



9351 Founders Street

BAXTER VILLAGE OFFICE PROPERTY FOR SALE/LEASEBACK

Located in the highly desirable Baxter Village, 9351 Founders Street presents a premier commercial investment opportunity. This 7,500 SF established office property is offered at \$2.473M with a strong 7% cap rate. The building boasts a stable, long-term tenant mix, which will be further solidified by a sale-leaseback agreement from the current owners upon closing. Positioned in a vibrant, high-demand Fort Mill location where space is historically leased quickly, this asset provides reliable, turn-key cash flow. With its prime location, stable occupancy, and strong return, this property is an exceptional addition to any commercial investment portfolio.

Property Highlights:

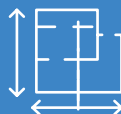
- ▶ ±7,500 SF established office property in highly desirable Baxter Village
- ▶ Stable, long-term tenant mix providing reliable cash flow
- ▶ Includes a sale-leaseback agreement from current owners at closing
- ▶ Prime Fort Mill location with historically high occupancy rates
- ▶ Minutes from I-77, US-21, and SC-160
- ▶ *Pro Forma & Financials available upon request*



For Sale
\$2.473M



7.0% Cap Rate
at asking price



±7,500
SF



Sale Type
**Sale/
Lease-back**



Zoning
Baxter Village

FIRST FLOOR

9351	1,958 SF	Wilson & Beam Law
9347	657 SF	Soni Construction
9347-A	1,235 SF	Core Physical Therapy

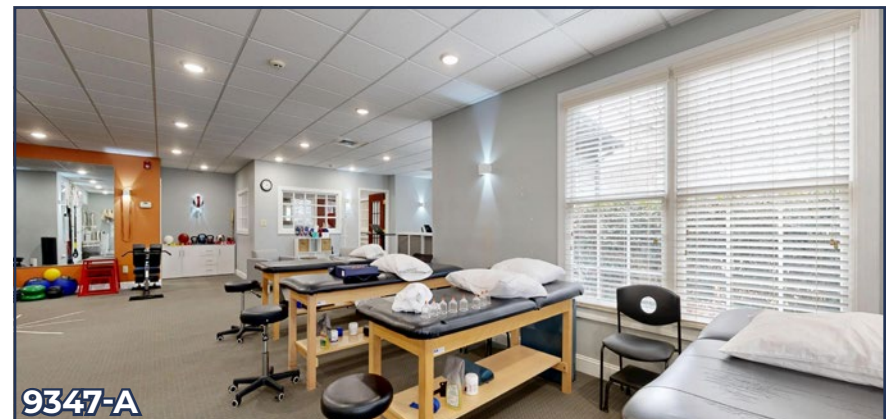
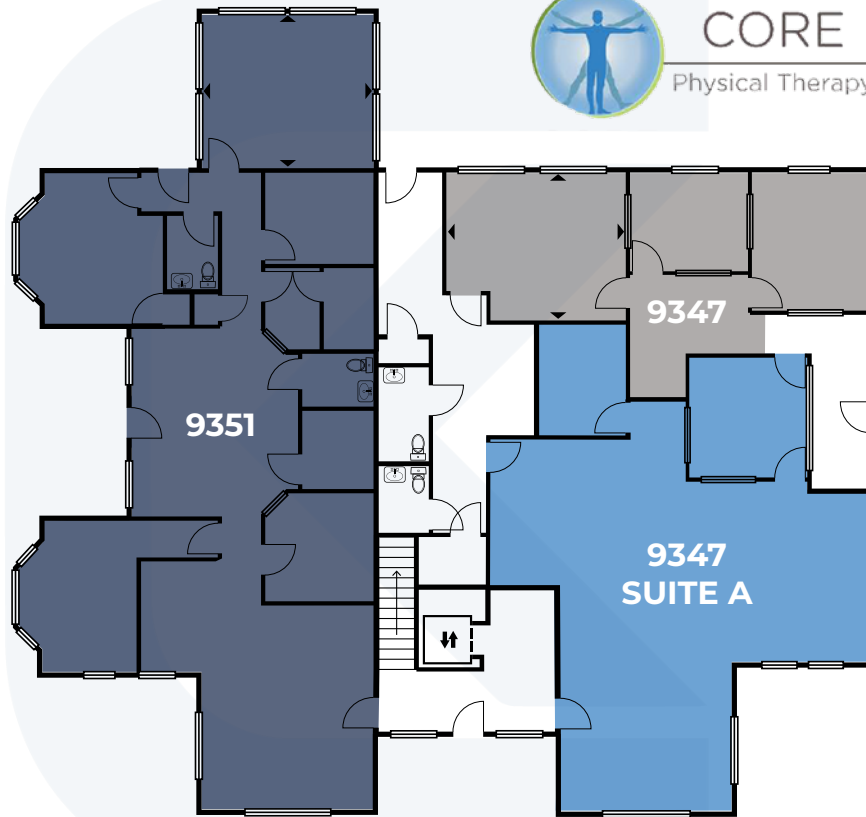
RENT ROLL AVAILABLE UPON REQUEST

