



1244 Hubert Graham Way Suites 203-209

TEGA CAY RETAIL/OFFICE CONDOS FOR SALE

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:

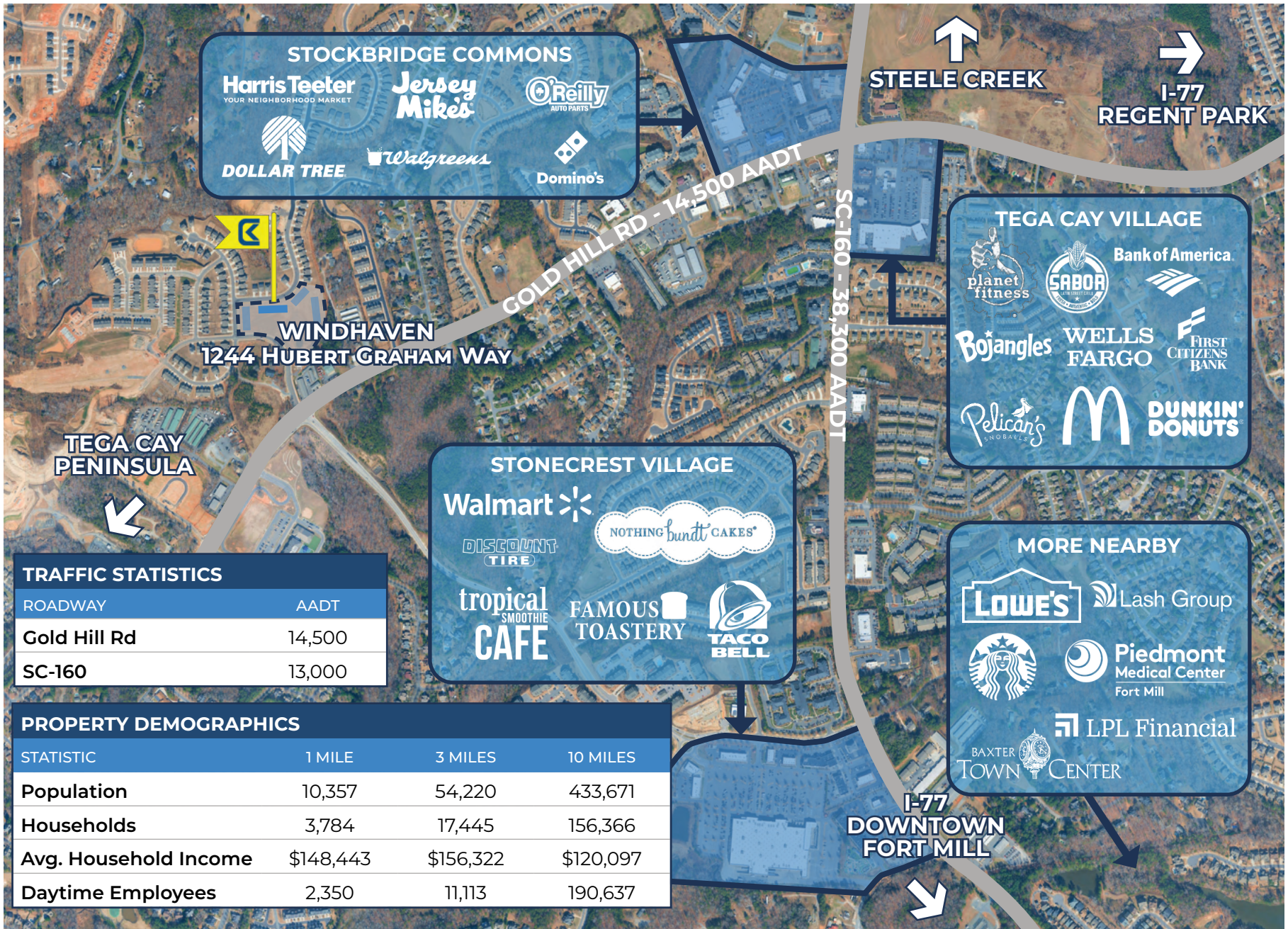
- ▶ Delivered as cold, dark shell
- ▶ Located at the entrance of Windhaven residential community, planned for 329 homes
- ▶ PDD zoning allows for most retail, daycare, office, and medical uses
- ▶ Easy access to I-77 and Hwy 160 via Gold Hill Road
- ▶ Easy access to restaurants and retail




