



THE MARKETS AT SWEET AIR

14227 JARRETTSVILLE PIKE | PHOENIX, MARYLAND 21131

FOR
**SALE/
LEASE**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Mixed-use opportunity featuring meticulously restored log cabin, barn, greenhouse and commercial kitchen/carry-out building
- Newly installed septic system
- Ample on-site parking
- High visibility location facing Jarrettsville Pike (13,220 cars per day)
- Extremely affluent demographics
- Easy access to I-83 and I-695
- Situated in the heart of Phoenix's "Four Corners" (nearby retailers include ShopRite, Safeway, Goodwill, Walgreens, M&T Bank and more)

BUILDING SIZE:	8,200 SF ± (TOTAL)
LOT SIZE:	1.04 ACRES ±
TRAFFIC COUNT:	13,220 AADT (JARRETTSVILLE PIKE)
ZONING:	BL CR (BUSINESS LOCAL) [COMMERCIAL, RURAL DISTRICT]
PRICING:	NEGOTIABLE



2,000 SF ± LOG CABIN

3,500 SF ± GREENHOUSE/
MULTI-PURPOSE BLDG.

1,500 SF ± BARN

146

1,200 SF ± CARRY-OUT BLDG.
W/ OUTDOOR SEATING

SITE PLAN



JARRETTSVILLE PIKE

146

251' ±

200' ±

377' ±

171' ±

88' ±



GOOGLE STREET VIEW



SITE PLAN



LEGEND:

- TBA ○ EXISTING WELL TO BE ABANDONED
- EXISTING WELL
- △ EXISTING MONITORING WELL
- ⊕ PASSING PERC TEST
- ⊖ FAILED PERC TEST

GENERAL NOTES

1. OWNER: ALLEN KYLA, HEIDI SCHNEIDER ETAL
15214 CARROLL ROAD
MONKTON, MD 21111
- DEVELOPER/APPLICANT: CONVECSION, LLC
13701 JARRETTSVILLE PIKE
PHOENIX, MD 21131
TEL (443) 506-9163
2. AREA OF TRACT
NET 65,844± SF OR 1.512 AC.±
GROSS 71,472± SF OR 1.641 AC.±
3. ZONING CLASSIFICATION: BL & BL-CR (MAP 035C3)
4. TAX ACCOUNT NUMBER 1007047177
5. DEED REFERENCE: 33319/0174
6. TAX MAP # 35
GRID 24
PARCEL 218
7. CENSUS TRACT 4102
8. WATERSHED: LOCH RAVEN RESERVOIR
9. MASTER WATER AND SEWER DESIGNATION:
WATER W-7
SEWER S-7
10. ADC MAP COORDINATE 13K11
11. EXISTING USE MULTIPLE COMMERCIAL BUILDINGS
12. PROPOSED USE MULTIPLE COMMERCIAL BUILDINGS
13. BL & BL-CR SETBACK

FRONT	BL 40' FROM C/L BL-CR 15' FROM P/L
REAR	20' FROM P/L
SIDE	15'
14. THIS PROJECT IS TO BE SERVED BY PRIVATE WATER AND SEWER.
15. PARKING REQUIREMENTS
REQUIRED: 441 SF CARRY OUT RESTAURANT @ 5 SPACES/1,000 SF = 2 SPACES
PROPOSED: 14 SPACES
16. ZONING HISTORY FOR THIS PROPERTY.
 - CASE# 1953-2453-X APPEAL OF A DECISION DENYING A SPECIAL PERMIT FOR AN OPEN-AIR DRIVE-IN. APPROVED OCTOBER 15, 1953.
 - CASE# R-1962-5667 REQUEST TO REZONE PROPERTY FROM R-6 ZONE TO B-L ZONE. APPROVED JANUARY 3, 1963.
 - CASE# 1999-0315-A VARIANCE REQUESTED TO PERMIT:
A GROSS FLOOR AREA OF 7,450 SF IN LIEU OF PERMITTED 6,600 SF
SIDE YARD OF 5' IN LIEU OF REQUIRED 15'
SIDE YARD OF 10' IN LIEU OF REQUIRED 15'
REAR YARD OF 12' IN LIEU OF REQUIRED 15'
SIDE YARD OF 2.5' IN LIEU OF REQUIRED 15'
REAR YARD OF 10' IN LIEU OF REQUIRED 15'
LANDSCAPE BUFFER OF AS LITTLE AS 0'
0% PERVIOUS AREA IN LIEU OF THE REQUIRED 7%
A 131.7 SF FREE STANDING SIGN IN LIEU OF THE MAX 50 SF
40 PARKING SPACES IN LIEU OF THE REQUIRED 42 SPACES
CONDITIONAL APPROVAL GRANTED AUGUST 11, 1999.

