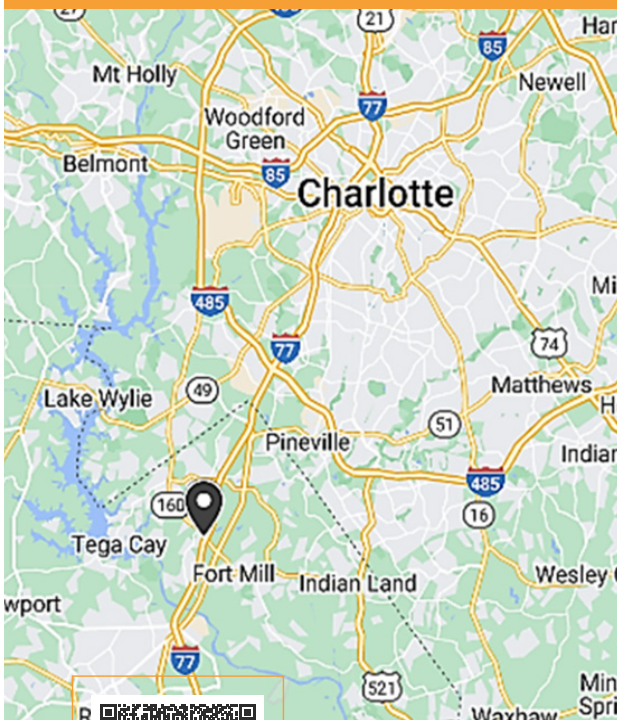


**FOR SALE**

**\$500,000**



## BAXTER VILLAGE OFFICE SUITE



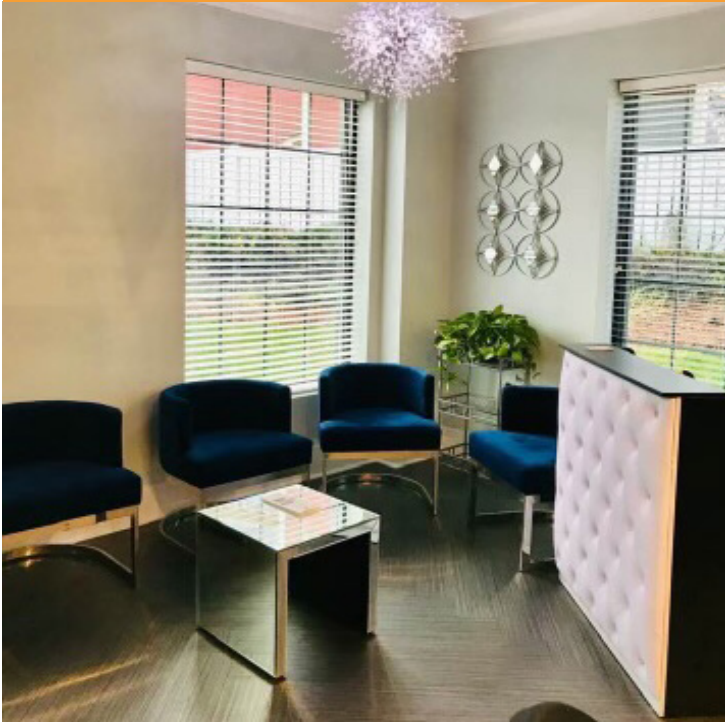
- **+1,200 SF Office Condo** – Suite 113, a First-Floor End-Unit (currently operated as a hair salon) – For Sale in Baxter Place, a +24,000 SF Office Condo Development. Could be easily returned to office use.
- The commercial sector of Baxter Town Center features over 250,000 SF of bustling shops, offices and restaurants with diverse dining experiences ranging from quick bits to sit-down meals. Baxter Village is a Master Planned Community with over 1,500 residences and features over 400 acres dedicated to parks and trails – perfect for walking, jogging or cycling
- Conveniently located at the corner of Market Street and N. Sutton Road just off Hwy. 160 & I-77 (Exit 85)
- Fort Mill School District is recognized as the top district in South Carolina and among the top 2% of districts nationwide and is just south of the North Carolina Border with excellent income demographics and traffic counts.



