



RETAIL FOR LEASE

Graystone Crossing ▶ Tega Cay

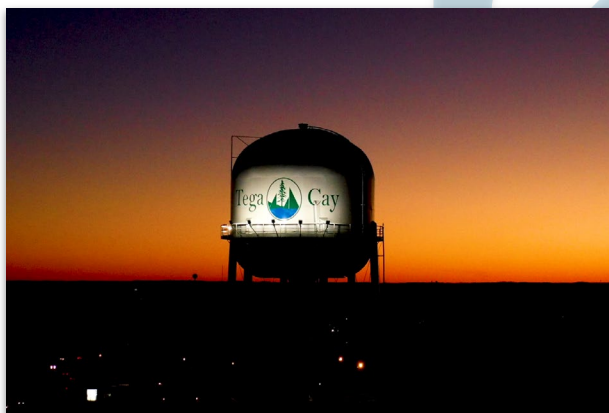


- ▶ Located in Desirable Tega Cay on Highway 160
- ▶ Suite available 8/1/2024
- ▶ Walmart shadow anchored retail center
- ▶ 2.5 miles from I-77 full interchange

Graystone Crossing

2023 Demographics	2 mile	5 mile	10 mile
EST. POPULATION	28,330	75,695	319,167
AVG. HOUSEHOLD INCOME	\$133,760	\$114,491	\$109,947

TRAFFIC COUNT: 31,200 AADT on SC Highway 160



Graystone Crossing





Graystone Crossing

Tega Cay ▶ 24-35 HWY 160 W.



1

Fort Mill/Tega Cay growing at a faster rate than any other Charlotte Suburb

10

Tega Cays ranks tenth in "SC highest income per capita"

20

Miles from downtown Charlotte





Suite	Tenant	Size
100	Nail Palace	1,858 SF
101 & 102	Dental Works	3,408 SF
103	Bella Ballerina	1,344 SF
104	Tropical Smoothie Café	1,582 SF
105	AVAILABLE	963 SF
106	Tae Kwon Do	3,143 SF
107	Dirty Dog	1,799 SF
108	Crumbl Cookie	1,399 SF
109	Moon Tree Mattress	2,037 SF
110	Great Clips	1,127 SF
111	Peking Tokyo Danny's	1,525 SF
112	Pizza & Pasta	1,911 SF
TOTAL	Center Size	22,096 SF

CONTACT

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LEASE INFO SUITE 105

TOTAL SF:	963 SF First Floor + 585 SF of Mezzanine
LEASE \$ / SF FIRST FLOOR:	\$30.00
LEASE \$ / SF MEZZANINE	\$10.00
CAM \$ / SF:	\$11.95
LEASE TYPE:	NNN



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