



1250 Hubert Graham Way Suites 102 & 105
TEGA CAY RETAIL/OFFICE CONDOS FOR LEASE

Windhaven Village offers new-construction commercial condos delivered as cold, dark shell space, providing users the opportunity to design and build out their space to fit specific operational needs. Located at 1250 Hubert Graham Way with excellent visibility from Gold Hill Road, the property sits at the entrance of the 329-home Windhaven community and the Tega Cay Peninsula. Flexible PDD zoning allows for medical, retail, and professional office uses, while quick access to I-77, Hwy 160, and the Charlotte metro supports strong demographics, steady growth, and long-term business potential.

Property Highlights:

- ▶ Delivered as a 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



Rent
\$32/SF

±1,250-1,450
 SF

Lease Type
Triple Net
(NNN)

Zoning
Planned
Development
District (PDD)

TICAM est.
\$11



STOCKBRIDGE COMMONS

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Jersey Mike's

O'Reilly
AUTO PARTS

DOLLAR TREE

Walgreens

Domino's

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

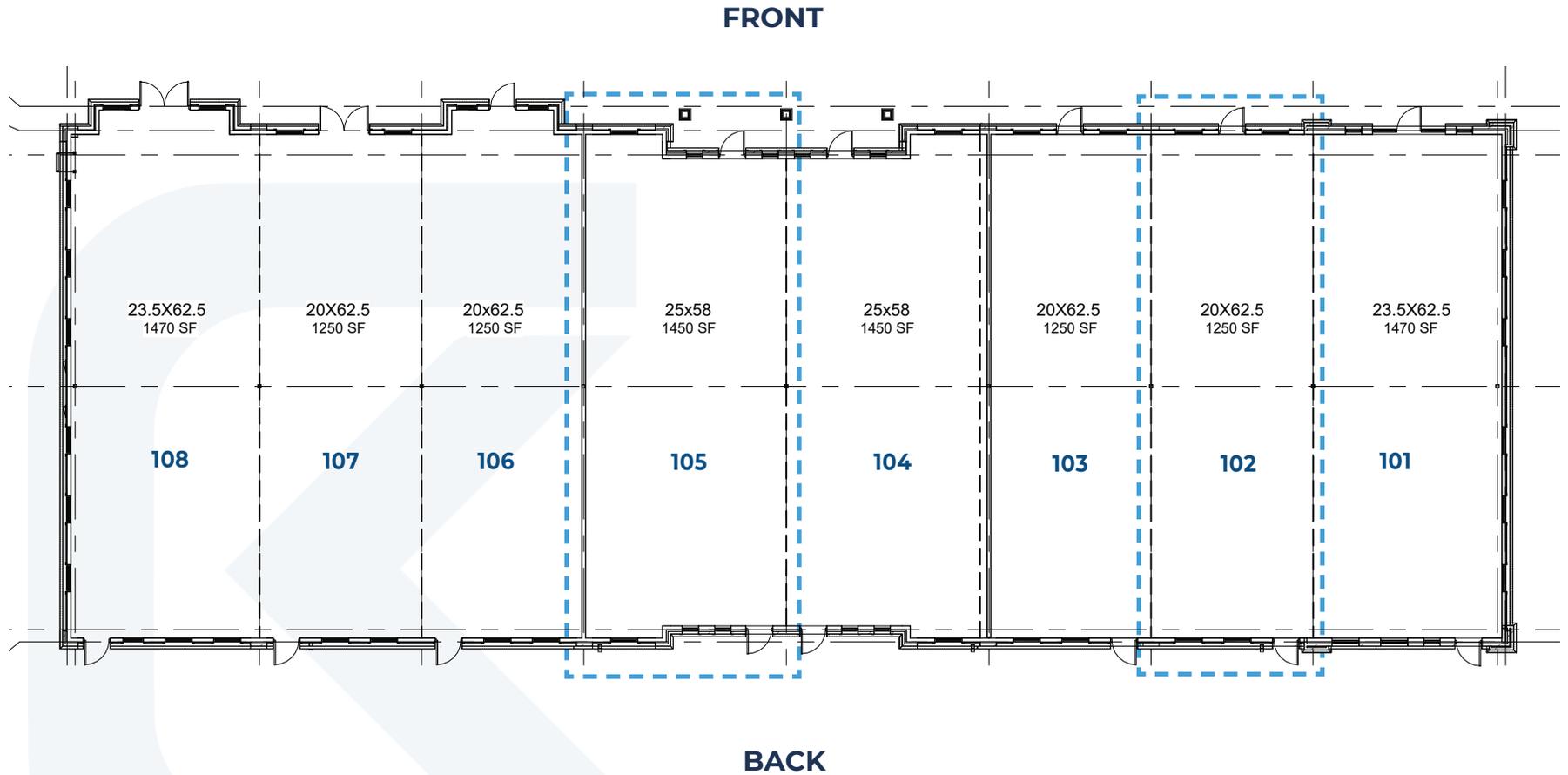
TRAFFIC STATISTICS

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

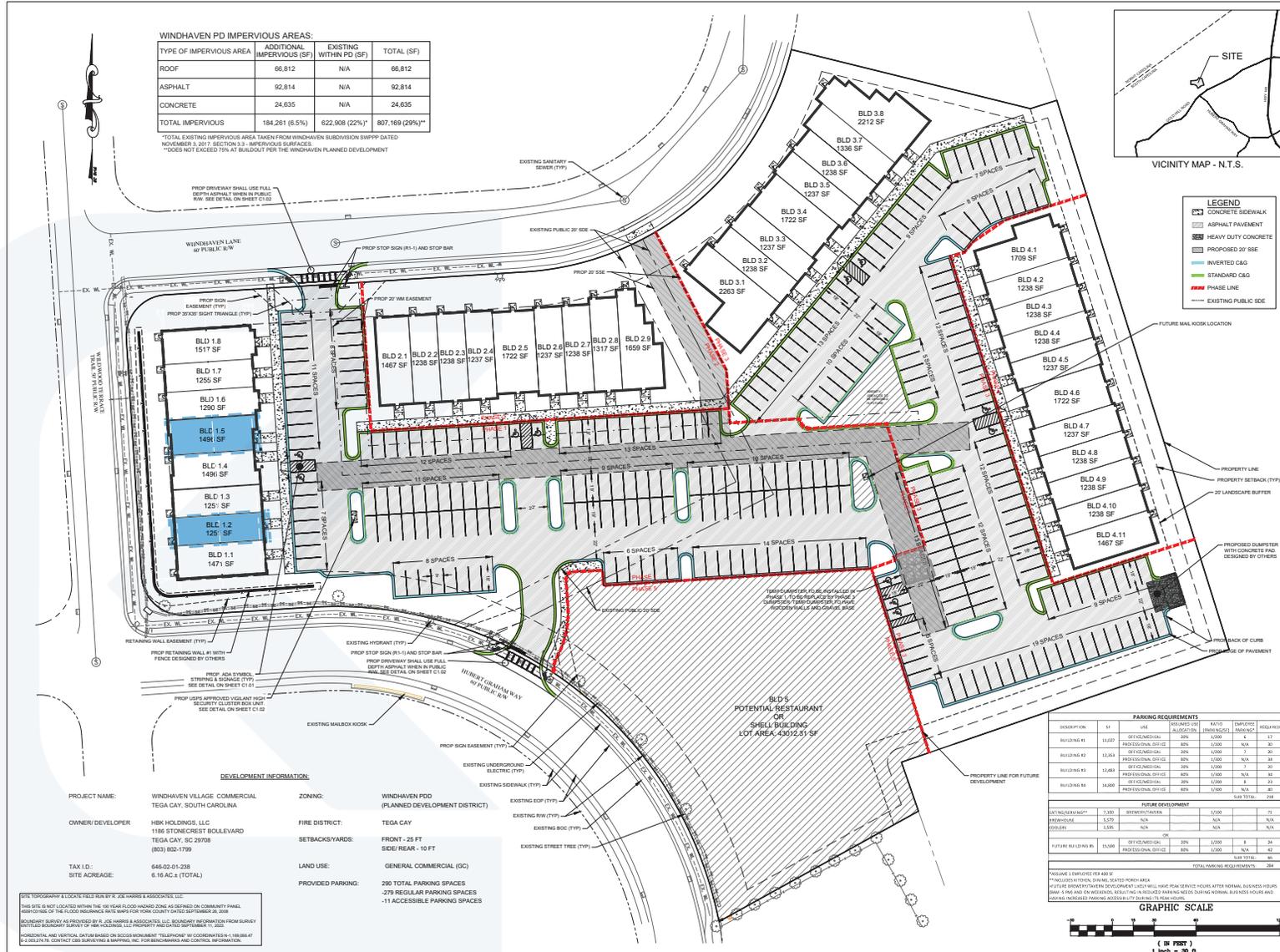
PROPERTY DEMOGRAPHICS

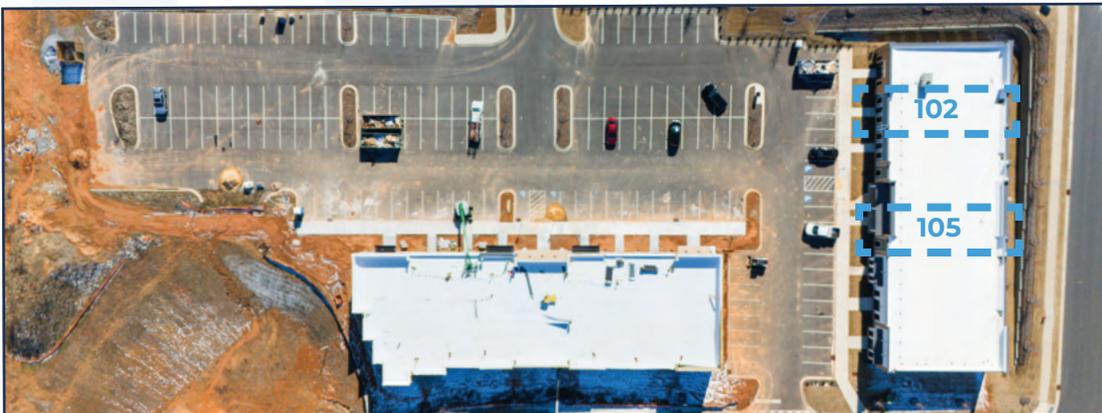
STATISTIC	1 MILE	3 MILES	10 MILES
Population	10,357	54,220	433,671
Households	3,784	17,445	156,366
Avg. Household Income	\$148,443	\$156,322	\$120,097
Daytime Employees	2,350	11,113	190,637

FLOOR PLAN



SITE PLAN





PROPERTY DETAILS

Address	1250 Hubert Graham Way Suites 102 & 105 Tega Cay, SC 29708
Zoning	PDD
Square Footage	Suite 102 - 1,250 SF Suite 105 - 1,450 SF
Rent	\$32/SF
Lease Type	Triple Net (NNN)



**Kuester
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