**Debbie Weatherby**  
Vice President/Broker

Direct: 803-992-6110 | [Debbie@tuttleco.com](mailto:Debbie@tuttleco.com)

## INTERIOR PHOTOS



**Debbie Weatherby**

Vice President/Broker

Direct: 803-992-6110 | [Debbie@tuttleco.com](mailto:Debbie@tuttleco.com)

## AERIAL & 2023 SCDOT TRAFFIC COUNTS

### 2024 Demographics

Radius	2024 Population	2029 Population	Population Growth 2024 - 2029	Median Household Income
1 Mile	±7,329	±8,339	±2.8%	\$125,920
3 Mile	±45,377	±51,234	±2.6%	\$103,693
5 Mile	±125,795	±141,640	±2.5%	\$100,514

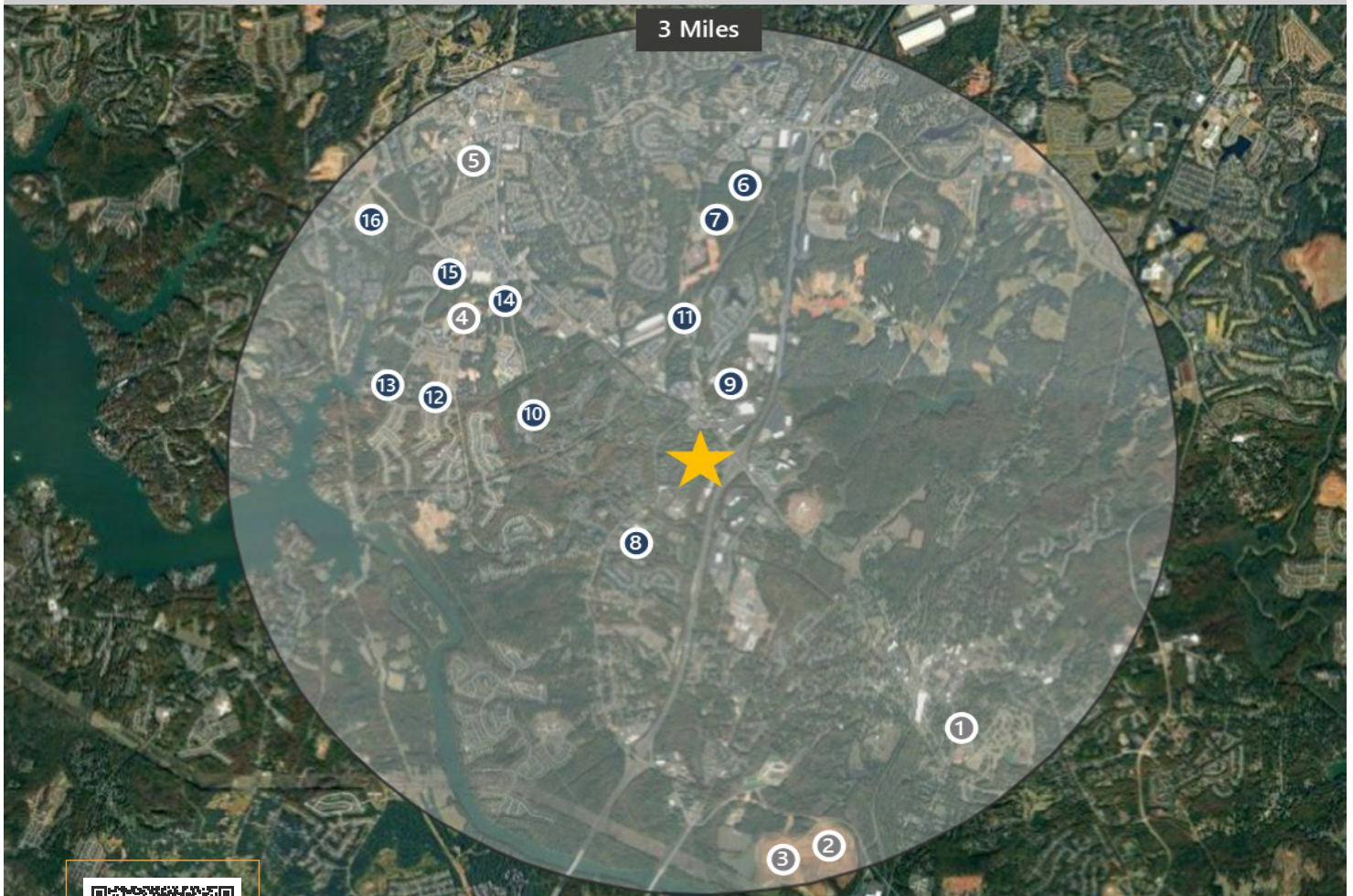


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## RESIDENTIAL ACTIVITY

#	Subdivision	Status	Existing	Developing	Proposed	Total Units
1	Millbank	Active	37	9	5	51
2	Elizabeth/SF	Active	0	0	492	492
3	Elizabeth/SF	Active	0	10	810	820
4	Trinity Pointe Townes	Active	132	15	20	167
5	Courtyards at Tega Cay	Active	45	0	0	45
6	Pleasant Vista/SF (P)	Future	0	0	123	123
7	Pleasant Vista/TH (P)	Future	0	0	146	146
8	Borough at Sixth Baxter/ TH	Future	0	0	20	20
9	Aviemore TH (P)	Future	0	0	48	48
10	Windell Woods/SF	Future	0	0	88	88
11	Pleasant Road TH (P)	Future	0	0	69	69
12	Windell Woods/Solis	Future	0	0	48	48
13	Windhaven/TH Glen	Future	72	0	106	178
14	Stonecrest Blvd/SF	Future	0	0	68	68
15	Stonecrest Blvd/TH	Future	0	0	78	78
16	River Falls at Tega Cay (York)	Future	0	0	133	133
