

FOR SALE | CLASS A MEDICAL OFFICE BUILDING

502 SIXTH BAXTER CROSSING | FORT MILL, SC 29708



PROPERTY OVERVIEW

- Two medical office suites available less than one mile from Baxter Village in Fort Mill, SC
- Available: Immediately
- Total SF: 10,400 SF
- Move-in ready condition with renovations completed by tenant in 2022
- Population 60,000 within a 10 minute drive time
- 25,000 Households within a 10 minute drive time
- Average Household income \$110,000

- **SUITE A (AVAILABLE FOR LEASE)** – 5,115 SF
 - North Pod - 8 Exam Rooms and a Nurses Station
 - South Pod - 4 Exam Rooms and a Nurses Station
- **SUITE B (LEASED THROUGH 2034)** – 5,285 SF
- 10 total exam rooms consisting of:
 - 5 standard exam rooms
 - Trauma Exam Room
 - Observational Exam Room
 - Occupational Exam Room
 - Casting/Procedure Room
 - X-Ray Room



THE KEITH CORPORATION

PATRICK FAULKNER

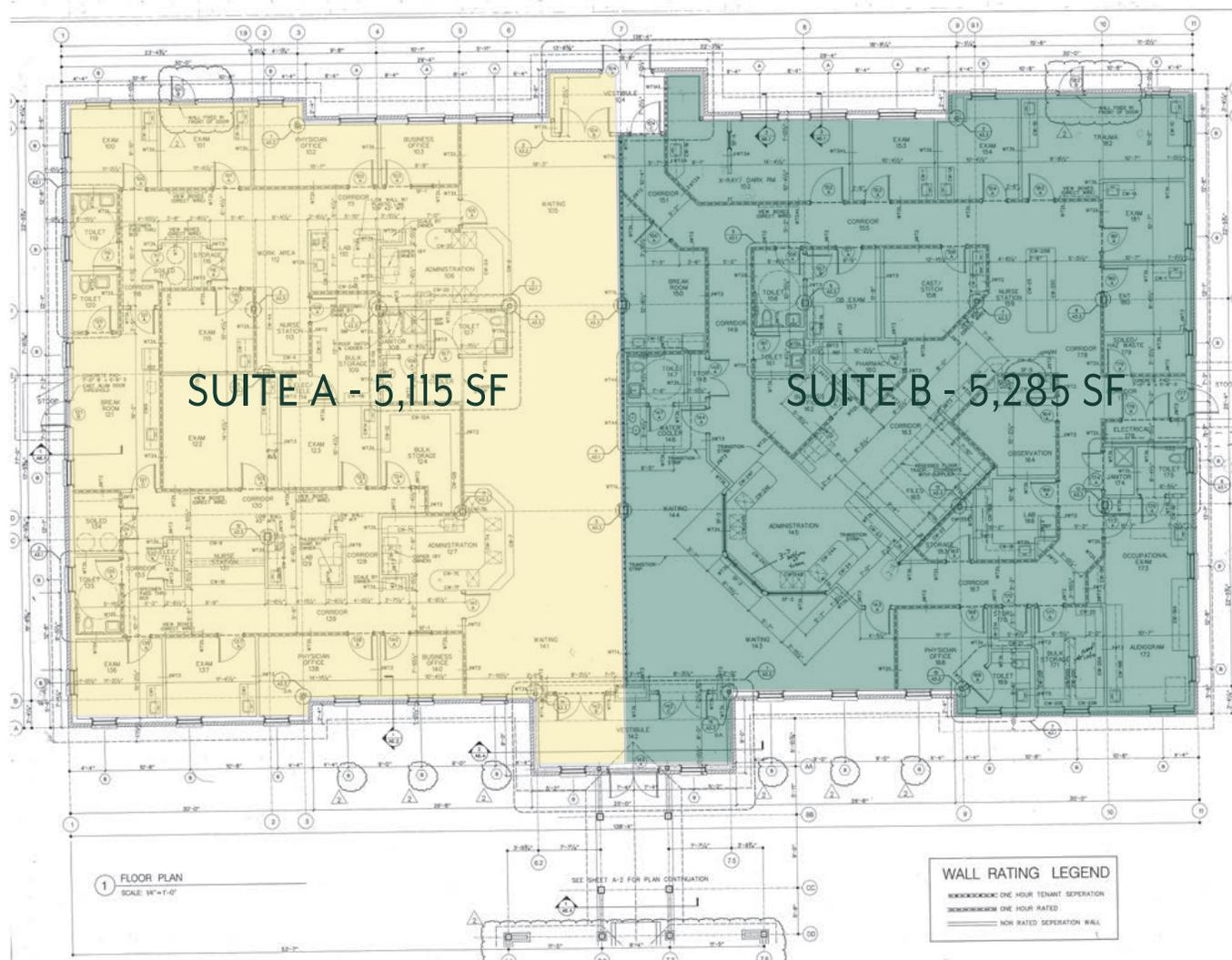
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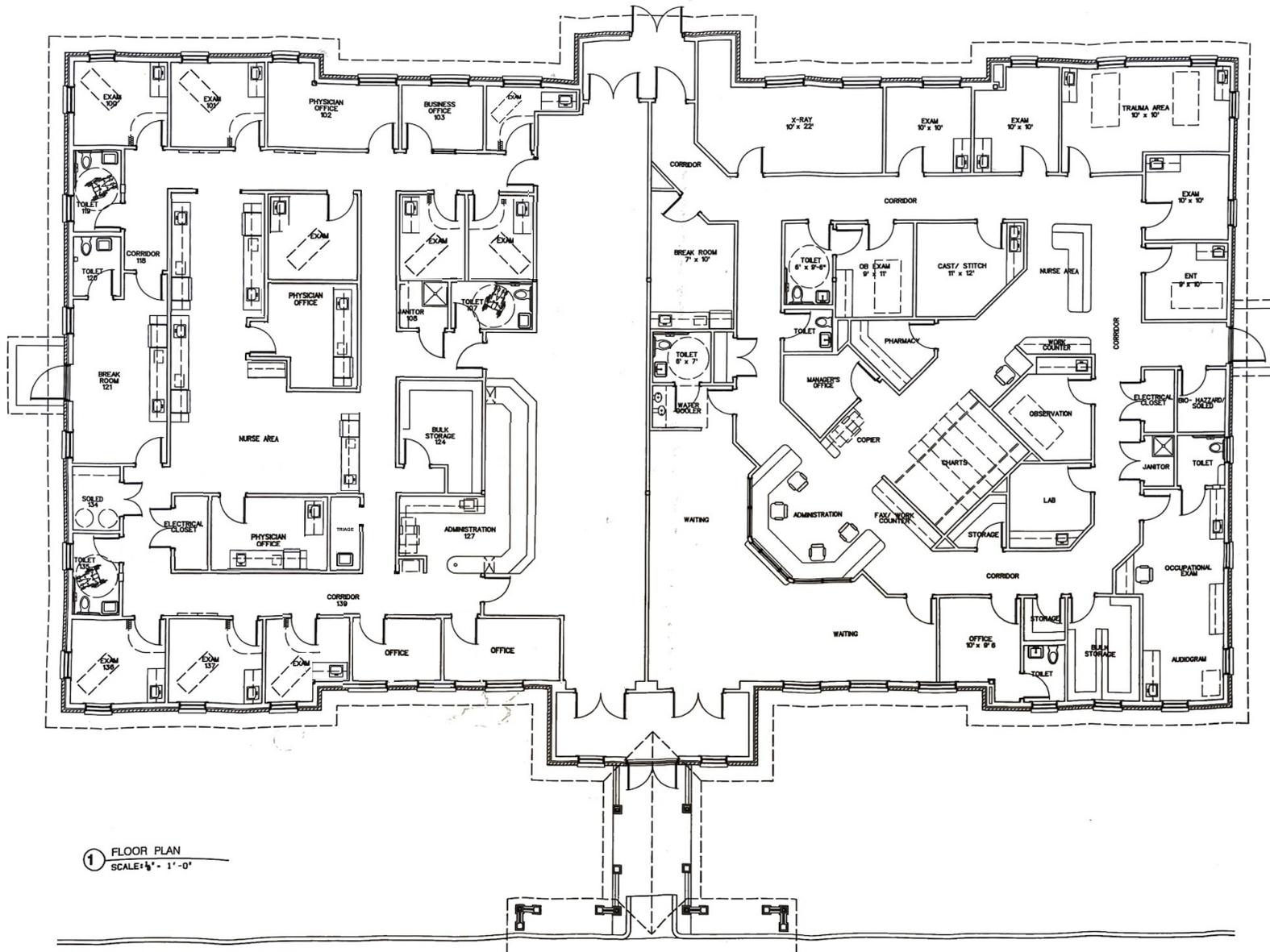
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1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



