



SUITE B

9355 Founders St, Suites A & B

FORT MILL/BAXTER VILLAGE OFFICE SPACE FOR RENT

Professional office suites available for lease across from Baxter Village in Fort Mill. Suite A (279 SF) and Suite B (535 SF) are ideal for law offices, real estate professionals, consultants, or other small businesses seeking a convenient, visible, and well-maintained space. Located near I-77 and surrounded by dining, retail, and residential growth, 9355 Founder St offers a prime location for professionals looking to establish or expand their presence in the thriving Fort Mill market.

Property Highlights:

- ▶ Two suites, 279SF and 535SF of professional office space
- ▶ Great location on the edge of Baxter Village
- ▶ Zoned Local Commercial (LC) for flexible use
- ▶ Suite B includes private balcony
- ▶ Convenient on-site parking
- ▶ Easy access to US-21, SC-160, and I-77



SUITE B

Rent
\$950-2,300/mo

279-535
SF

Lease Type
Full
Service

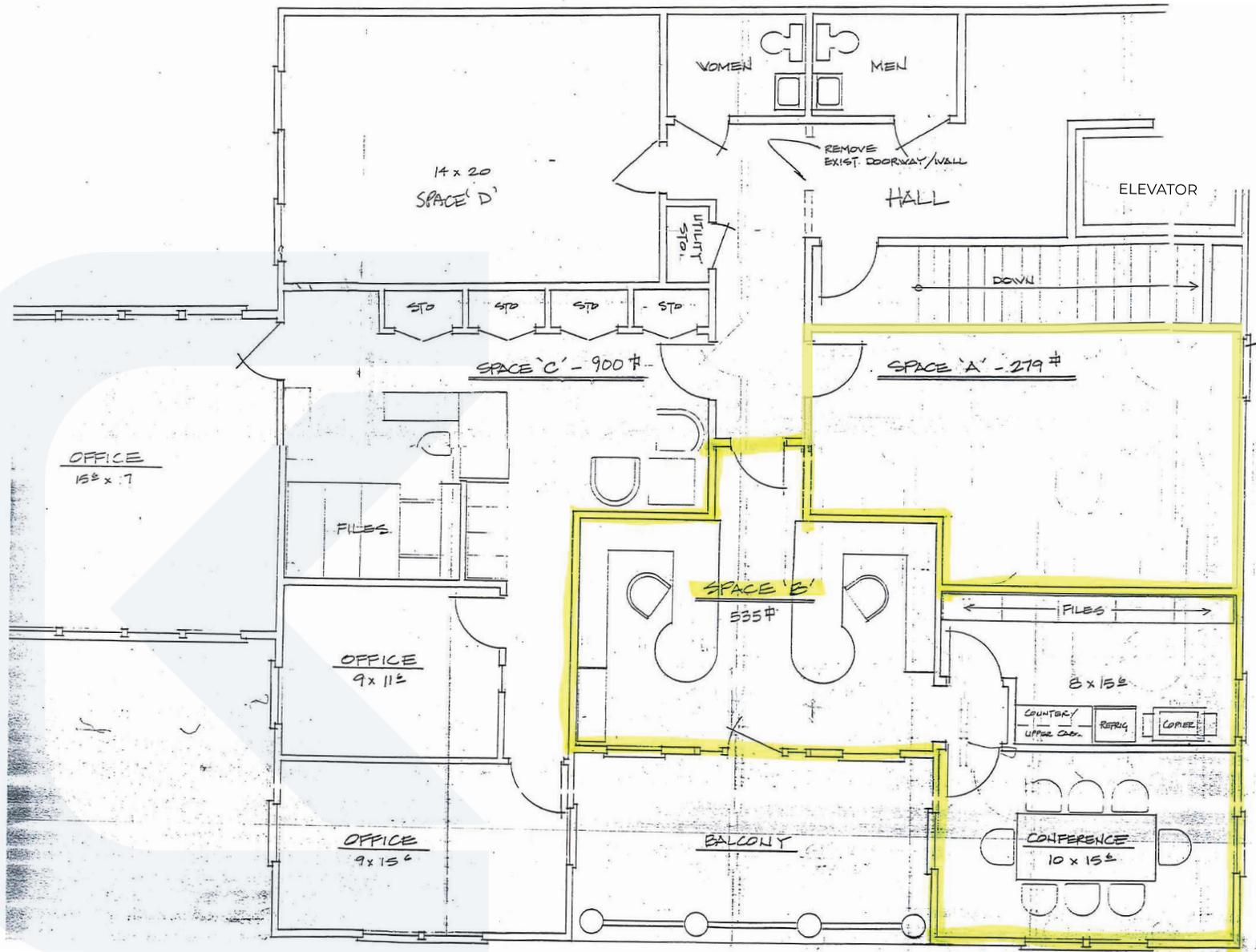
Zoning
Local
Commercial

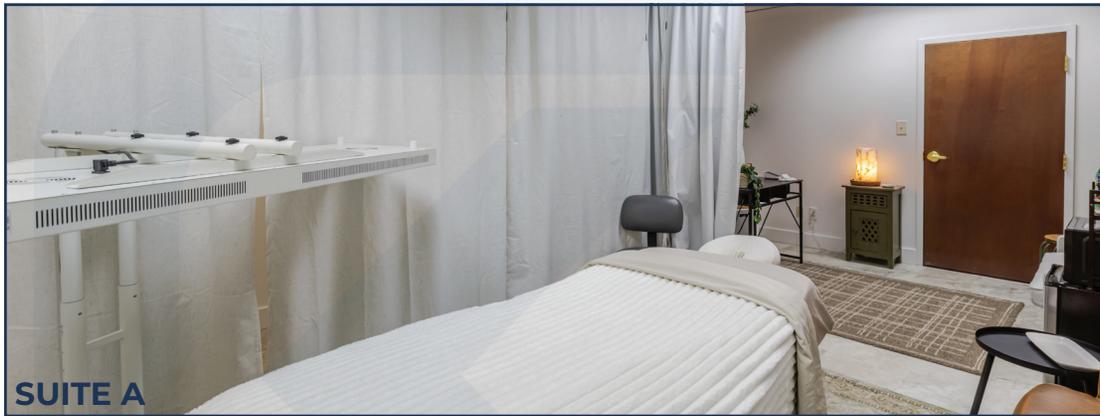




PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	7,424	42,773	437,538
Households	2,622	17,282	180,340
Avg. Household Income	\$143,205	\$125,699	\$111,782
ROADWAY			AADT
Sutton Rd N			14,000
Market St/Founders St			3,800
SC-160			38,300
I-77			127,800

FLOOR PLAN





PROPERTY DETAILS

Address	9355 Founders St. Suites A & B Fort Mill, SC 29708
Zoning	Local Commercial
Square Footage	Suite A - 279 SF Suite B - 535 SF
Rent	Suite A - \$950/mo Suite B - \$2,300/mo
Lease Type	Full Service



**Kuester
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