



1244 Hubert Graham Way Suites 203-206

TEGA CAY RETAIL/OFFICE CONDOS FOR SALE

Windhaven Village offers new-construction commercial condos in one of South Carolina's fastest-growing and highest-income markets. Located at 1244 Hubert Graham Way with excellent visibility from Gold Hill Road, these units sit at the entrance of the 329-home Windhaven community and the Tega Cay Peninsula. With flexible PDD zoning for medical, retail, and professional office uses, plus quick access to I-77, Hwy 160, and the Charlotte metro, this location provides strong demographics, steady growth, and outstanding visibility for a wide range of businesses.


Property Highlights:

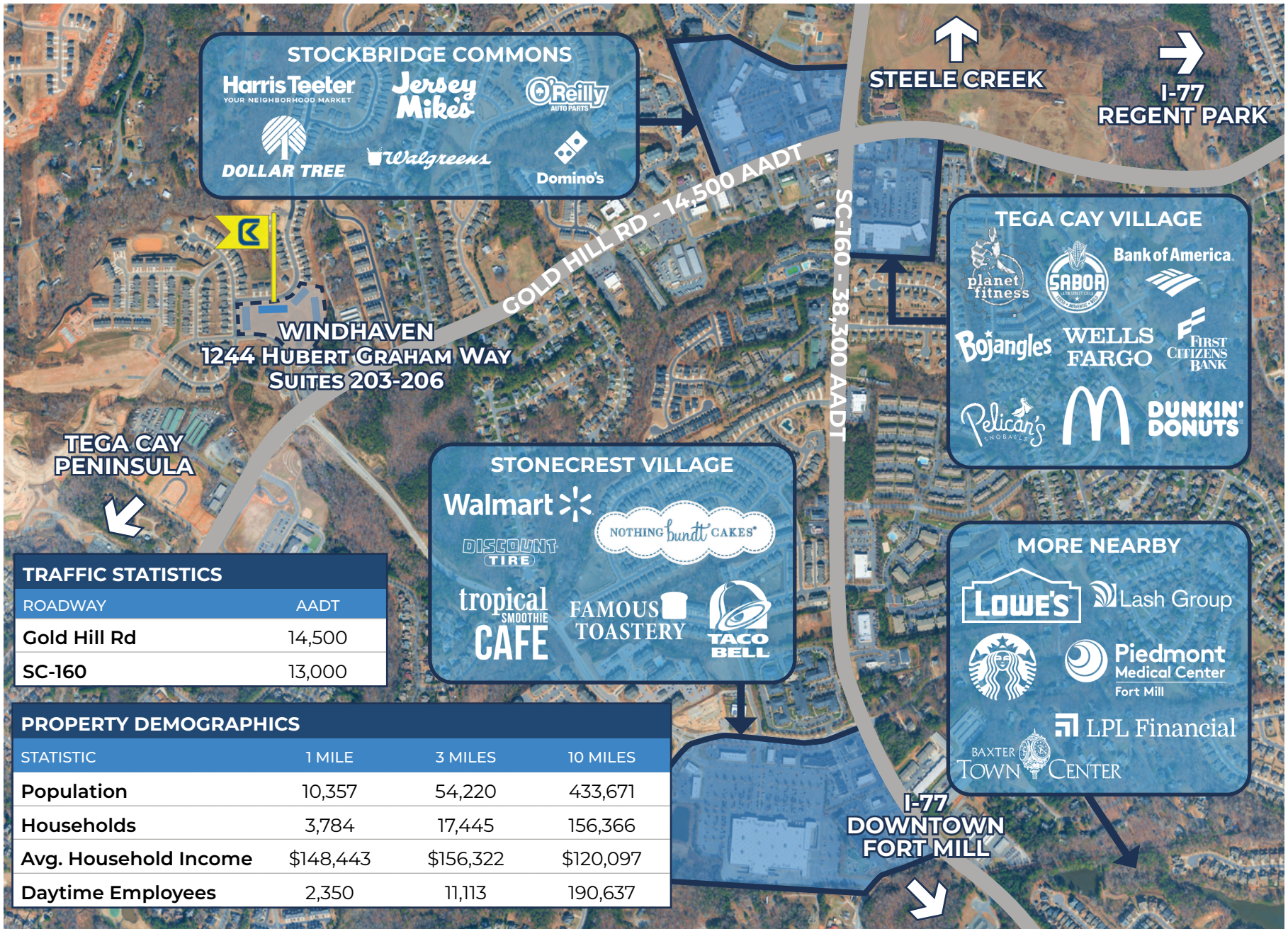
- ▶ Delivered as cold, dark shell
- ▶ Located at the entrance of Windhaven residential community, planned for 329 homes
- ▶ PDD zoning allows for most retail, daycare, office, and medical uses
- ▶ Easy access to I-77 and Hwy 160 via Gold Hill Road
- ▶ Easy access to restaurants and retail




