



**2435 SC-160 Graystone Crossing Suites 101/102 & 105  
TEGA CAY RETAIL CONDOS FOR LEASE**

Graystone Crossing is a modern neighborhood retail and professional center located along SC-160 in the heart of Tega Cay, one of the Charlotte region's fastest-growing and most affluent submarkets. The property offers excellent visibility, signalized access, and strong daily traffic counts, supported by dense surrounding residential communities. Designed to accommodate medical, dental, and professional office users, Graystone Crossing features attractive architecture, ample on-site parking, and close proximity to Fort Mill, Baxter Village, Lake Wylie, and I-77, making it an ideal location for businesses seeking long-term growth.

**Property Highlights:**

- ▶ Prime SC HWY 160 frontage in Tega Cay
- ▶ Dense surrounding residential communities
- ▶ Easy access to I-77
- ▶ Minutes to Fort Mill, Baxter Village & Lake Wylie
- ▶ Ample shared parking within established shopping center



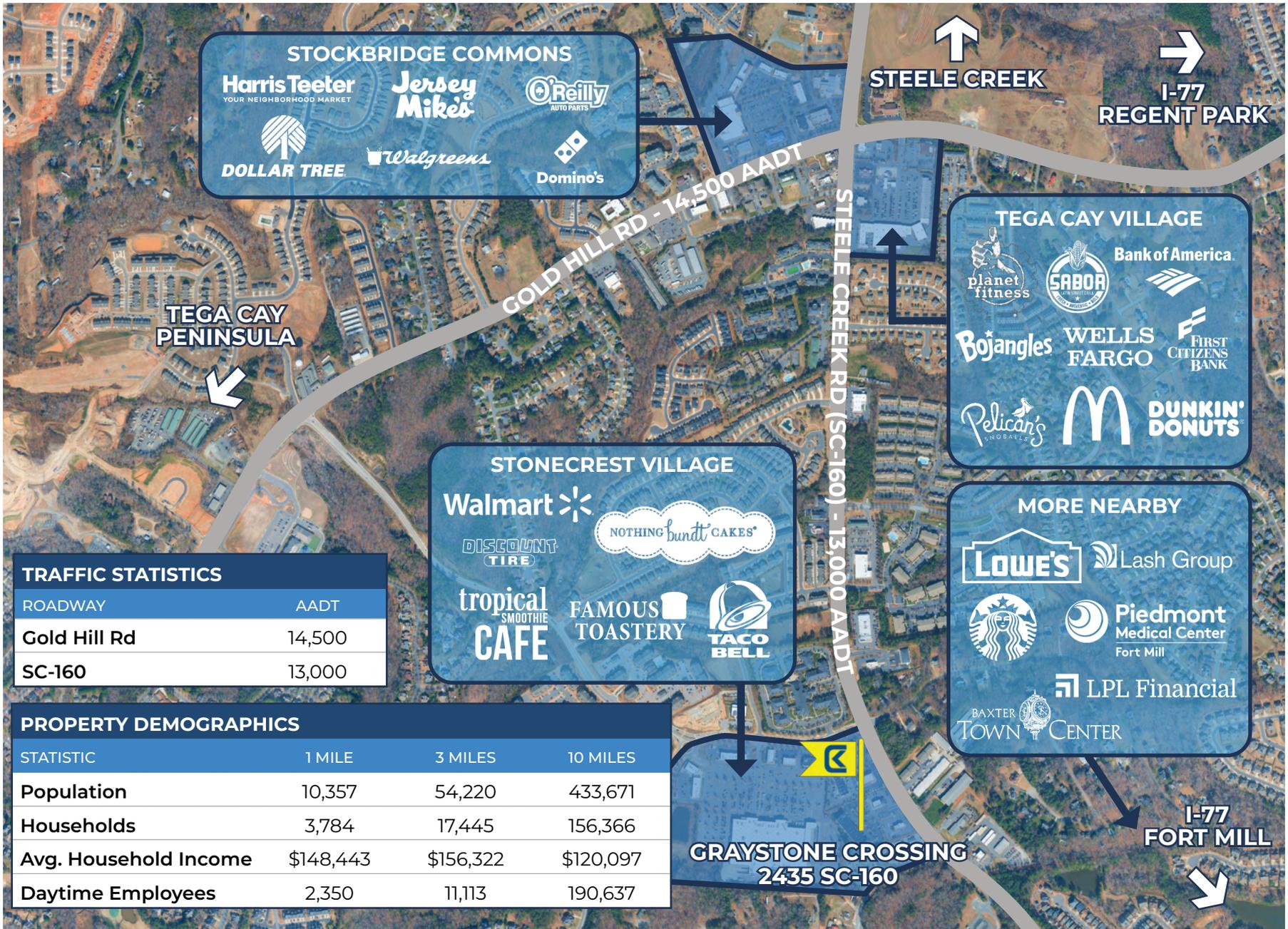
Rent  
**\$30-34/SF**

**963-3,408**  
SF

Lease Type  
**Triple Net  
(NNN)**

Zoning  
**Planned  
Development  
District (PDD)**

TICAM est.  
**\$14.17**



**SUITE 101/102**

|                       |                        |
|-----------------------|------------------------|
| <b>Square Footage</b> | 3,408 SF               |
| <b>Rent</b>           | \$34/SF                |
