



FOR LEASE:
STONECREST PROFESSIONAL OFFICE & MEDICAL

1187 STONECREST BLVD., TEGA CAY, SOUTH CAROLINA 29708
YORK COUNTY | CHARLOTTE-FORT MILL SUBMARKET

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EXECUTIVE SUMMARY

Property Description
Investment Highlights
Property Photos

ABOUT TEGA CAY

Tega Cay: Strategic Growth With Lakefront Appeal

PROPERTY PLAN

Floor Plan - Ground Level
Floor Plan - Second Level

BUSINESS MAP

Nearby Businesses Map

VALUE PROPOSITION

Todd's Value Proposition
The Beacon Group's Value Proposition
KW Commercial Network



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Strategically located within Stonecrest Professional Park, **1187 Stonecrest Blvd.** presents a rare opportunity to acquire space in one of Tega Cay's most established and desirable professional office environments. Offering maximum flexibility for a variety of users, **the available space is divisible from 1,250 SF up to 7,000 SF**, making it an ideal fit for boutique professional firms, expanding medical practices, or specialized retail. Positioned just off Highway 160 and minutes from Interstate 77, the property benefits from strong regional connectivity to the greater Charlotte MSA while remaining embedded in a high-growth, affluent suburban market.

The property is situated within the Stonecrest Planned Development District (PDD), supporting a range of professional, medical, and select commercial uses. The area's appeal is further amplified by the adjacent "The Grove" development, a premier mixed-use project bringing significant residential density and upscale amenities to the immediate vicinity. This influx of luxury housing and modern infrastructure, combined with surrounding retail and dining, strengthens long-term demand for tenants seeking direct proximity to high-income "rooftops" and essential daily traffic drivers.

PROPERTY DETAILS

Property Type	Class A Office
Total Building Area (SF)	15,996
Estimated Completion	2026
Tenancy	Multi-tenant
Zoning	PDD – Planned Development District
Parking	5.09 spaces per 1,000 SF (surface parking)
Usable SF	14,400
Market	York County – Charlotte/Fort Mill Submarket
Airport Access	-28 minutes to Charlotte Douglas International Airport

INVESTMENT HIGHLIGHTS



Versatile Divisibility (1,250 – 7,000 SF)

Highly flexible floor plans accommodate a wide range of tenants, from boutique professional firms to mid-sized medical practices.



Limited Competing Inventory

High-demand owner/user market with limited competing office inventory



Affluent Demographic Profile

Affluent demographic profile supports professional, healthcare, and service-based users.



Sustained Occupancy Demand

Ongoing residential and mixed-use growth in Tega Cay and Fort Mill drives sustained occupancy demand.



Strategic Growth Corridor

Positioned within the Charlotte–Fort Mill migration corridor, one of the Southeast's strongest growth regions.



Enhanced Visibility & Appeal

Strong surrounding traffic counts enhance visibility and long-term leasing appeal.



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Each Office Is Independently
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cradle.
design studio

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Suite 100, West
Chicago, IL 60604
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1 1st Level Floor Plan
Scale: 3/16" = 1'-0"

100% CONSTRUCTION DOCUMENTS
ISSUE FOR CONSTRUCTION

Project Name
HMS SQUARE

Project No.
24-174HMS

LOCATION 1187 STONECREST BLVD
WEST CHICAGO, IL 60604
DATE 01-24-2024
AUTHOR gsp

DESCRIPTION
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED
ARE IN FEET AND INCHES. DIMENSIONS
ARE TO FACE UNLESS OTHERWISE SPECIFIED.
USE DIMENSIONS SHOWN TO FACE UNLESS
OTHERWISE NOTED. ALL DIMENSIONS TO FACE
UNLESS OTHERWISE SPECIFIED.

Revisions		
No.	Description	Date
1	Issue for Construction	01/24/2024

FLOOR PLAN -
GROUND LEVEL

A101



cradle design studio, PLLC
 201 S. Redwood Street
 Suite 100, 100
 Chevy Chase, MD 20815
 www.cradledesignstudio.com

100% CONSTRUCTION DOCUMENTS
 ISSUE FOR CONSTRUCTION

Project Name
 HHS SQUARE

Project No.
 24-174HMS

LOCATION 1187 STONECREST BLVD
 100A-CAT, DC 30708
 DATE 07/24/2024
 AUTHOR ADP

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Revisions		
No.	Description	Date

FLOOR PLAN - SECOND LEVEL

A102



1 2nd Level Floor Plan
 Scale: 1/16" = 1'-0"