PHOTOS

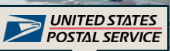


LOCAL BIRDSEYE



LOCAL BIRDSEYE

SITE



146

JARRETTSVILLE PIKE

PAPER MILL RD



145



MARKET AERIAL



145

146

Paper Mill Village

BRADLEY'S wine & spirits
GBMC Health Partners
JACKSONVILLE VETERINARY HOSPITAL
scratch & sniff PET SUPPLIES
JACKSONVILLE PHYSICAL THERAPY
UNITED STATES POSTAL SERVICE

ShopRite

PAPER MILL RD

M&T Bank

JACKSONVILLE VETERINARY HOSPITAL

CF CARROLL MOTOR FUELS

PNC

JIMMY'S GRILLE

4 PAPA JOHN'S FITNESS RAZZ YOGA

BROOKSIDE MARKET

SUNOCO

SITE

JACKSONVILLE FIRE DEPARTMENT

Manor Center

SAFEMAY
Goodwill
Walgreens
Bank of America

146

JACKSONVILLE ELEM. SCHOOL

JACKSONVILLE SENIOR CENTER

SWEET AIR PARK

145



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,607

9,287

38,769

DAYTIME POPULATION



1,637

7,395

33,735

AVERAGE HOUSEHOLD INCOME



\$226,381

\$251,432

\$170,459

NUMBER OF HOUSEHOLDS



589

3,247

15,231

MEDIAN AGE

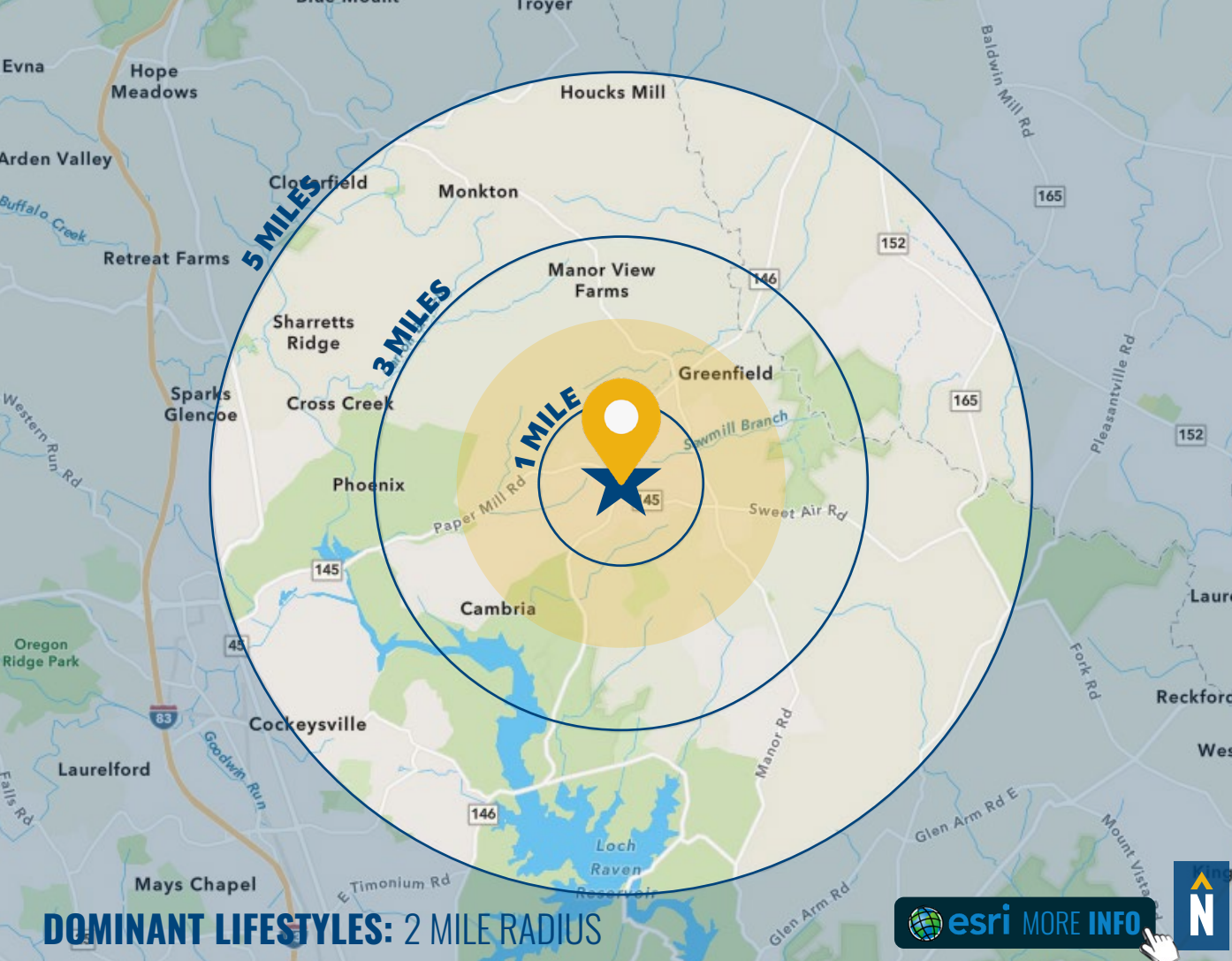


47.3

47.0

43.1

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

70%
TOP TIER



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.

