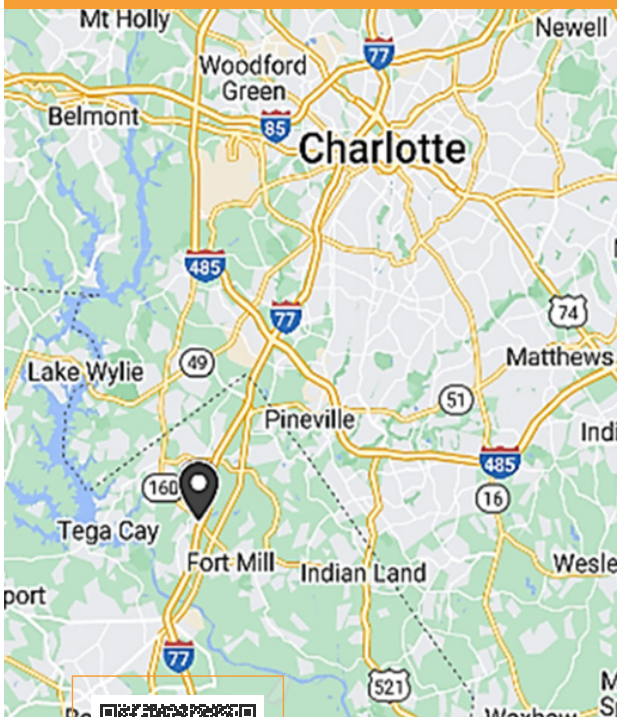


FOR SALE

\$4,000,000



FULLY LEASED INVESTMENT OPPORTUNITY



SONI BUILDING

- ±9,010 SF Retail and Professional Office Investment Opportunity located in Baxter Town Center - The Heart of Baxter Village.
- Fully Leased, with 2 Retail Tenants on the Ground Floor & 2 Office/Professional Tenants on the Second Floor.
- Located just off Interstate 77 at Exit 85 & US Highway 160, Offering Strong Visibility in a Walkable, Amenity-Rich Environment.
- Baxter Village is a ±1,033-Acre Master-Planned Community with Approximately 1,500 Homes
- Positioned within a Strong Amenity Base Including a YMCA, Public Library, Elementary School, and more than 250,000 SF of Retail, Office and Restaurant Space.



Debbie Weatherby
Vice President/Broker

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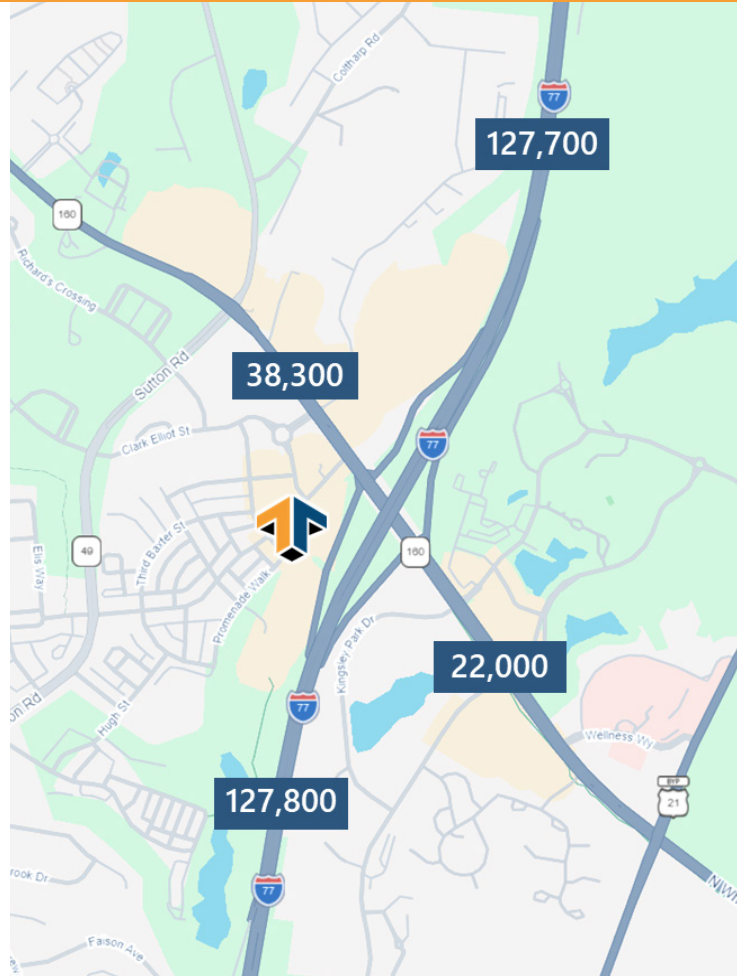
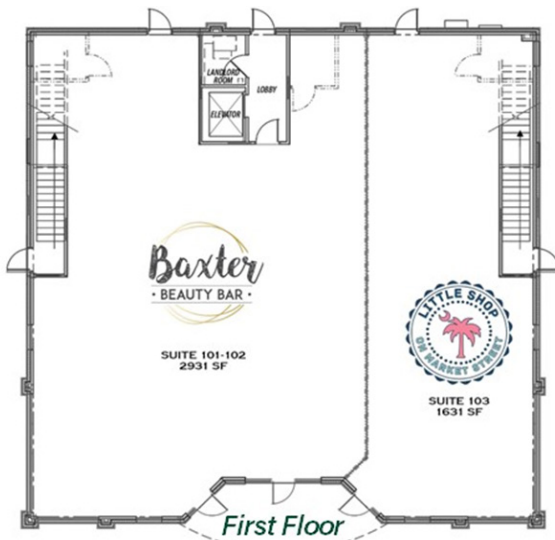
PROPERTY OVERVIEW

Charlotte MSA Access

±20 Minutes

Interstate Access

I-77 via Highway 160



Market Snapshot | 5-Mile Radius

2025 Population	±129,390
Projected Population Growth (2025 - 2030)	±1.3%
Median Household Income	±\$112,534
Average Household Income	±\$138,987
Total Households	±48,249



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LOCATION AERIAL



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AREA AMENITIES & ATTRACTIONS



- Fort Mill is South Carolina's fastest growing city with a 10.1% population annual growth rate.
- Fort Mill's School District Ranks in the Top 1% Nationwide
- The Fort Mill Area is home to major employers such as Piedmont Medical Center, Black & Decker, LPL Financial and Atrium Health.
- Located ±20 Miles from Downtown Charlotte, Fort Mill has a Vibrant Downtown, Extraordinary Dining and Multiple Shopping Districts.



Kingsley

± 2,100 AC Heirloom Community with ±238 Multi-Family Units, ±1,350,000 SF of Shops, Offices and Restaurants and an Existing Hotel with a Future Hotel Site



Baxter Village

± 1,033 AC Pedestrian Village Market with ±1,500 Homes, ±250,00 SF of Shops, Offices and Restaurants and ±400 AC of Open Space with Parks and Trails



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