

## 1244 Hubert Graham Way Suites 201 & 202

### 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



Rent  
**\$32/SF**

**±1,242-2,719**  
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

↑  
**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**

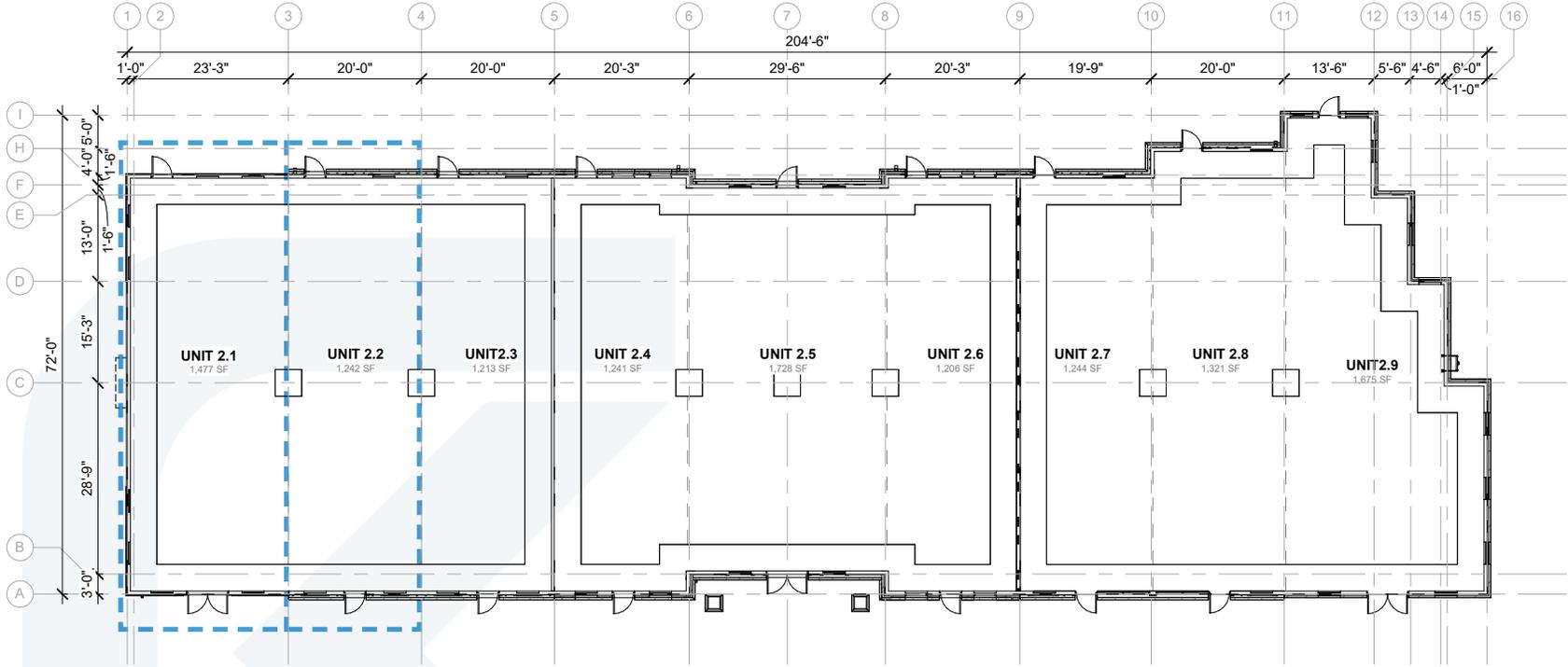
**TRAFFIC STATISTICS**

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

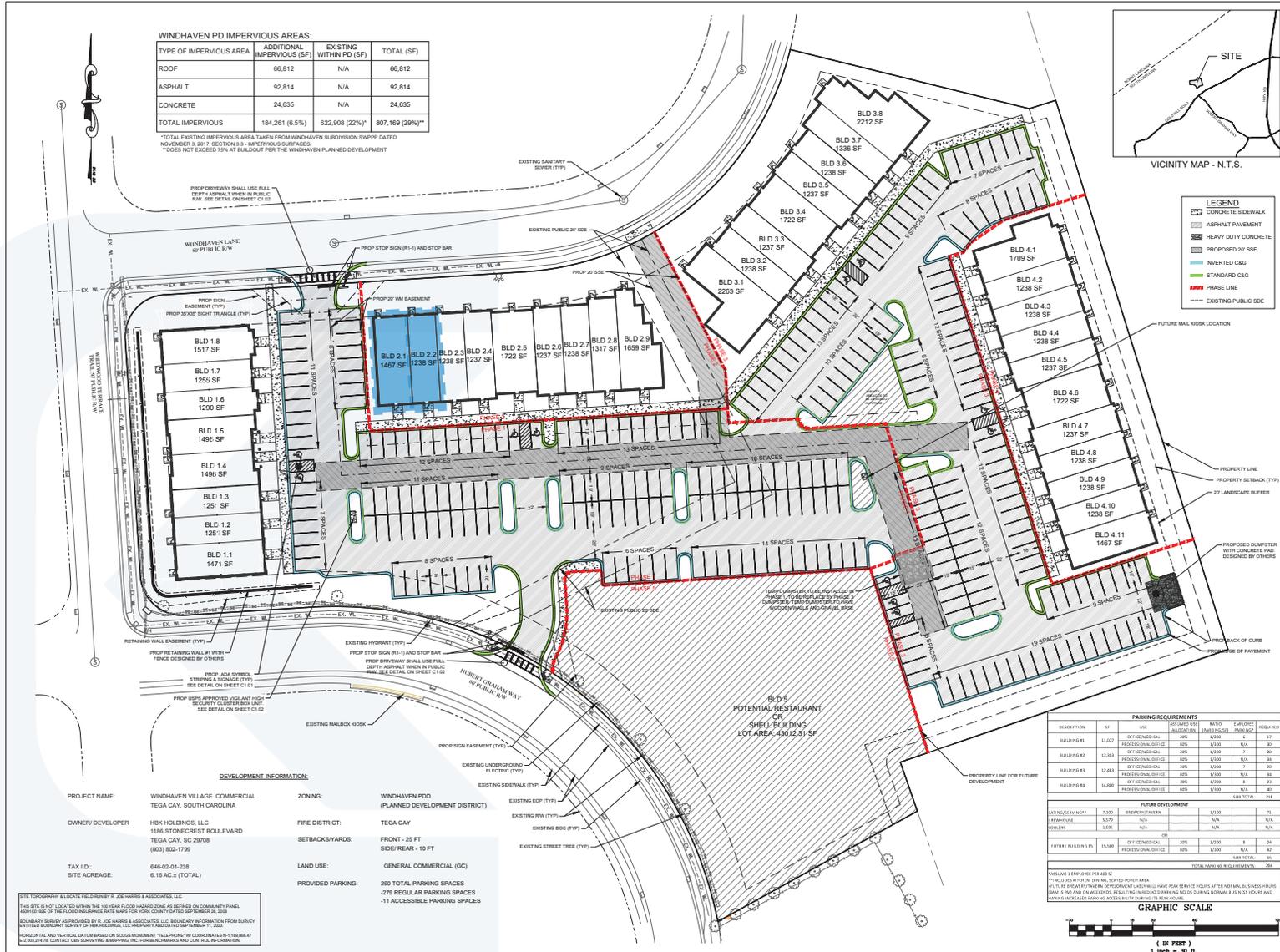
**FLOOR PLAN**

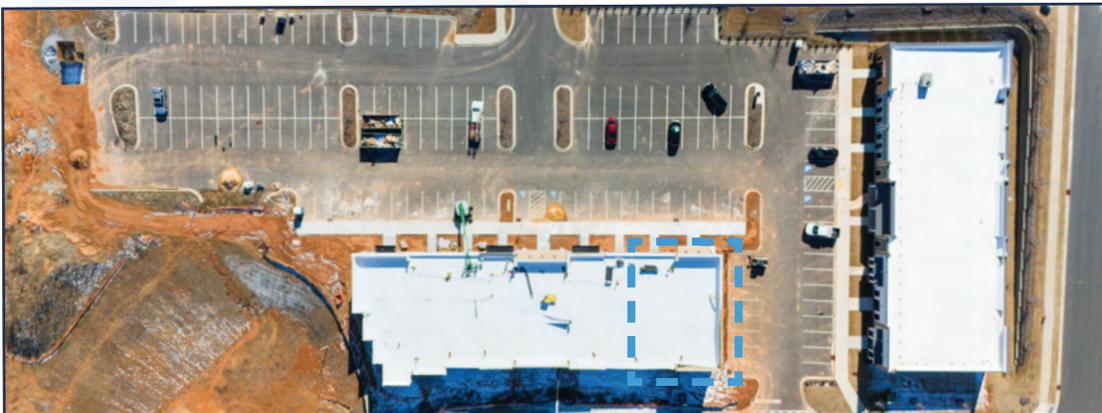


**1 SOUTH ELEVATION**

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

**SITE PLAN**





**PROPERTY DETAILS**

<b>Address</b>	1244 Hubert Graham Way Suites 101 & 102 Tega Cay, SC 29708
<b>Zoning</b>	PDD
<b>Square Footage</b>	Suite 201 - 1,477 SF Suite 202 - 1,242 SF
<b>Rent</b>	\$32/SF
<b>Lease Type</b>	Triple Net (NNN)
<b>Expected Availability</b>	March 2026



**Kuester  
Commercial**  
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