



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

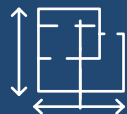
Graystone Crossing is a modern neighborhood retail and professional center located along SC-160 in the heart of Tega Cay, one of the Charlotte region's fastest-growing and most affluent submarkets. The property offers excellent visibility, signalized access, and strong daily traffic counts, supported 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



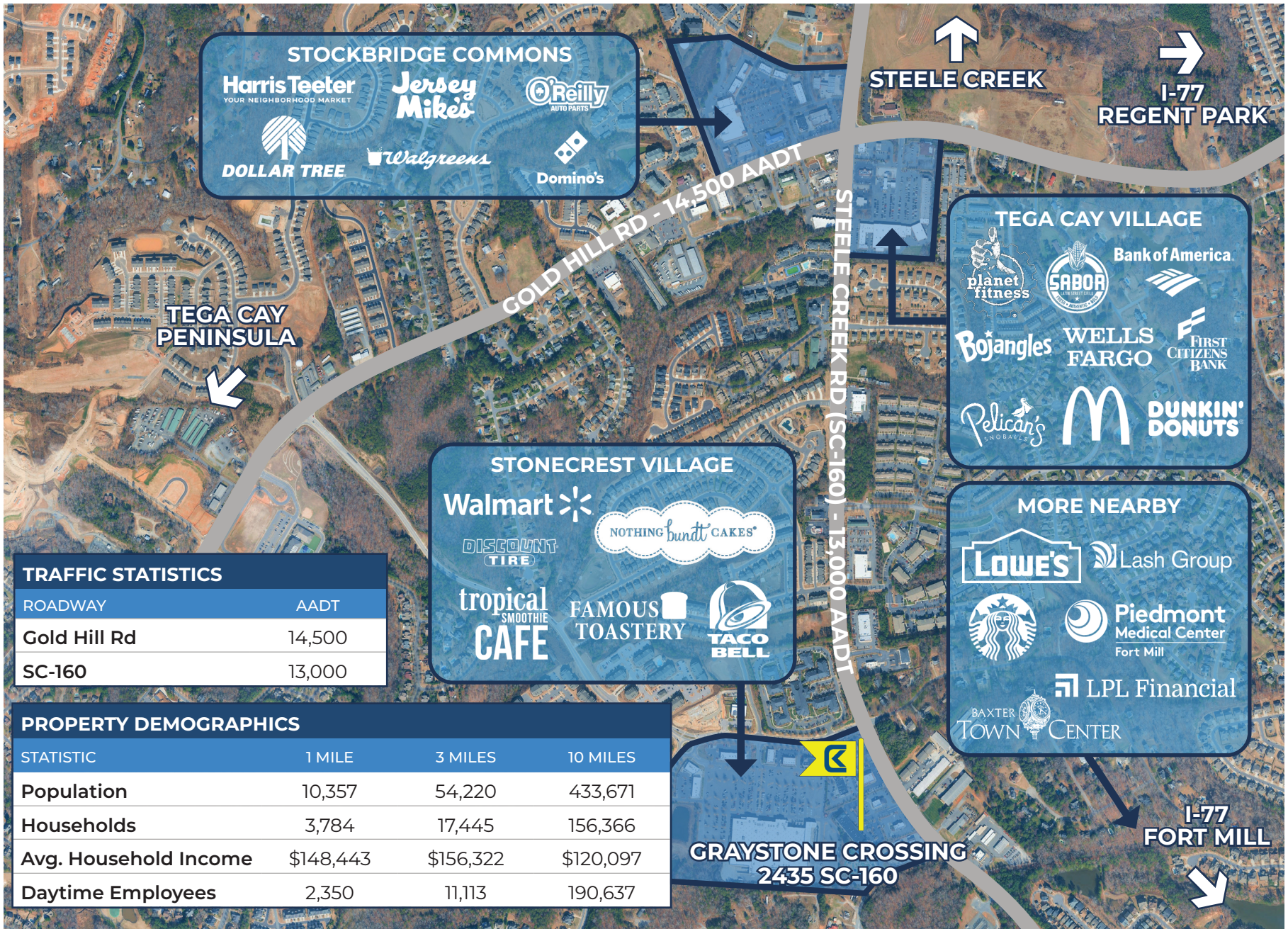
Lease Type
**Triple Net
(NNN)**



Zoning
**Planned
Development
District (PDD)**



TICAM est.
\$14.17



SUITE 101/102

Square Footage	3,408 SF
Rent	\$34/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$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



2435 HWY 160 GRAYSTONE CROSSING STE 105, TEGA CAY | KUESTER COMMERCIAL | 127 BEN CASEY DR, STE 101 | FORT MILL, SC 29708 | 803.578.7788 | KUESTERCRE.COM

Information is sourced from reliable providers but has not been independently verified. No guarantee, warranty, or representation is made regarding its accuracy or completeness.

SUITE 425

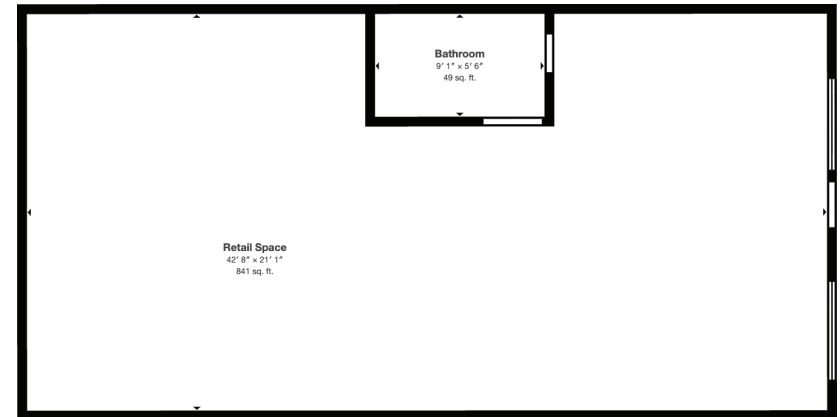
Square Footage	963 SF
Rent	\$30/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$14.17/SF

Suite Highlights:

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



3D MATTERPORT TOUR



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PROPERTY DETAILS

Address	2435 W Highway 160 Suites 101/102 & 105 Tega Cay, SC 29708
Square Footage	Suite 101/102: 963 SF Suite 105: 963 SF
Rent	Suite 101/102: \$30/SF Suite 105: \$30/SF
Lease Type	Triple Net (NNN)


**Kuester
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