

## 105 Stone Village Dr

### TEGA CAY OFFICE/MEDICAL SPACE FOR LEASE

Professional office or medical space available at 105 Stone Village Drive in Fort Mill, located within the well-established Stone Village Drive Office Center. This single suite offers a functional layout with a reception window, dedicated waiting room, and private offices or exam rooms, making it well suited for healthcare providers, professional services, or client-facing businesses. The property benefits from strong visibility, ample parking, and a convenient location near SC-160 and I-77, with close proximity to surrounding retail, restaurants, and residential growth. An excellent opportunity for users seeking a polished, efficient space in one of Fort Mill's fastest-growing corridors.

**Property Highlights:**

- ▶ 985 SF Professional / medical office suite for lease
- ▶ Reception window with dedicated waiting area
- ▶ Private offices / exam rooms
- ▶ Strong visibility along high-traffic Highway 160
- ▶ Minutes from I-77, Kingsley, Baxter Village, and Tega Cay



Rent  
**\$32/sf**

**985**  
SF

Lease Type  
**Modified Gross**  
Tenant Pays  
Utilities

Zoning  
**Planned**  
Development

**3D MATTERPORT**  
TOUR



**TEGA CAY VILLAGE**

planet fitness | SABOR | Bank of America  
 Bojangles | WELLS FARGO | FIRST CITIZENS BANK  
 Pelican's | MCDONALD'S | DUNKIN' DONUTS

**MORE NEARBY**

LOWE'S | Lash Group  
 Starbucks | Piedmont Medical Center Fort Mill  
 BAXTER TOWN CENTER | LPL Financial

**STOCKBRIDGE COMMONS**

Harris Teeter | Jersey Mike's | O'Reilly  
 DOLLAR TREE | Walgreens | Domino's

**STONECREST VILLAGE**

Walmart  
 TACO BELL | DISCOUNT TIRE | tropical SMOOTHIE CAFE  
 NOTHING bundt CAKES\* | FAMOUS TOASTERY

**PROPERTY DEMOGRAPHICS**

STATISTIC	1 MILE	3 MILES	10 MILES
Population	11,247	57,519	424,459
Households	4,261	20,948	177,701
Avg. Household Income	\$125,134	\$140,909	\$110,638
Daytime Employees	3,198	14,325	213,066

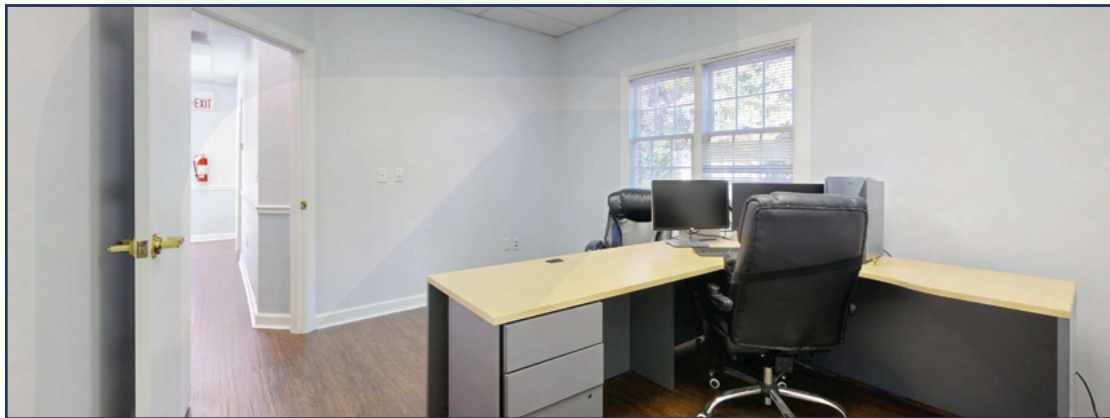
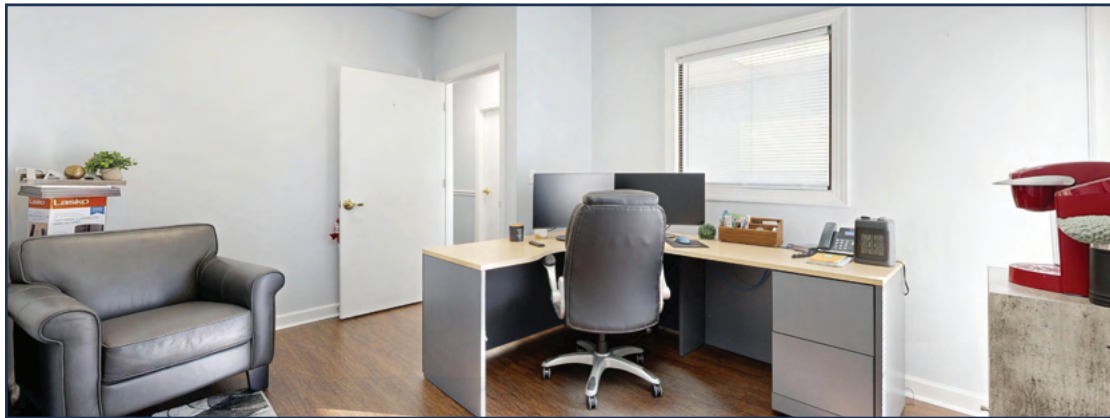
**TRAFFIC STATISTICS**

ROADWAY	AADT
Gold Hill Rd	14,500
SC-160	13,000

**FLOOR PLAN**



**3D MATTERPORT  
TOUR**



**PROPERTY DETAILS**

<b>Address</b>	105 Stone Village Dr. Fort Mill, SC 29708
<b>Zoning</b>	PD
<b>Square Footage</b>	985 SF
<b>Lease Type</b>	Modified Gross Tenant Pays Utilities
<b>Rent</b>	\$32/sf



**Kuester  
Commercial**

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