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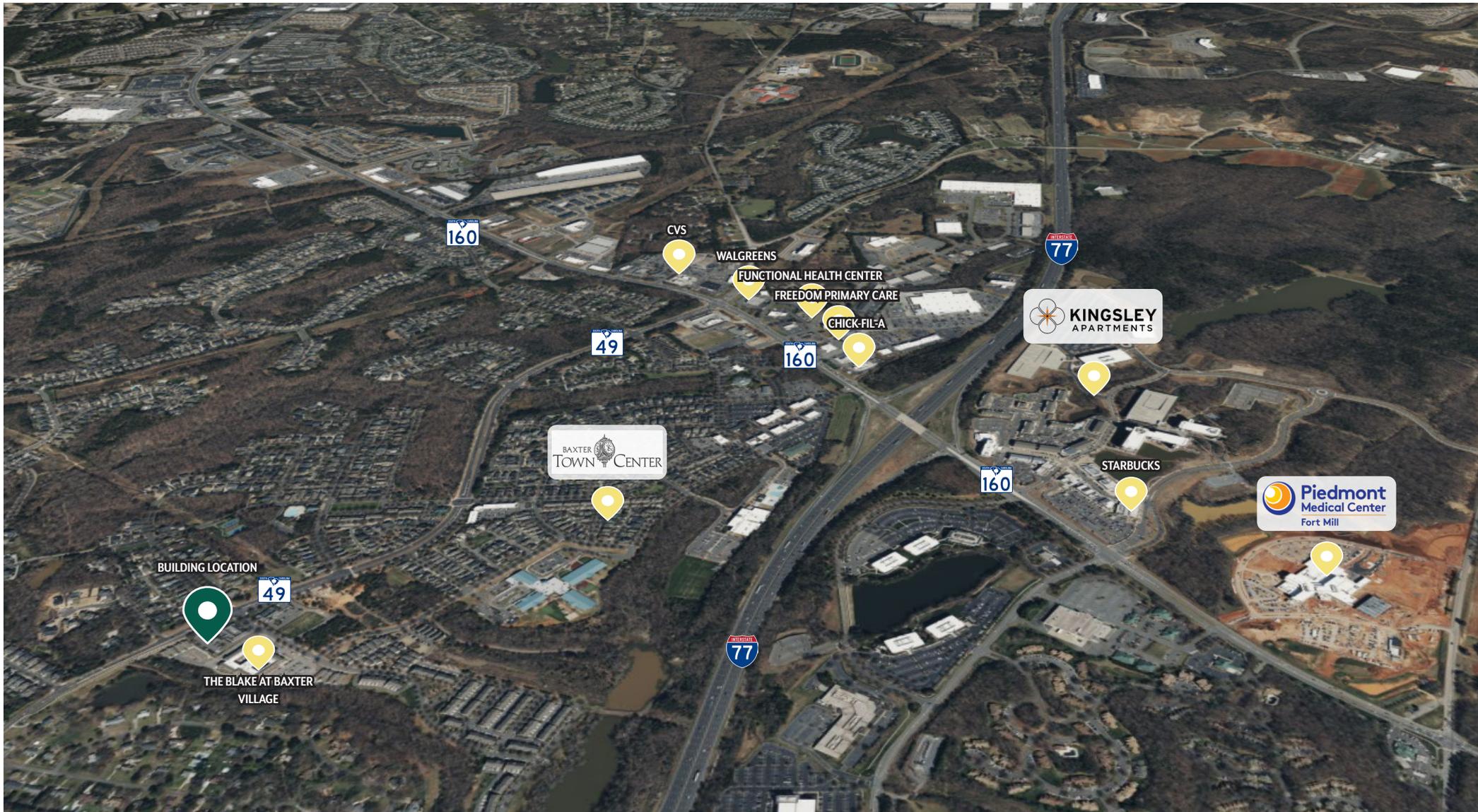
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