

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!

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

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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

INLINE SPACE AVAILABLE 1,500 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

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 Inline space available.

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INTERIOR / EXTERIOR

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



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For Lease

MANOR CENTER VIEW

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



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

INLINE SPACE AVAILABLE 1,500 SF

PAPA JOHN'S

PYLON SIGN

SAFeway

Walgreens
COMING SOON
DUNKIN' DONUTS

STRAPASTA

GOLDEN HOUSE

BANK OF AMERICA

7 ELEVEN

PYLON SIGN

SWEET AIR LIQUORS

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 ROAD 5,473 AADT

JARRETTSVILLE PIKE 7,382 AADT

SUNOCO

BROOKSIDE MARKET

M&T Bank

ShopRite

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MANOR CENTER - SITE PLAN

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



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.:

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

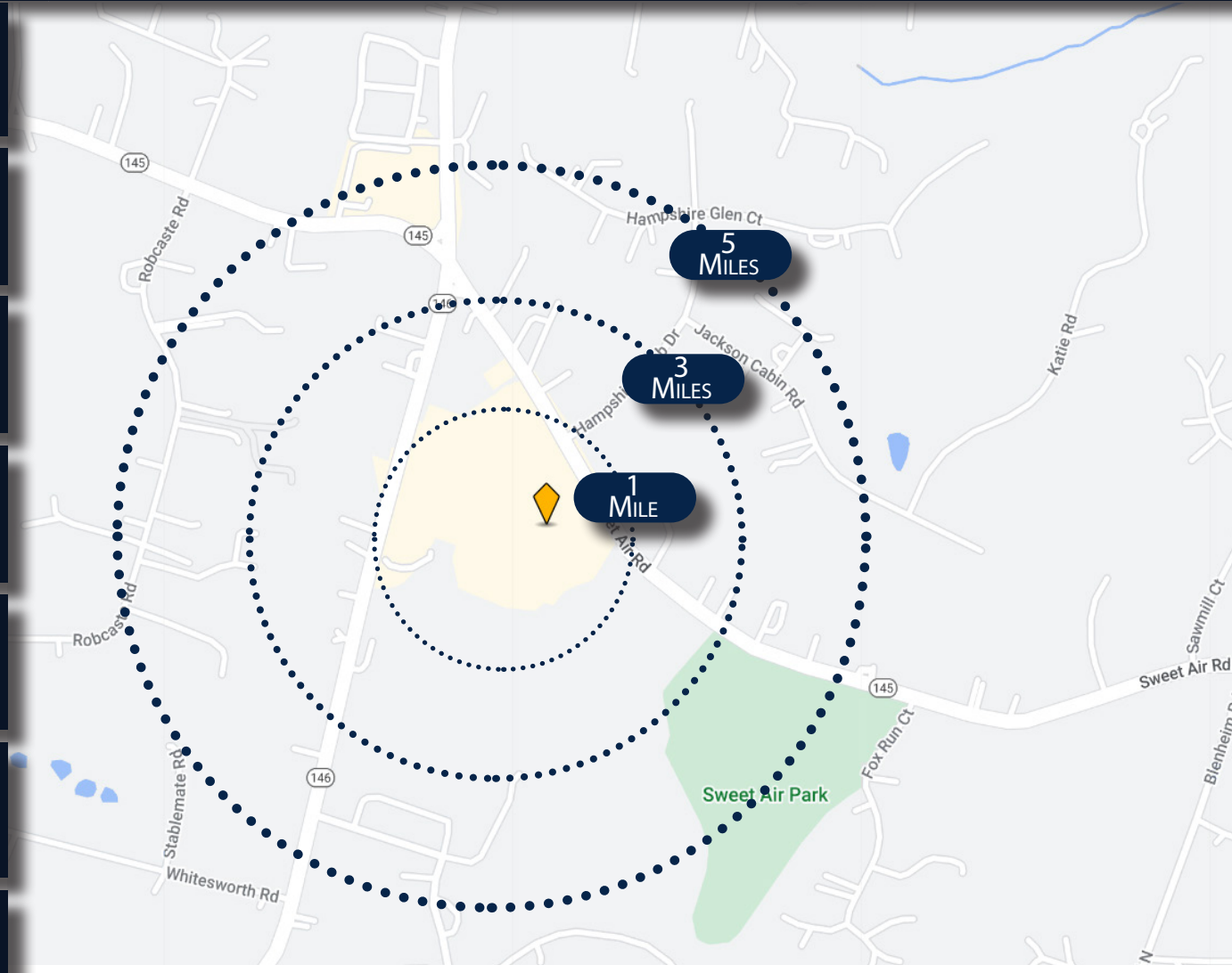
1 MILE	3 MILES	5 MILES
• \$4,636,081	• \$31,216,081	• 103,482,754

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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