For Sale
\$270/SF


±1,206-1,728
SF


Zoning
Planned
Development
District (PDD)



STOCKBRIDGE COMMONS

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Jersey Mike's

O'Reilly
AUTO PARTS

DOLLAR TREE

Walgreens

Domino's

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

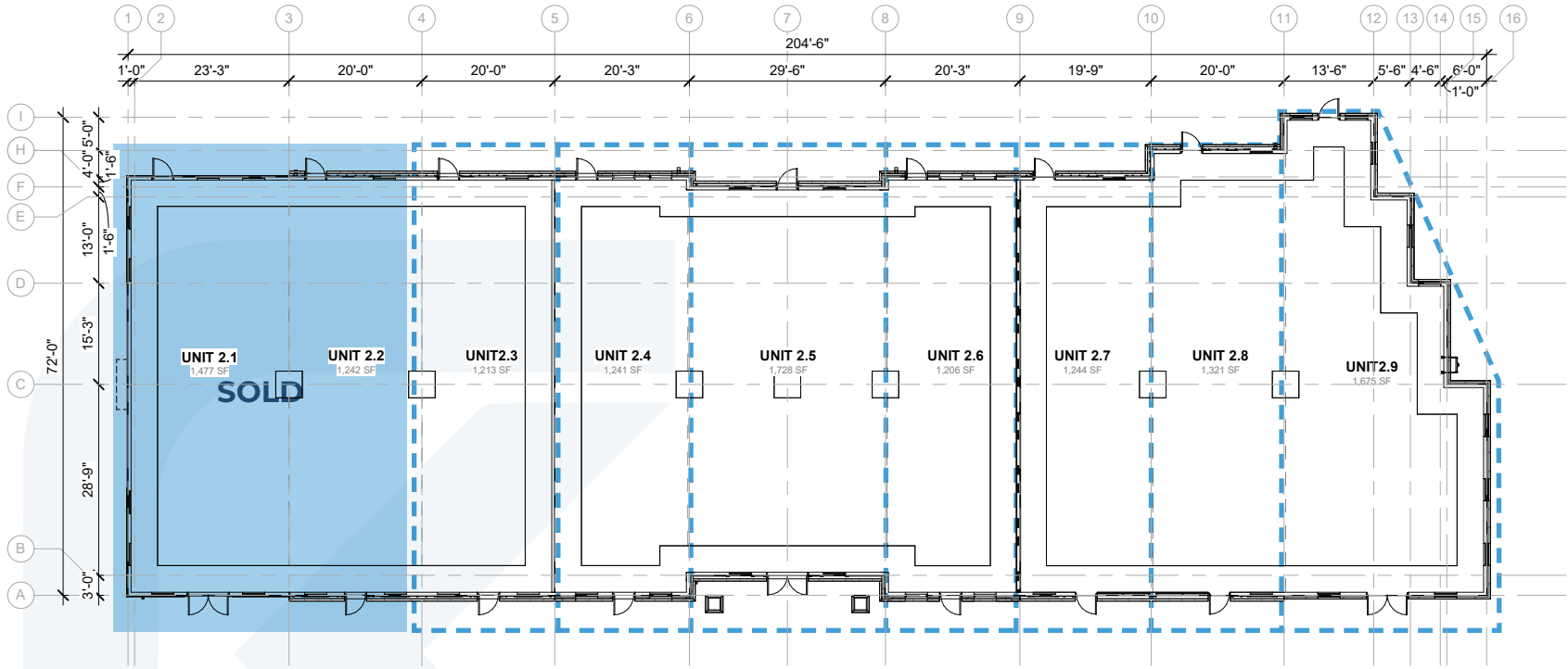
TRAFFIC STATISTICS

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



