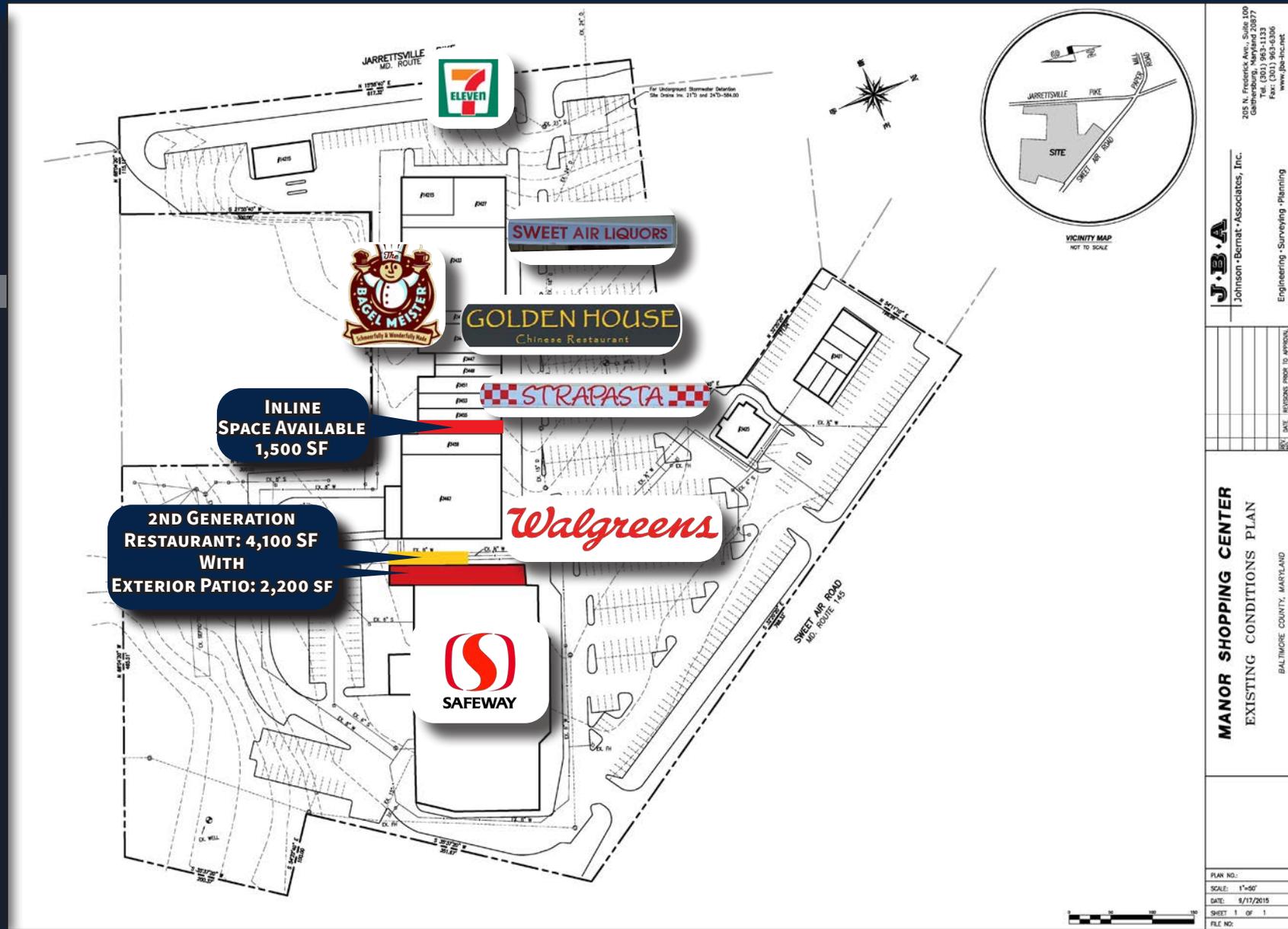
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MANOR CENTER - SITE PLAN

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



AVAILABLE

- 4,100 SF RESTAURANT SPACE
- 2,100 SF EXTERIOR PATIO
- 1,500 SF INLINE 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

