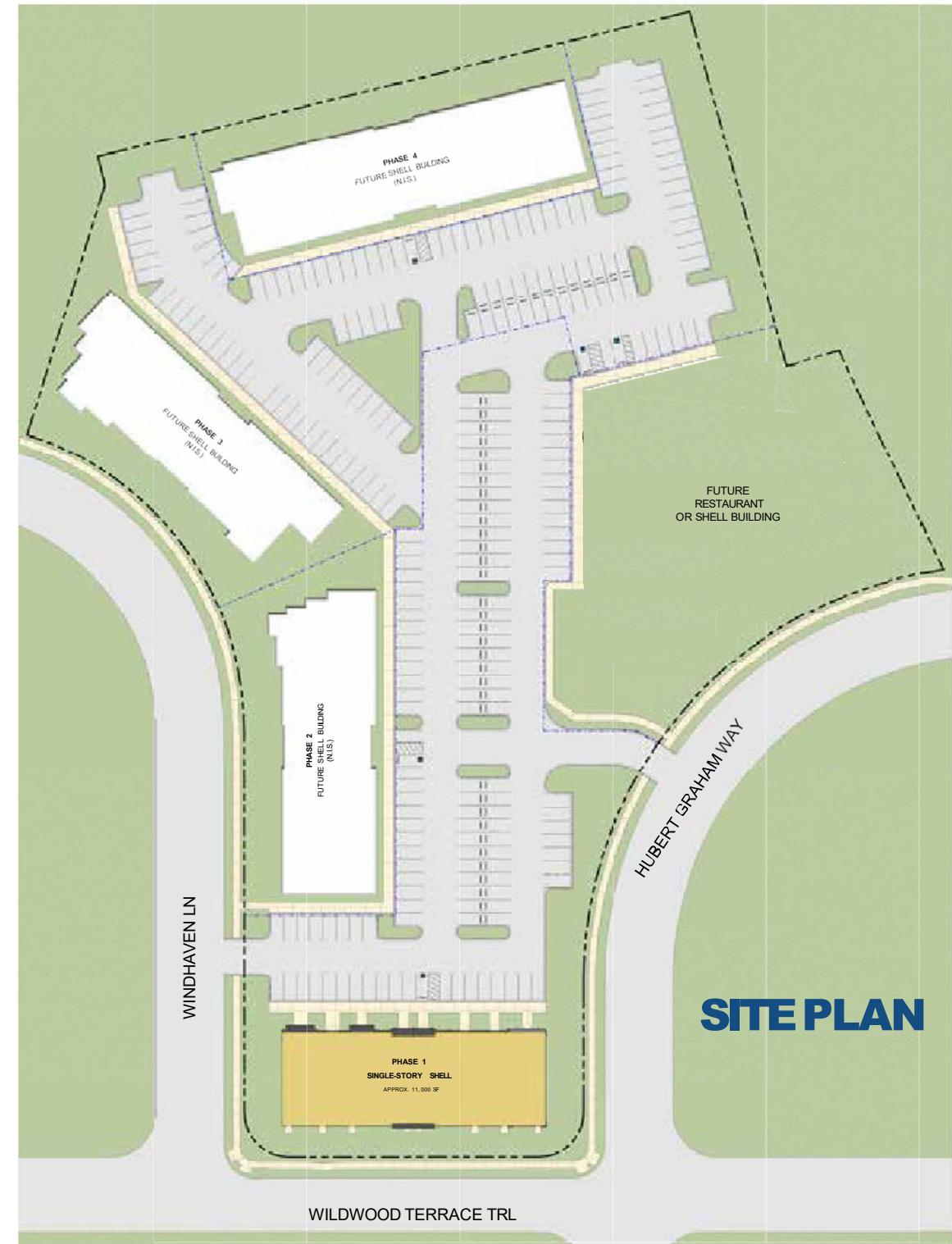


# WINDHAVEN COMMERCIAL VILLAGE ▶ FOR LEASE



1250 HUBERT GRAHAM WAY, TEGA CAY, SC



# LOCATION



**1250**

**Hubert Graham Way  
Tega Cay, S.C. 29708**



**14,600 AADT  
Gold Hill Road**



**\$133,647  
Avg Household  
income  
3 miles**



**8,686  
Employees  
3 miles**



**47,564  
Population  
3 miles**

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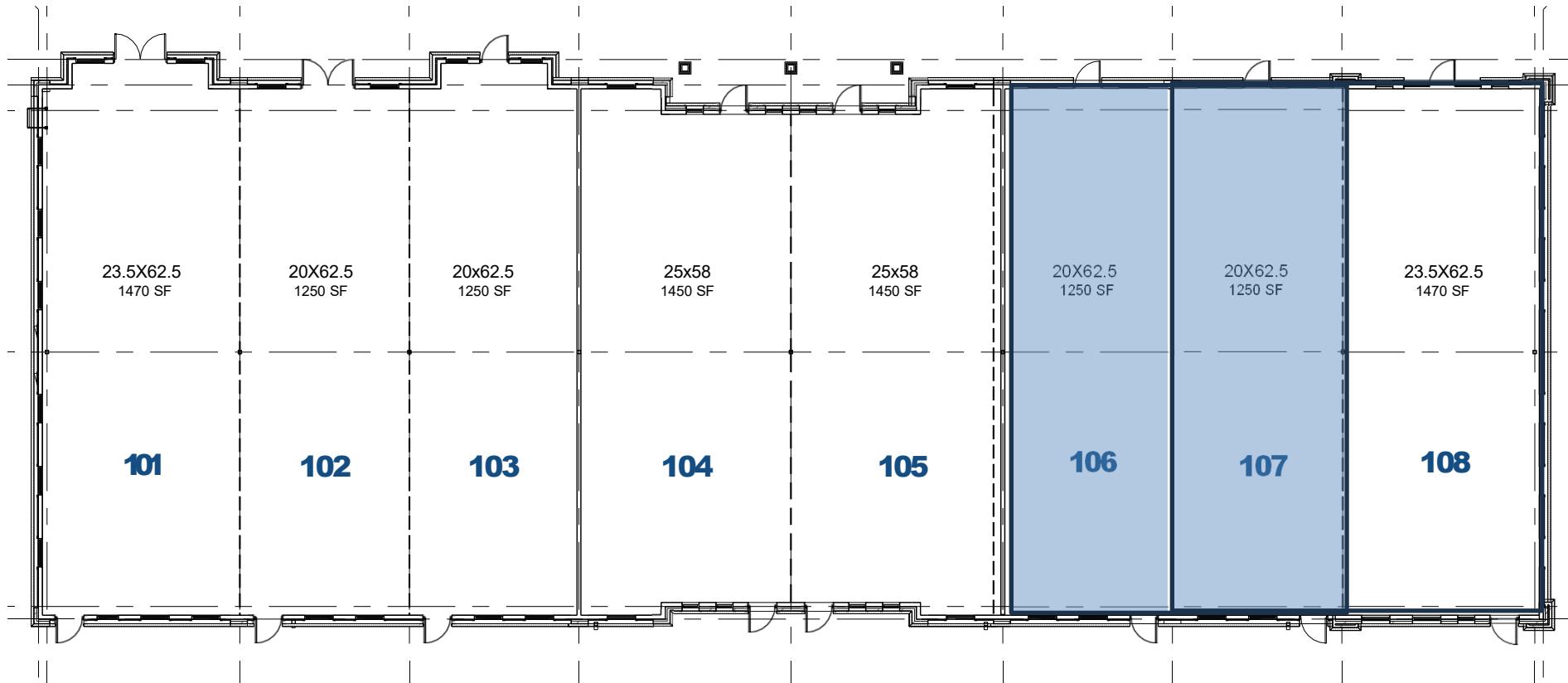
## PROPERTY OVERVIEW

**Windhaven Village** is a mixed-use commercial development in the heart of Tega Cay, South Carolina. The property is adjacent to Gold Hill Road at the entrance to the Tega Cay Peninsula. The property and community offer close proximity to several parks, recreational facilities, restaurants and golf courses.

## PROPERTY HIGHLIGHTS

- Located at the entrance of Lennar's Windhaven residential community planned for 256 homes
- The condominiums within each building will have a unique village and community feel
- PDD zoning allows for most retail, daycare, office, and medical uses
- Easy access to I-77 and Hwy 160 via Gold Hill Road
- Easy access to Restaurants and Retail

# LEASING PLAN



BUILDING INFO	BUILDING 1
<b>TOTALSF</b>	1,250-2,500
<b>UNIT 108:</b>	LEASED
<b>UNIT 107:</b>	1,250
<b>PRICE PER SF:</b>	\$32.00
<b>LEASE TYPE</b>	TRIPLE NET