| <b>Lease Type</b>     | Triple Net Lease (NNN) |
| <b>TICAM</b>          | \$14.17/SF             |

*Suite Highlights:*

- ▶ 3,408 SF combined suite
- ▶ Second-Generation Dental/ Medical Space
- ▶ Large Reception Area
- ▶ Multiple Private Offices & Exam Rooms



**3D MATTERPORT TOUR**



**SUITE 425**

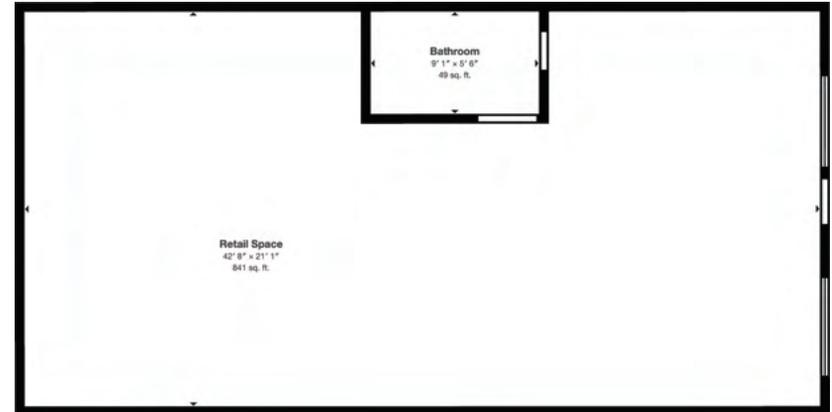
|                       |                        |
|-----------------------|------------------------|
| <b>Square Footage</b> | 963 SF                 |
| <b>Rent</b>           | \$30/SF                |
| <b>Lease Type</b>     | Triple Net Lease (NNN) |
| <b>TICAM</b>          | \$14.17/SF             |

*Suite Highlights:*

- ▶ 963 SF suite
- ▶ Delivered as cold, dark shell
- ▶ Ample shared parking within established shopping center



**3D MATTERPORT TOUR**





**SUITE 101/102**

**PROPERTY DETAILS**

|                       |  |
|-----------------------|--|
| <b>Address</b>        | 2435 W Highway 160<br>Suites 101/102 & 105<br>Tega Cay, SC 29708 |
| <b>Square Footage</b> | Suite 101/102: 3,408 SF<br>Suite 105: 963 SF                     |
| <b>Rent</b>           | Suite 101/102: \$34/SF<br>Suite 105: \$30/SF                     |
| <b>Lease Type</b>     | Triple Net (NNN)   |



**SUITE 105**



**Kuester  
Commercial**

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STE 101  
Fort Mill, SC 29708



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