Median Age: **47.3**
Median Household Income: **\$173,200**

21%
SAVVY
SUBURBANITES



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.

Median Age: **45.1**
Median Household Income: **\$108,700**

10%
EXURBANITES



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.

Median Age: **51.0**
Median Household Income: **\$103,400**

FOR MORE INFO CONTACT:



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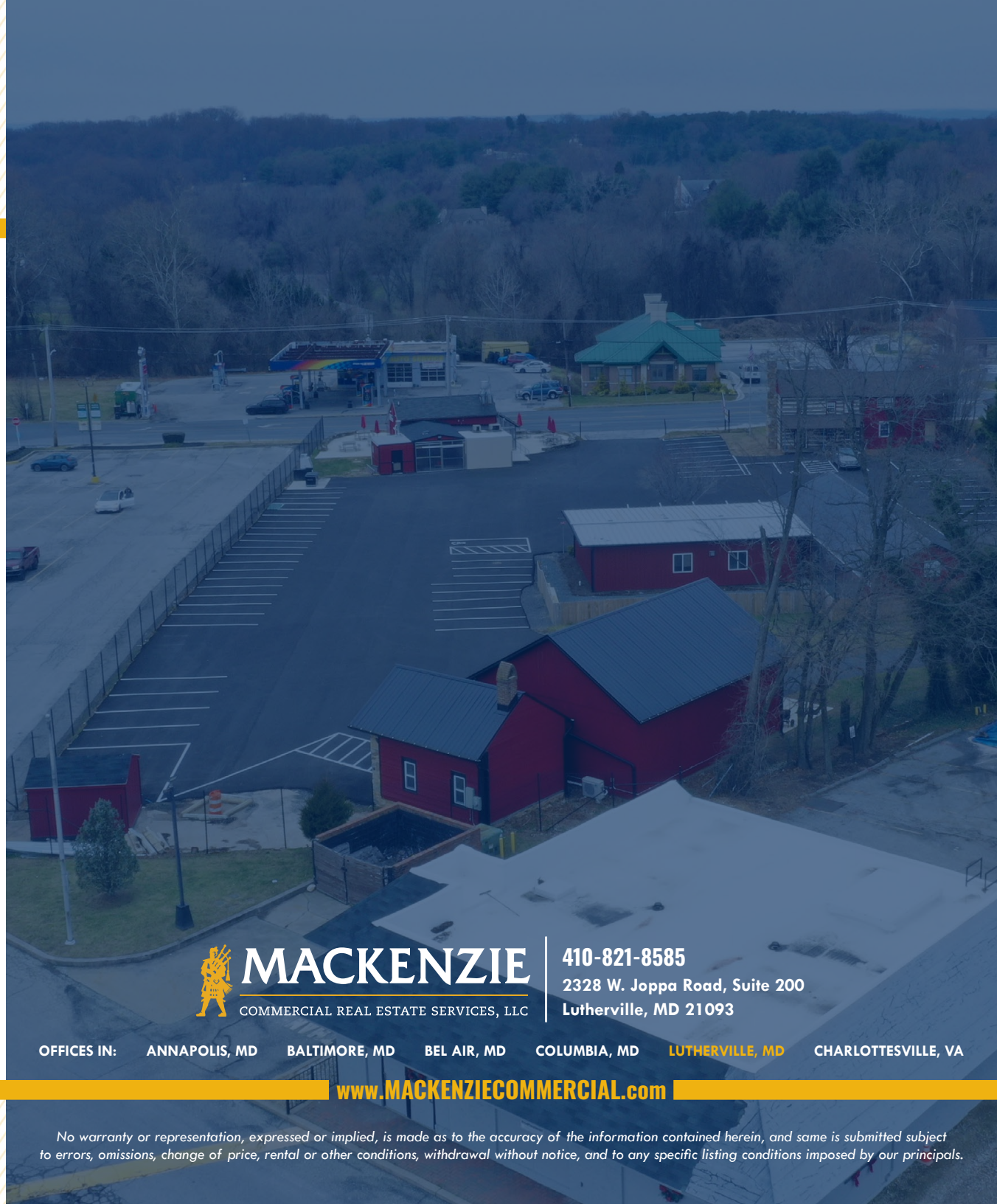


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MACKENZIE

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