For Sale
\$270/SF


±1,206-1,728
SF


Zoning
Planned
Development
District (PDD)



STOCKBRIDGE COMMONS

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Jersey Mike's

O'Reilly
AUTO PARTS

DOLLAR TREE

Walgreens

Domino's

↑
STEELE CREEK

→
**I-77
REGENT PARK**

TEGA CAY VILLAGE

planet fitness

SABOR

Bank of America

Bojangles

WELLS FARGO

FIRST CITIZENS BANK

Pelican's SNOBALLS

McDonald's

DUNKIN' DONUTS

STONECREST VILLAGE

Walmart

DISCOUNT TIRE

NOTHING bundt CAKES®

tropical SMOOTHIE CAFE

FAMOUS TOASTERY

TACO BELL

MORE NEARBY

LOWE'S

Lash Group

Starbucks

Piedmont Medical Center Fort Mill

LPL Financial

BAXTER TOWN CENTER

↓
**I-77
DOWNTOWN
FORT MILL**

WINDHAVEN
1244 HUBERT GRAHAM WAY
SUITES 203-206

TEGA CAY PENINSULA

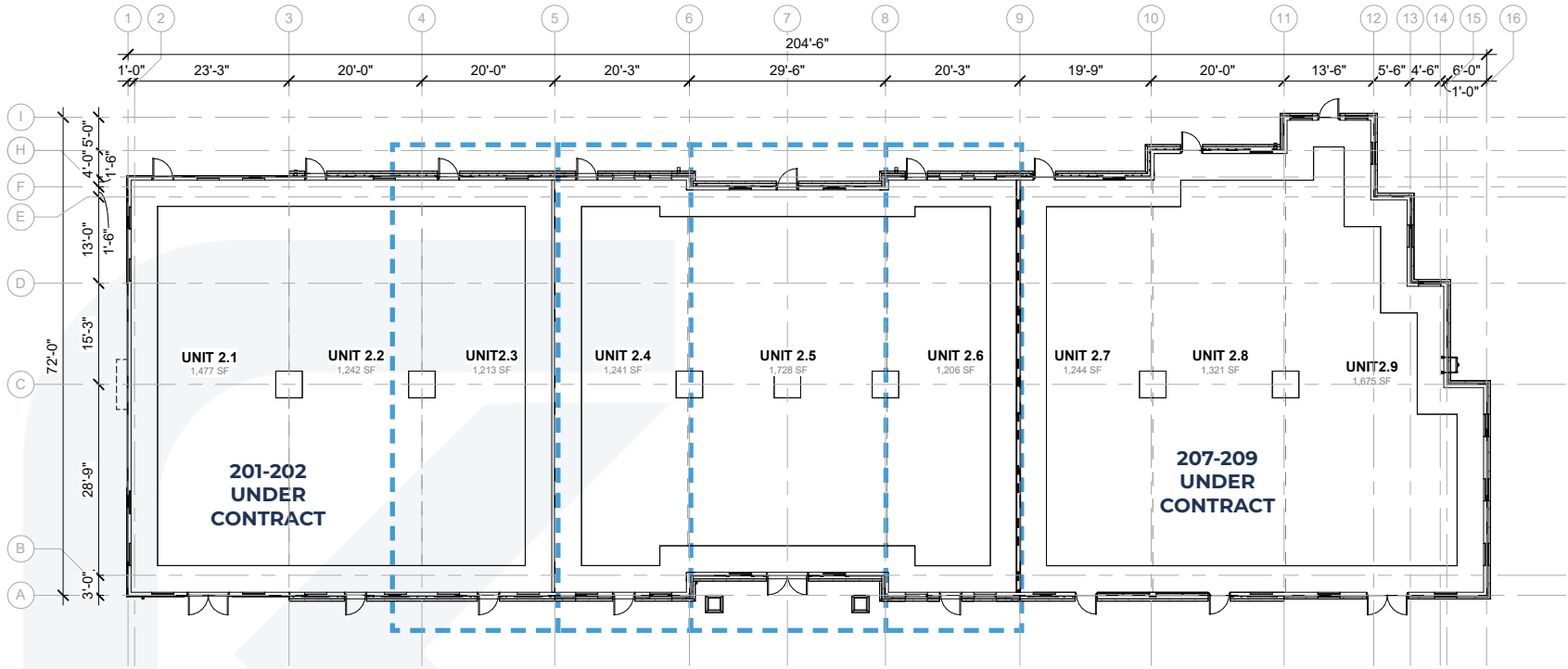
TRAFFIC STATISTICS

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

PROPERTY DEMOGRAPHICS

STATISTIC	1 MILE	3 MILES	10 MILES
Population	10,357	54,220	433,671
Households	3,784	17,445	156,366
Avg. Household Income	\$148,443	\$156,322	\$120,097
Daytime Employees	2,350	11,113	190,637

