



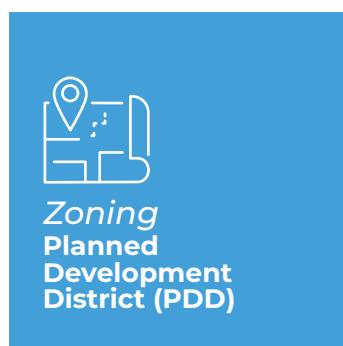
1244 Hubert Graham Way Suites 101 & 102

TEGA CAY RETAIL/OFFICE CONDOS FOR LEASE

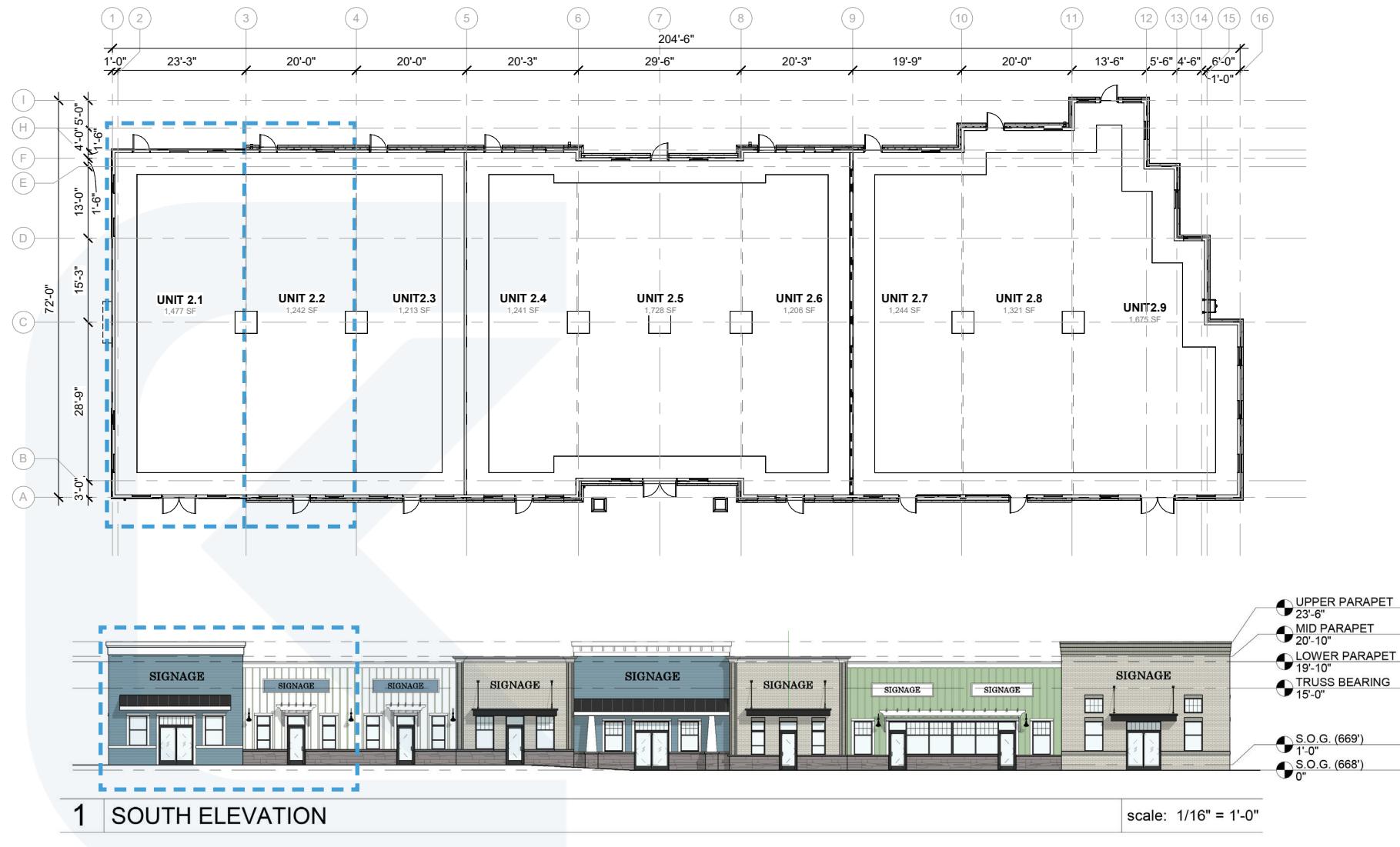
Windhaven Village offers new-construction commercial condos in one of South Carolina's fastest-growing and highest-income markets. Located at 1244 Hubert Graham Way with excellent visibility from Gold Hill Road, these units sit at the entrance of the 329-home Windhaven community and the Tega Cay Peninsula. 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.

