



# 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 \$2.65M with a strong 6.9% 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:

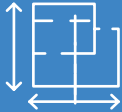
- ▶ ±7,500 SF established office property in highly desirable Baxter Village
- ▶ Stable, long-term tenant mix providing reliable cash flow
- ▶ Includes a sale-leaseback agreement from current owners at closing
- ▶ Prime Fort Mill location with historically high occupancy rates
- ▶ Minutes from to I-77, 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**

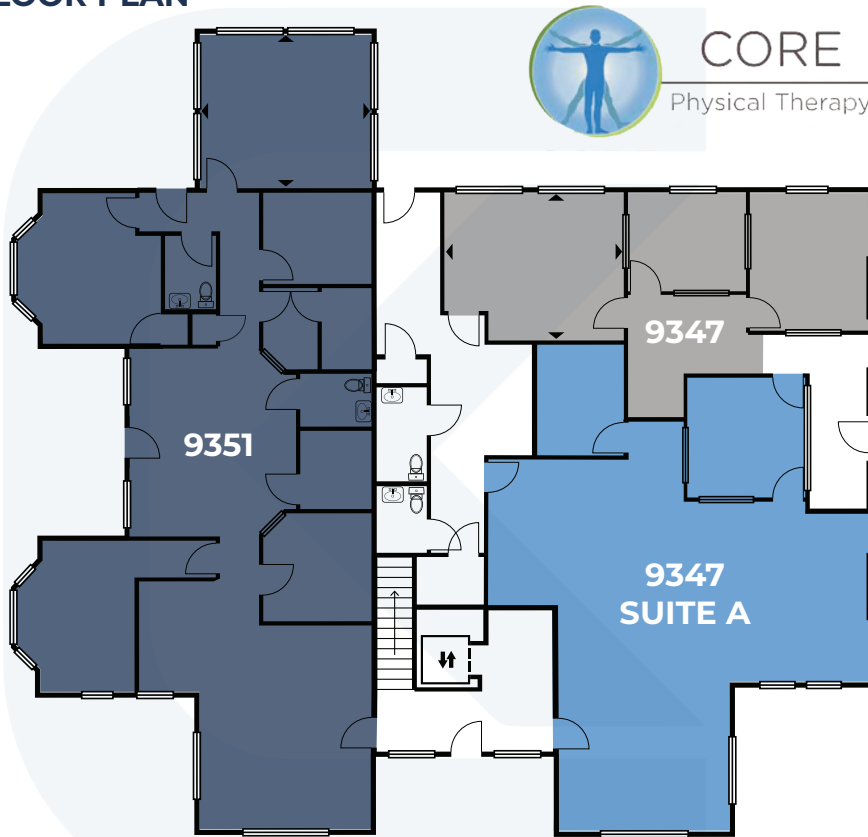
**FIRST FLOOR**

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



**FLOOR PLAN**



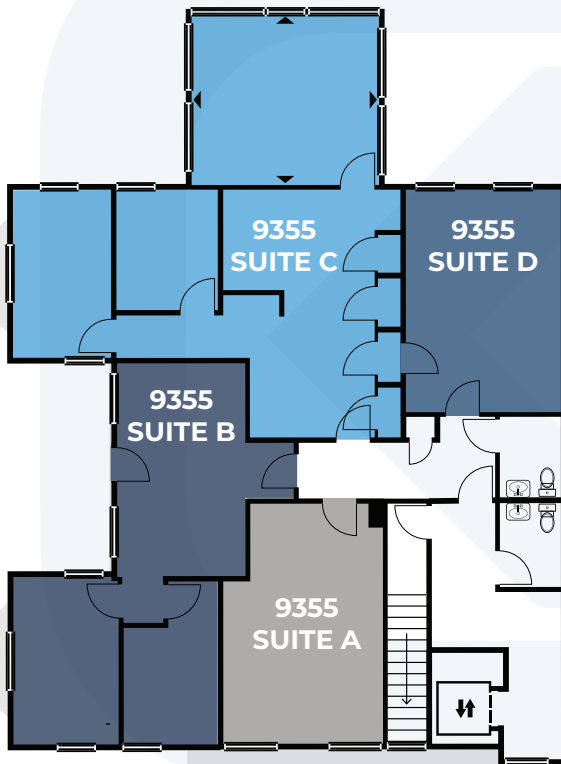
**SECOND FLOOR - 9355**

Suite A	279 SF	Repose Well Massage
Suite B	535 SF	Lifebridge Wealth Solutions
Suite C	900 SF	NewtonCPA, PLLC
Suite D	280 SF	Black Box Advisory

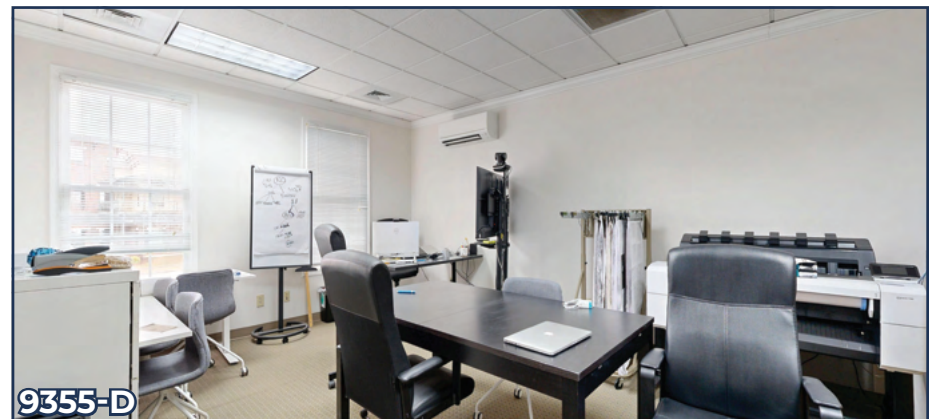
*RENT ROLL AVAILABLE UPON REQUEST*



**FLOOR PLAN**



**REPOSE WELL  
RECOVERY**





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

SUTTON RD - 14,000 AADT

SC-160 - 38,300 AADT

I-77 - 127,800 AADT

MARKET ST / FOUNDERS ST - 3,800 AADT

**9351 FOUNDERS ST**



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**9351 Founders Street | Baxter Village Investment Property For Sale**