205 N. Frederick Ave. - Suite 109
 Gaithersburg, Maryland 20877
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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.:

For Lease

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

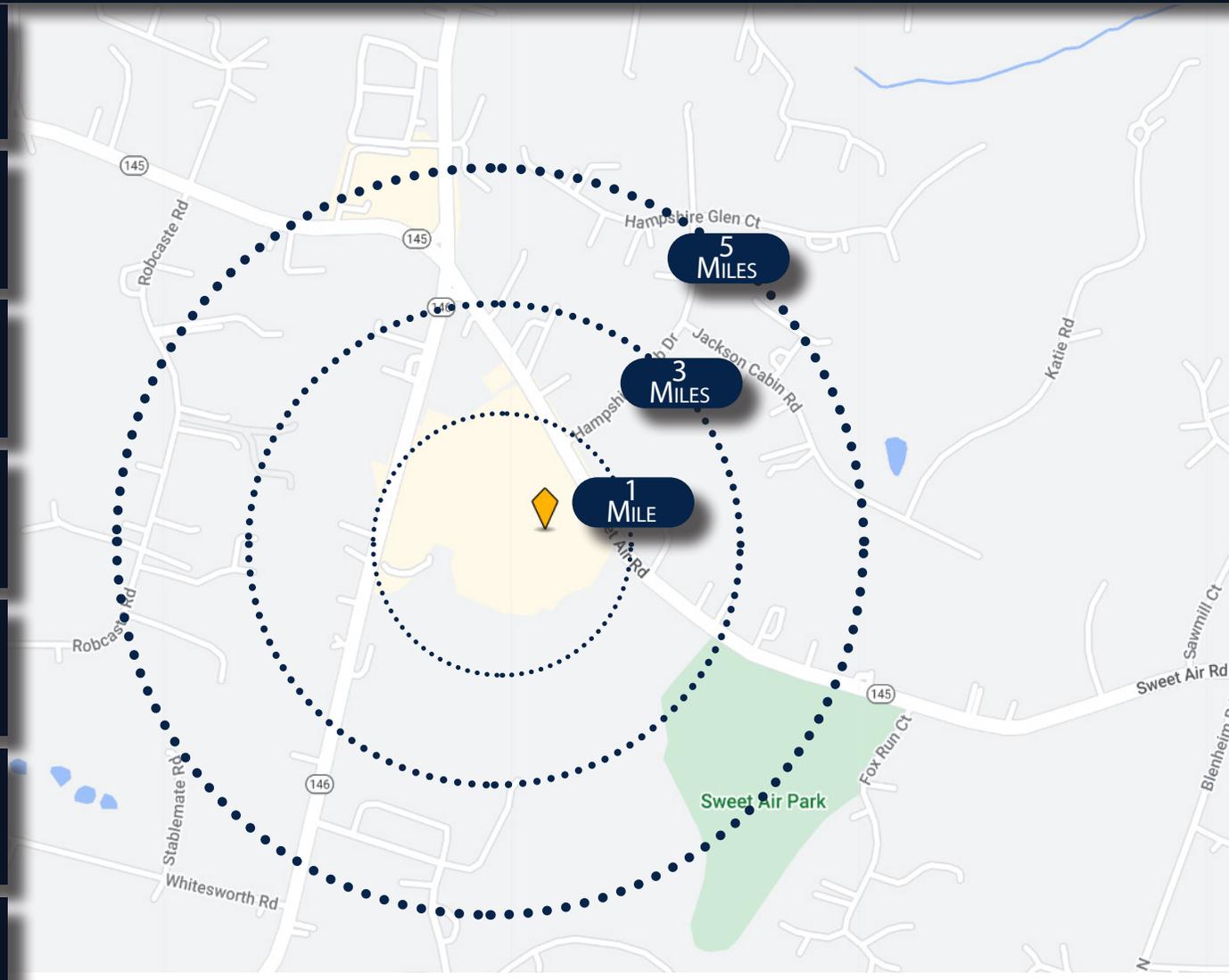
| 1 MILE | 3 MILES | 5 MILES |
|---------------|----------------|---------------|
| • \$4,636,081 | • \$31,216,081 | • 103,482,754 |

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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