FLOOR PLAN



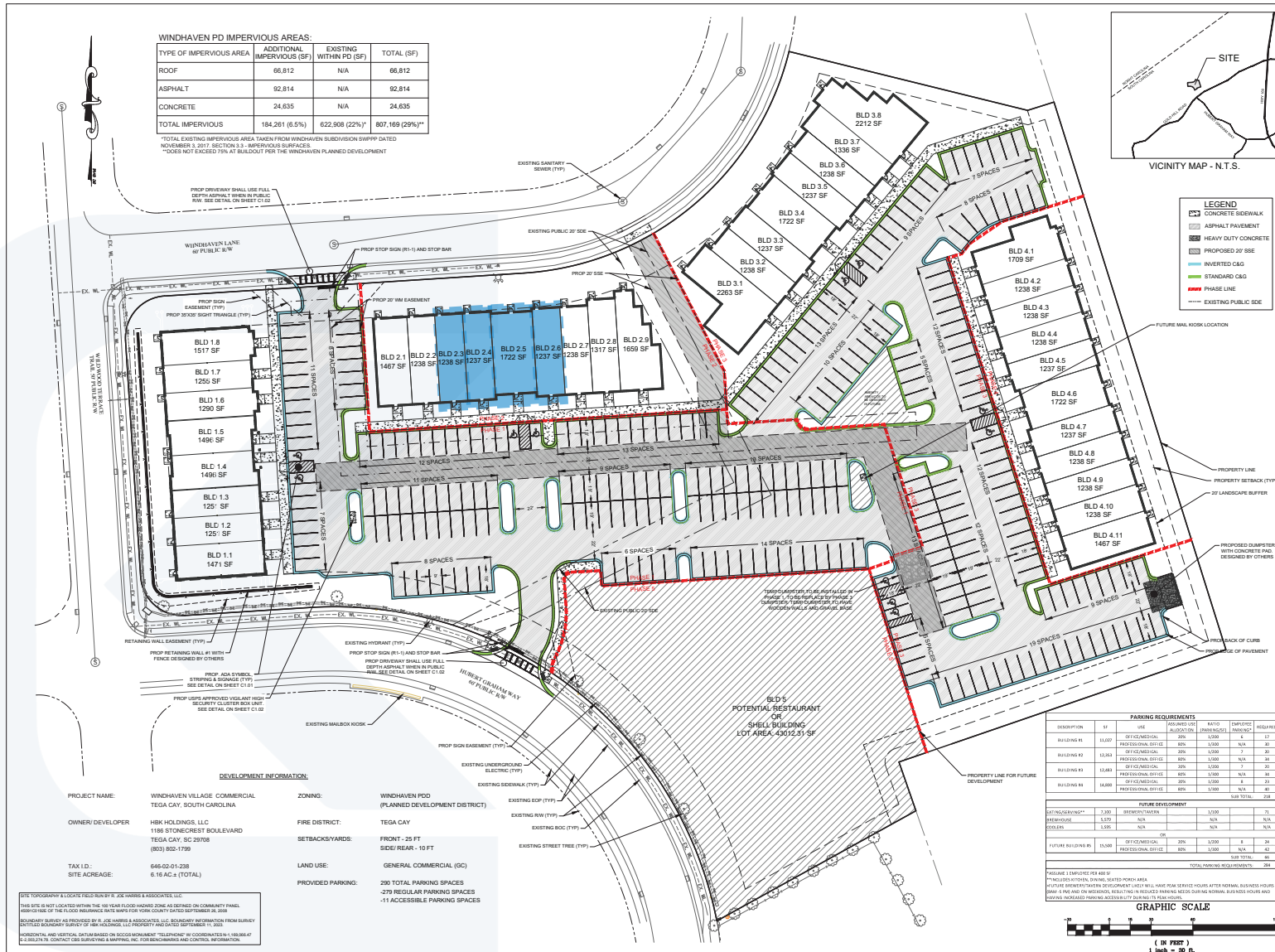
AVAILABLE



1 SOUTH ELEVATION

scale: 1/16" = 1'-0"

SITE PLAN





PROPERTY DETAILS

Address	1244 Hubert Graham Way Suites 203-206 Tega Cay, SC 29708
Square Footage	Suite 203 - 1,213 SF Suite 204 - 1,241 SF Suite 205 - 1,728 SF Suite 206 - 1,206 SF
For Sale	\$270/SF
Zoning	PDD



**Kuester
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