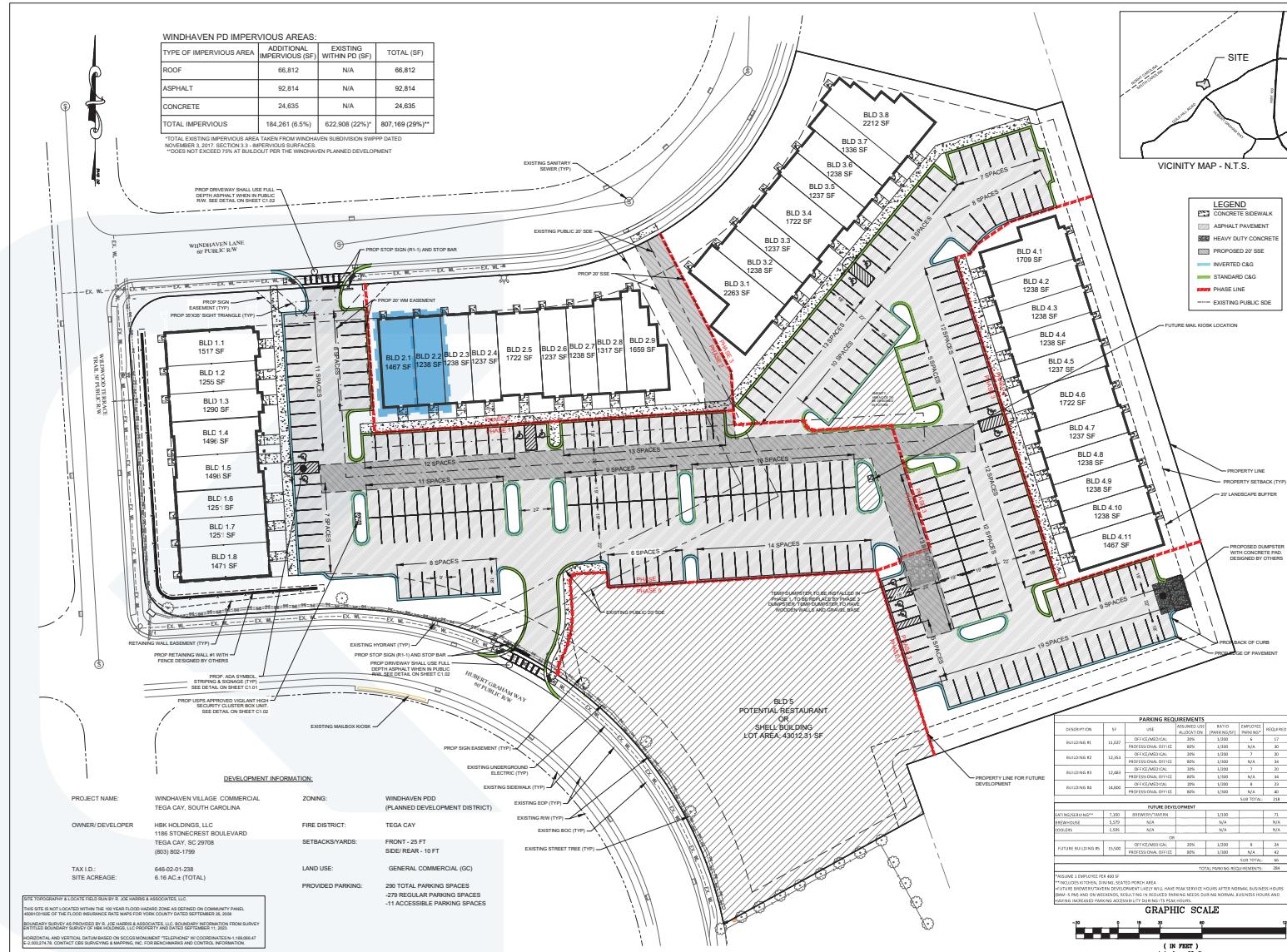
Property Highlights:

- ▶ 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
- ▶ Expected delivery March 2026





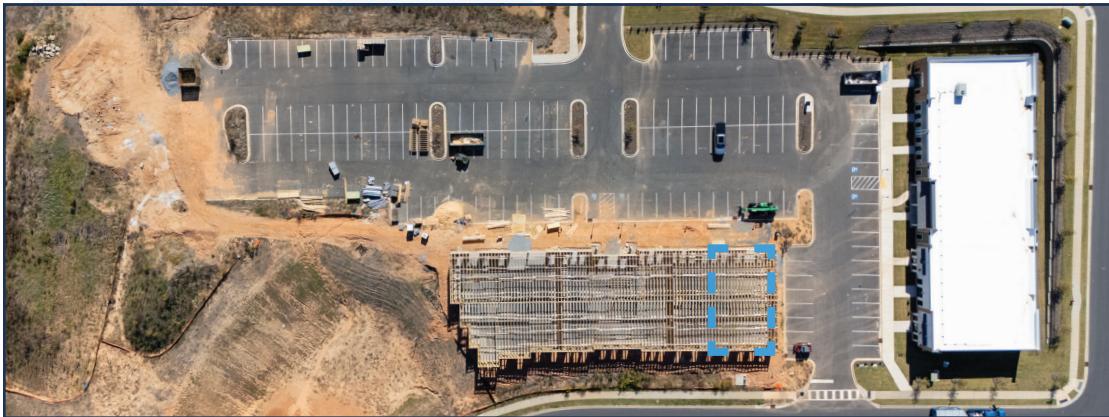
FLOOR PLAN


SITE PLAN




PROPERTY DETAILS

Address	1244 Hubert Graham Way Suites 101 & 102 Tega Cay, SC 29708
Zoning	PDD
Square Footage	Suite 101 - 1,477 SF Suite 102 - 1,242 SF
Rent	\$32/SF
Lease Type	Triple Net (NNN)
Expected Availability	March 2026



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