

# 105 Ben Casey Dr, Suite 115

## TEGA CAY MEDICAL OFFICE SPACE FOR LEASE

105 Ben Casey Dr, Suite 115 is located within an established medical office park with excellent visibility, ample parking, and convenient access to SC-160 and I-77. Positioned near growing residential neighborhoods and nearby retail amenities, this location offers an excellent opportunity for healthcare providers seeking a strong presence in a high-demand market.

### Property Highlights:

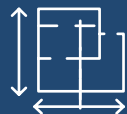
- ▶ 2,330 SF second-generation medical office
- ▶ Existing medical layout with exam and support rooms
- ▶ Strong visibility and easy accessibility
- ▶ Ample on-site parking
- ▶ Convenient access to SC-160 and I-77



**3D MATTERPORT  
TOUR**



Rent  
**\$30/sf**



**2,330**  
SF



Lease Type  
**Triple Net  
Lease (NNN)**



Zoning  
**Office &  
Institutional**



TICAM (est)  
**\$8.11**



**PROPERTY DEMOGRAPHICS**

STATISTIC	1 MILE	3 MILES	10 MILES
<b>Population</b>	10,058	47,631	427,327
<b>Households</b>	4,111	19,186	177,552
<b>Avg. Household Income</b>	\$133,457	\$140,218	\$110,147
<b>Daytime Employees</b>	2,858	13,355	207,744

**GOLD HILL RD.  
TEGA CAY**



**I-77  
FORT MILL**



**SC-160 W - 38,300 AADT**

**105 BEN CASEY DRIVE  
SUITE 115**

**NOTHING bundt CAKES®**

**FAMOUS  
TOASTERY**

**DISCOUNT  
TIRE**

**tropical  
SMOOTHIE  
CAFE**

**TACO  
BELL**

**Walmart**

**DAM RD - 5,500 AADT**

**NUVIA**  
DENTAL IMPLANT CENTER

**Carolinaz  
Imaging  
Services**

**LAUREL**  
DISCOVER REAL ADVANTAGES

**Commonwealth**  
PAIN & SPINE

**Celebree**  
SCHOOL

**IVYBROOK  
ACADEMY**

**FIRST  
WATCH**

**EARTH  
FARE**

**PET SUPPLIES PLUS**

**FIREBIRDS**  
WOOD FIRED GRILL

**GOLD HILL  
ELEMENTARY**

**GOLD HILL  
MIDDLE**

**FLOOR PLAN**

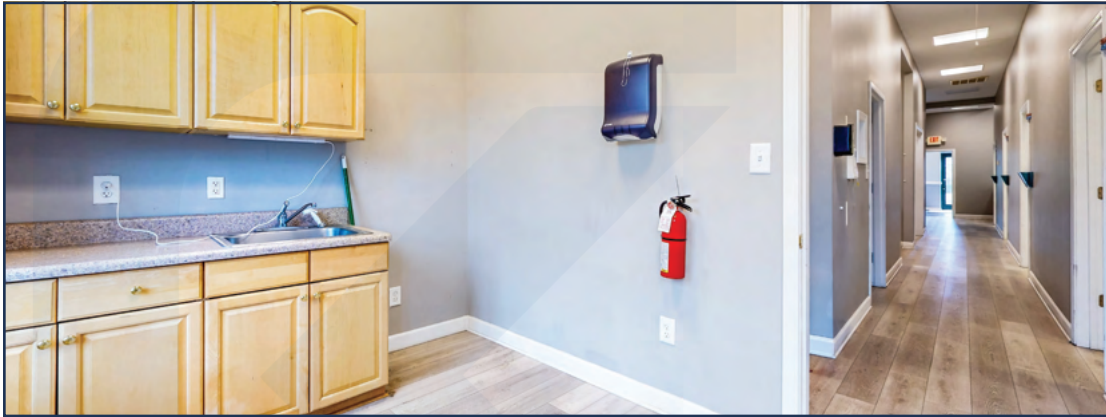


**3D MATTERPORT  
TOUR**



**PROPERTY DETAILS**

Address	105 Ben Casey Dr Suite 115 Fort Mill, SC 29708
Zoning	Office & Institutional (OI)
Square Footage	2,330 SF
Rent	\$30/SF
Lease Type	Triple Net Lease (NNN)
TICAM (est)	\$8.11/SF

**Kuester  
Commercial****803.578.7788****127 Ben Casey Dr  
STE 101  
Fort Mill, SC 29708****ROGER METZ**  
**704.604.2964**  
roger@kuestercre.com**ALEXIS MILLER**  
**803.207.0191**  
alexis@kuestercre.com**105 BEN CASEY DR, SUITE 115 | MEDICAL SPACE FOR LEASE | KUESTER COMMERCIAL | 127 BEN CASEY DR, STE 101 | FORT MILL, SC 29708 | 803.578.7788 | KUESTERCRE.COM**

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