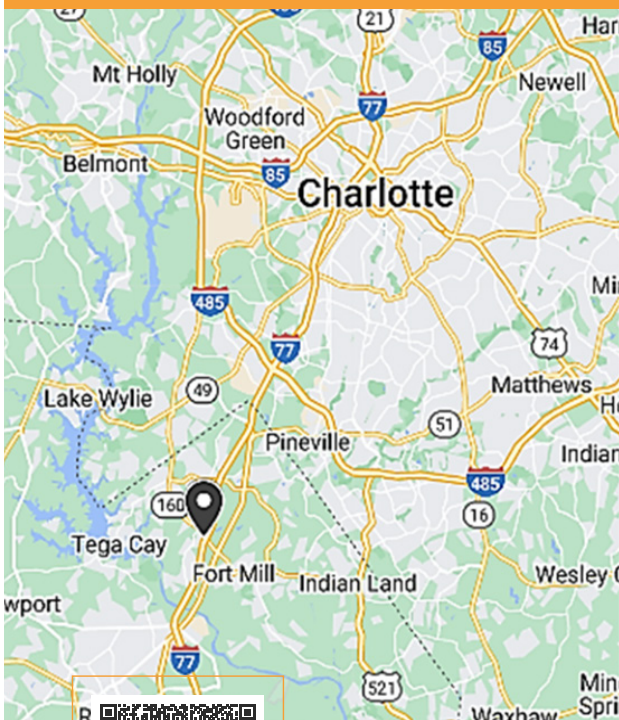


FOR SALE

\$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

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INTERIOR PHOTOS



Debbie Weatherby

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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

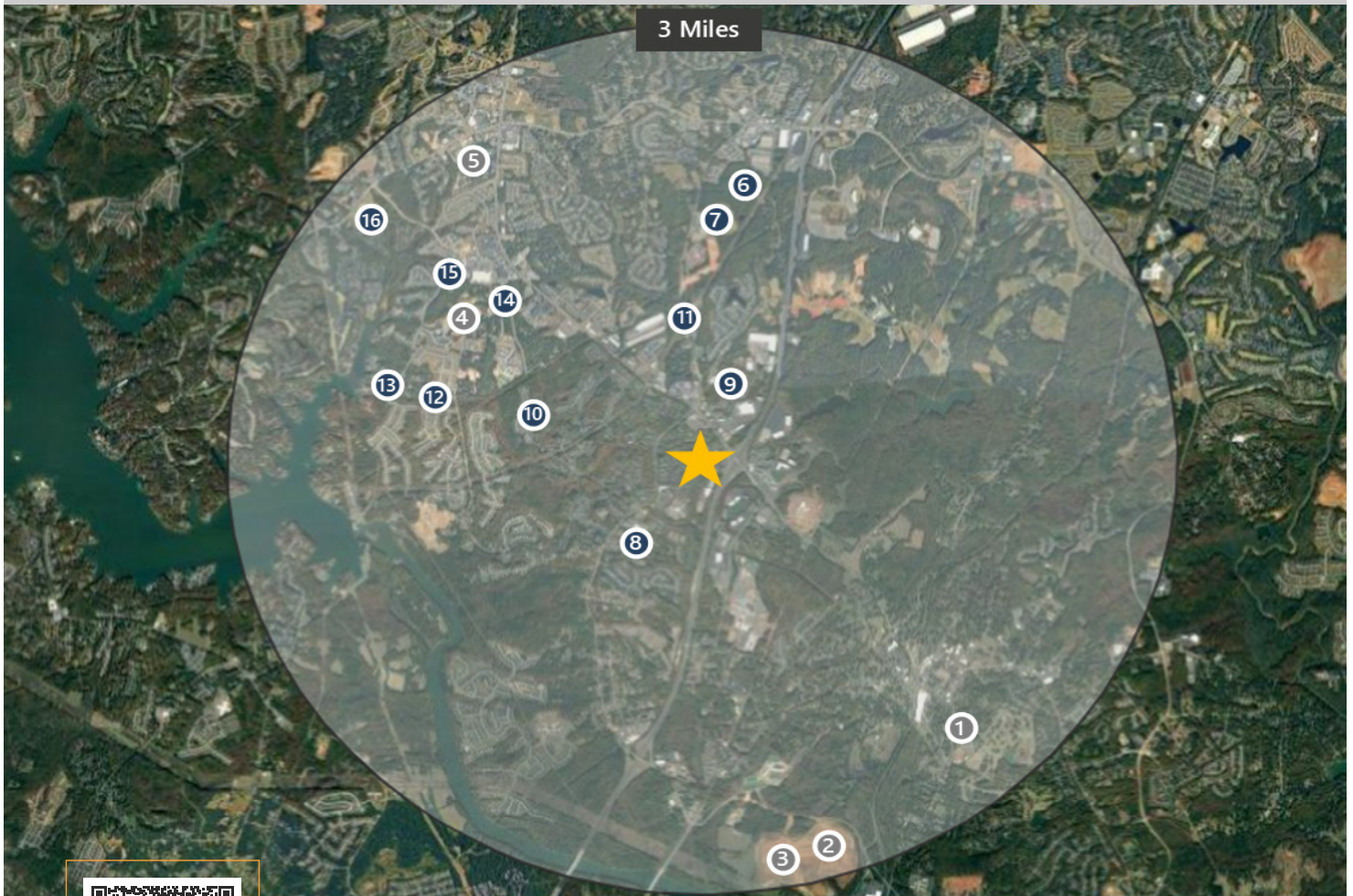


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RESIDENTIAL ACTIVITY

#	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
TOTAL			286	34	2,254	2,574



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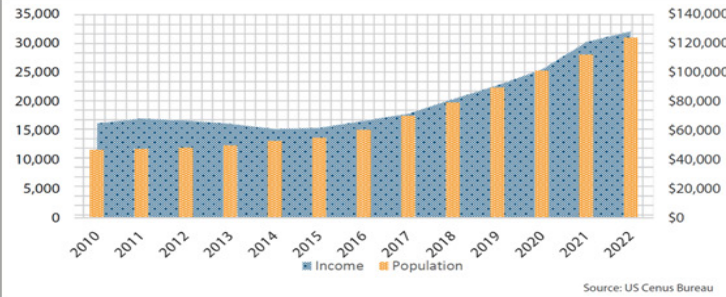
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Baxter Village Office Suite

1171 Market Street, Suite #113, Fort Mill, South Carolina 29708



AREA AMENITIES & ATTRACTIONS



Fort Mill celebrated its 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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