DEMOGRAPHIC SUMMARY

1187 STONECREST BLVD.

STONECREST PROFESSIONAL OFFICE & MEDICAL

Category	1 Mile		3 Miles		5 Miles	
Population						
2024 Population	10,234		51,415		117,984	
Households						
2029 Projection	4,241		21,056		50,468	
2024 Households by HH Income	3,762		18,709		45,245	
Income: <\$25,000	132	3.51%	810	4.33%	3,307	7.31%
Income: \$25,000 - \$50,000	452	12.01%	1,845	9.86%	6,230	13.77%
Income: \$50,000 - \$75,000	549	14.59%	2,509	13.41%	7,118	15.73%
Income: \$75,000 - \$100,000	495	13.16%	2,257	12.06%	5,730	12.66%
Income: \$100,000 - \$125,000	529	14.06%	2,202	11.77%	5,200	11.49%
Income: \$125,000 - \$150,000	362	9.62%	2,185	11.68%	4,974	10.99%
Income: \$150,000 - \$200,000	639	16.99%	3,210	17.16%	6,134	13.56%
Income: \$200,000+	604	16.06%	3,691	19.73%	6,552	14.48%
2024 Avg Household Income	\$134,455		\$143,903		\$124,040	



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Dam Road	Moss Ridge Rd	0.03 SW	2025	4,628	MPSI	0.42
2	Dam Road	Moss Ridge Rd	0.03 SW	2024	4,622	MPSI	0.42
3	Dam Rd	Moss Ridge Rd	0.02 NE	2025	2,572	MPSI	0.43
4	Gold Hill Rd	Sea Island Blvd	0.09 NE	2018	16,353	MPSI	0.81
5	Gold Hill Rd	Sea Island Blvd	0.09 NE	2024	18,788	MPSI	0.81
6	Gold Hill Rd	Sea Island Blvd	0.09 NE	2025	16,538	MPSI	0.81
7	Gold Hill Road	Sea Island Blvd	0.07 SW	2024	14,025	MPSI	0.89
8	Gold Hill Road	Sea Island Blvd	0.07 SW	2025	14,096	MPSI	0.89
9	Gold Hill Rd	Sea Island Blvd	0.09 NE	2023	15,761	MPSI	0.89

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SUBJECT PROPERTY

The Grove
TEGA CAY

This 55-acre site will be a mixed-use community with residential living, community-oriented retail uses, office space, and amenities.

 **Charlotte Douglas International Airport**
-28 MINS AWAY

TEGA CAY: STRATEGIC GROWTH WITH LAKEFRONT APPEAL

1187 STONECREST BLVD.

STONECREST PROFESSIONAL OFFICE & MEDICAL

Tega Cay, SC, continues to stand out as one of York County's most desirable and strategically positioned communities. Situated along the shores of Lake Wylie and just minutes from Charlotte, the city combines natural beauty with strong economic fundamentals. Once a quiet lakeside enclave, Tega Cay has evolved into a thriving professional and residential hub supported by steady population growth and expanding commercial demand.

The area attracts professionals, families, and businesses drawn to its high quality of life, excellent connectivity, and proximity to major employment corridors. With convenient access to I-77 and the greater Charlotte metropolitan area, Tega Cay offers an ideal balance of suburban stability and regional accessibility. This growth has fueled demand for well-located professional office environments that serve both local and regional users.

Highly regarded for its safety, planning, and community amenities, Tega Cay continues to benefit from strong employment participation and sustained in-migration. As development activity remains measured and intentional, the market presents long-term stability for professional and medical office uses, positioning Stonecrest Professional Park as a compelling opportunity within a proven growth corridor.

13,000+
Residents

41.5
Median Age

60%+
Employment Rate

Consistent In-Migration
People Moving to Tega Cay

45,000+
Tega Cay Workforce



Photos from
visityorkcounty.com
fortmillsun.com



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Why Work with Us

Todd Akers specializes in urban infill, land assemblage, and development strategy. With over 24 years of commercial real estate experience, he has earned multiple #1 broker rankings at KW Commercial (NC & SC) and is recognized as one of the top land brokers in the Carolinas. His military discipline, integrity, and sharp negotiation skills make him a trusted partner for complex projects. From entitlement hurdles to capital introductions, Todd delivers tailored, high-impact solutions that move deals forward.

The Beacon Group

At The Beacon Group (KW Commercial), we provide strategic guidance and marketing solutions for commercial investors, owners, and developers across the Charlotte MSA and the Southeast US. Backed by Keller Williams/KW Commercial and 35+ years of combined experience, our team delivers data-driven insight, proven execution, and measurable results.

KW Commercial Network

With KW Commercial, it's not just business — it's about building partnerships that last. Backed by the power of KW Commercial, which operates in over 300 brokerage locations across 55+ countries and 5 continents, with over 2,000 commercial specialists across the US and 140,000+ KW Partners globally, our expansive reach offers unmatched access to capital, buyers, and off-market opportunities.

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