

105 Stone Village Dr

TEGA CAY OFFICE/MEDICAL SPACE FOR LEASE

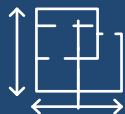
Professional office or medical space available at 105 Stone Village Drive in Fort Mill, located within the well-established Stone Village Drive Office Center. This single suite offers a functional layout with a reception window, dedicated waiting room, and private offices or exam rooms, making it well suited for healthcare providers, professional services, or client-facing businesses. The property benefits from strong visibility, ample parking, and a convenient location near SC-160 and I-77, with close proximity to surrounding retail, restaurants, and residential growth. An excellent opportunity for users seeking a polished, efficient space in one of Fort Mill's fastest-growing corridors.

Property Highlights:

- ▶ 985 SF Professional / medical office suite for lease
- ▶ Reception window with dedicated waiting area
- ▶ Private offices / exam rooms
- ▶ Strong visibility along high-traffic Highway 160
- ▶ Minutes from I-77, Kingsley, Baxter Village, and Tega Cay



Rent
\$32/sf



985
SF



Lease Type
Modified Gross
Tenant Pays
Utilities



Zoning
**Planned
Development**



**3D MATTERPORT
TOUR**



PROPERTY DEMOGRAPHICS

STATISTIC	1 MILE	3 MILES	10 MILES
Population	11,247	57,519	424,459
Households	4,261	20,948	177,701
Avg. Household Income	\$125,134	\$140,909	\$110,638
Daytime Employees	3,198	14,325	213,066

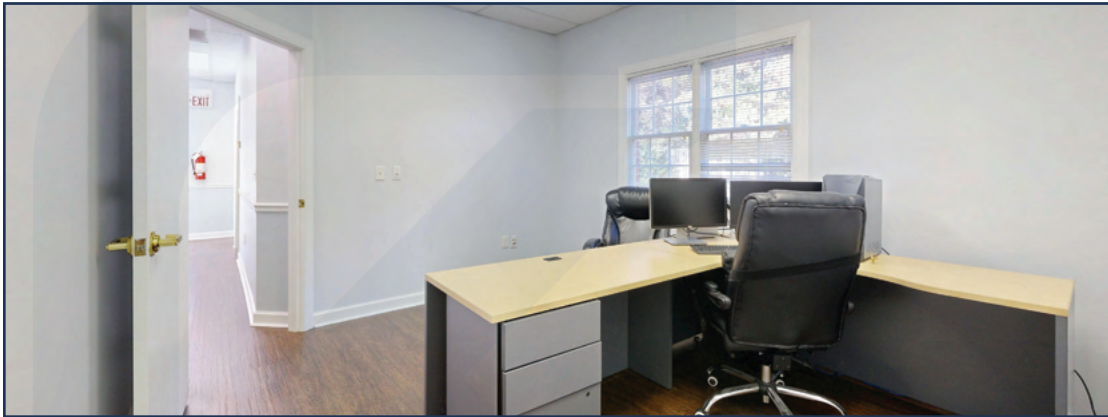
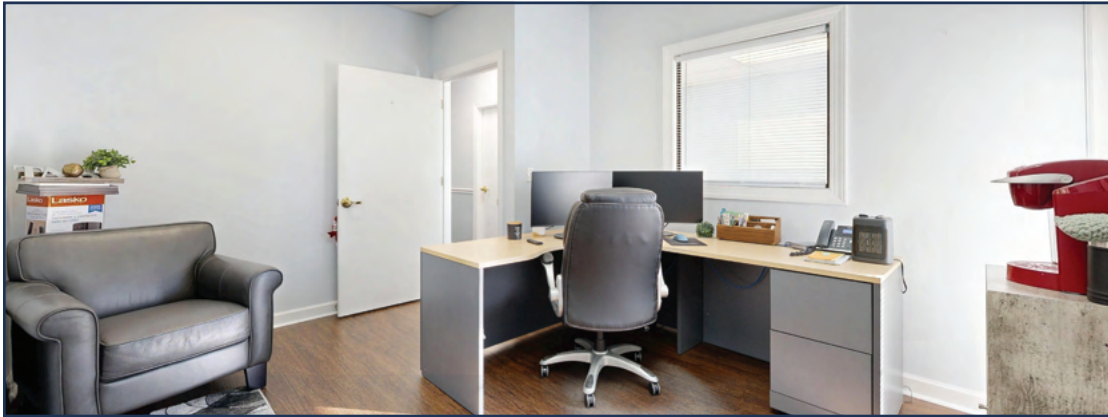
TRAFFIC STATISTICS

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

FLOOR PLAN



**3D MATTERPORT
TOUR**

**PROPERTY DETAILS**

Address	105 Stone Village Dr. Fort Mill, SC 29708
Zoning	PD
Square Footage	985 SF
Lease Type	Modified Gross Tenant Pays Utilities
Rent	\$30/sf

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