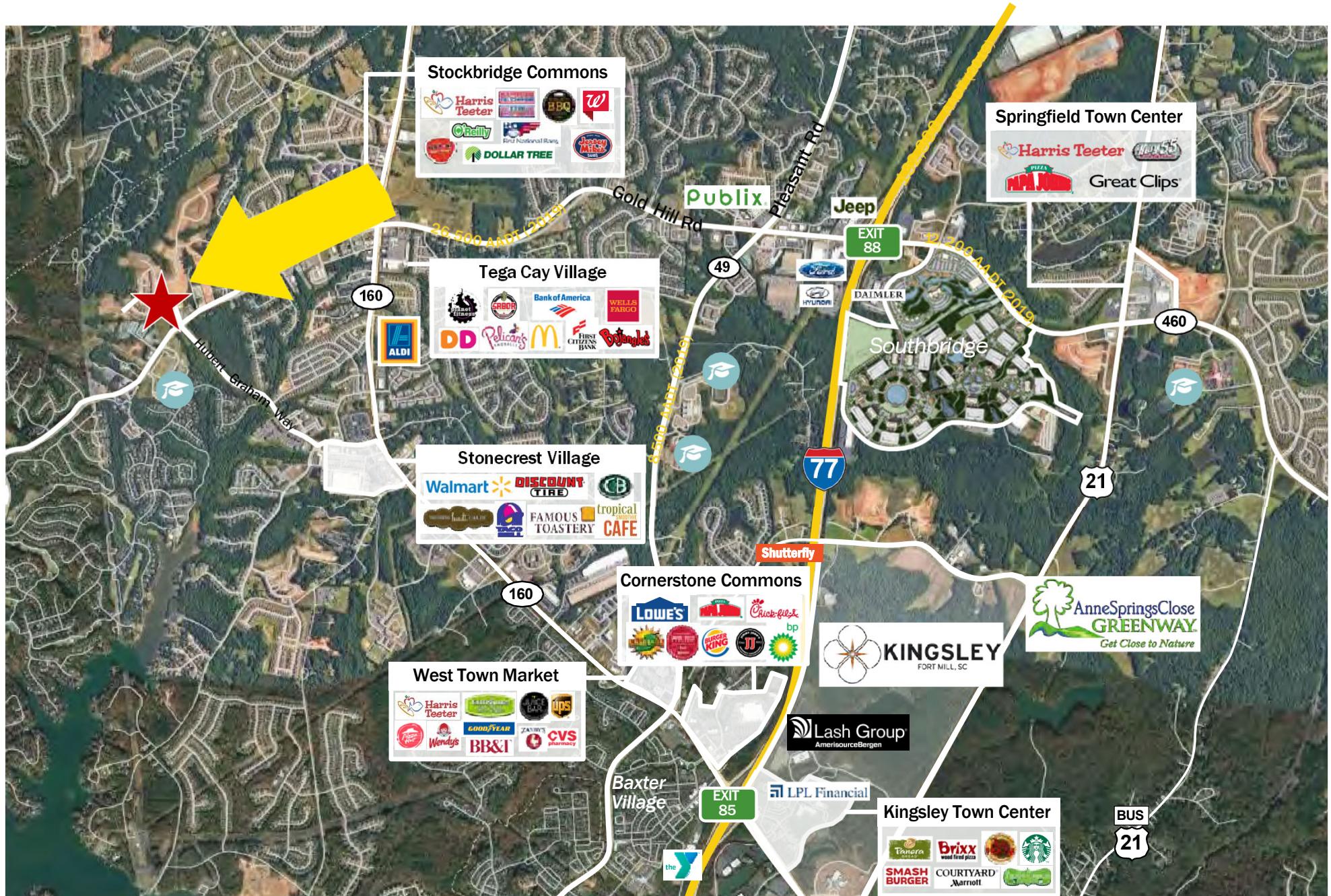




## Additional Surrounding Retail & Development



# LOCATION OVERVIEW



# WHY FORT MILL | TEGA CAY, SC

Charlotte and its nearby towns are growing across the board, and according to recently released data from the U.S. Census Bureau, Fort Mill, S.C., is outpacing them all.

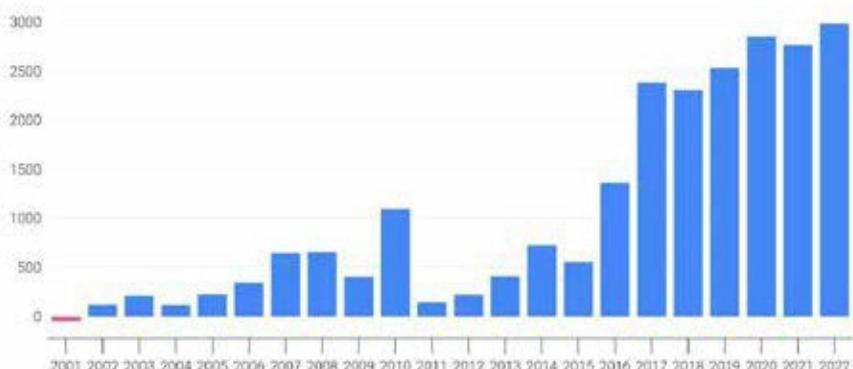
From 2010 through the first half of 2021, the population in York County (SC) has grown by more than 56,000 residents and, during that 11-year period, the city of Fort Mill's population increased by more than 150%, adding nearly 11,000 people over the last 18 months to reach a current population of more than 27,000 people.

Tega Cay has been named the #2 Best Valued Suburb in the United States and a top 10 Most Successful City in South Carolina, and it routinely is ranked as one of the "Safest Cities in South Carolina."



Fort Mill, SC annual population change from 2000 to 2022

Between 2021 and 2022, the population increased by 2,985.



- Currently, Fort Mill is South Carolina's fastest-growing city with a population growth rate of 10.1% annually.
- The median household income is approximately \$91,000 versus \$65,700 for the entire United States (as of 2019).
- According to Niche, the Fort Mill School District is ranked first in the state and York County ranks second overall in the category of "Best Counties for Families" in South Carolina.

- Fort Mill growth rate faster rate than any other Charlotte Suburb
- Fort Mill / Tega Cay ranks tenth in "SC highest income per capita"
- 20 miles from downtown Charlotte