WB WILSON & BEAM
LAWYERS

SONI
CONSTRUCTION

 **CORE**
Physical Therapy

FLOOR PLAN



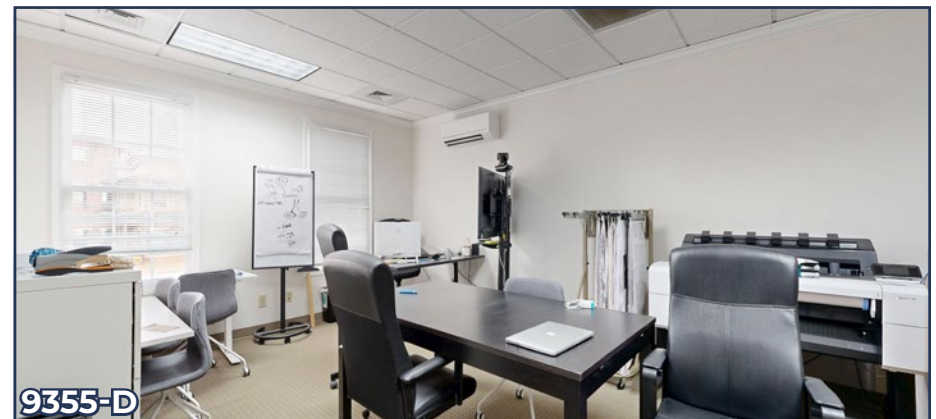
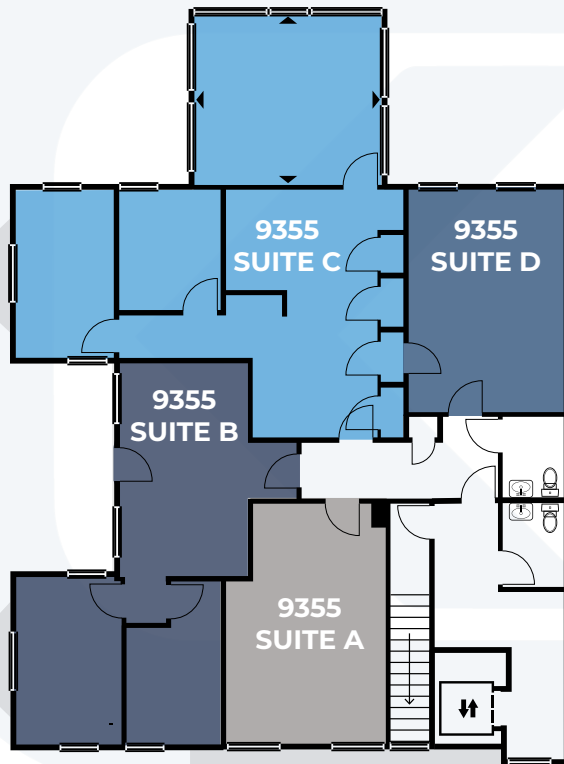
SECOND FLOOR - 9355

Suite A	279 SF	Reliance Contracting
Suite B	535 SF	Lifebridge Wealth Solutions
Suite C	900 SF	NewtonCPA, PLLC
Suite D	280 SF	Reliance Contracting

RENT ROLL AVAILABLE UPON REQUEST



FLOOR PLAN







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Fort Mill, SC 29708

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