<b>TOTAL</b>			286	34	2,254	2,574



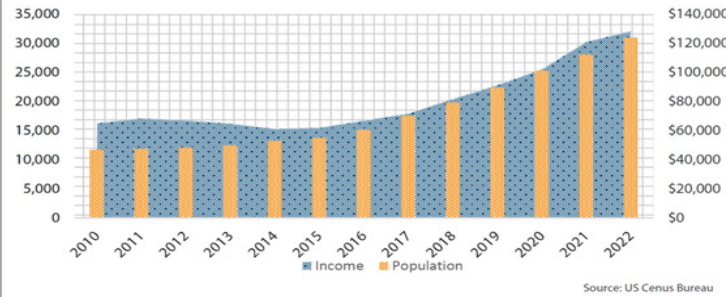
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## AREA AMENITIES & ATTRACTIONS



Fort Mill celebrated it's 150th Anniversary in 2023 and continues to grow.

Fort Mill's population has increased more than 150% with a current population of over 30,000.

Fort Mill is South Carolina's fastest growing city with a 10.1% population annual growth rate.

The median household income of Fort Mill is  $\pm$ \$128,000 versus  $\pm$ 83,300 for the entire United States (as of 2022).



### MAIN STREET

Located  $\pm$ 20 Miles from Downtown Charlotte, Fort Mill is one the fastest growing communities in South Carolina with a Vibrant Downtown, Extraordinary Dining and Multiple Shopping Districts



### KINGSLEY

$\pm$  2,100 AC Heirloom Community with  $\pm$ 150,000 SF of Restaurants/ Small Shops,  $\pm$ 1,200,000 SF of Offices and  $\pm$ 238 Multi-Family Units, with 48 over Retail and an Existing Hotel with a Future Hotel Site



### BAXTER VILLAGE

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

The Fort Mill Area is home to major employers such as Piedmont Medical Center, Black & Decker, LPL Financial and Atrium Health.

Fort Mill is conveniently located with convenient access to Highway 21 and Interstate 77.



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