AVAILABLE

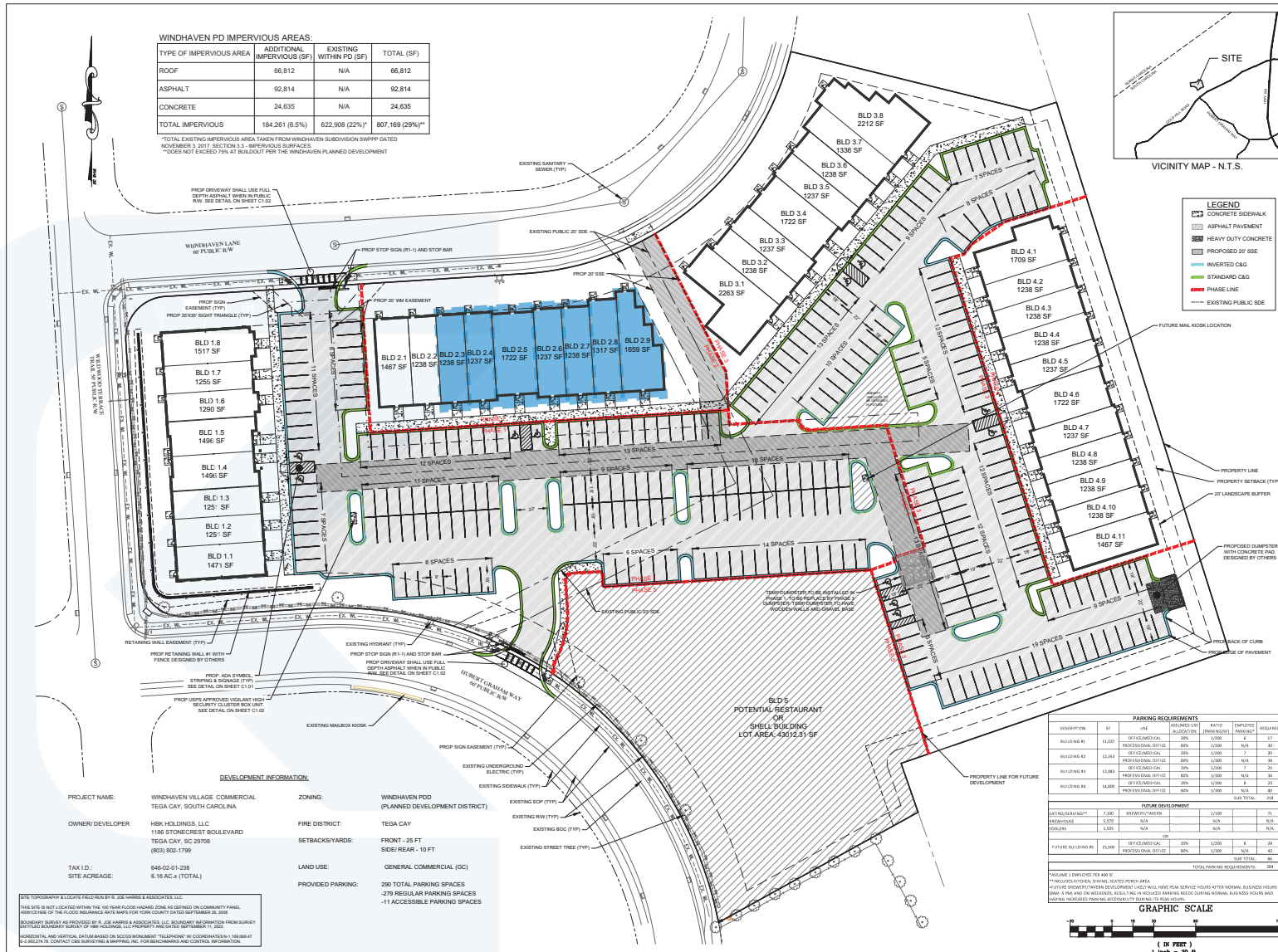


- UPPER PARAPET 23'-6"
- MID PARAPET 20'-10"
- LOWER PARAPET 19'-10"
- TRUSS BEARING 15'-0"
- S.O.G. (669') 1'-0"
- S.O.G. (668') 0"

1 SOUTH ELEVATION

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

SITE PLAN





PROPERTY DETAILS

Address	1244 Hubert Graham Way Suites 203-209 Tega Cay, SC 29708
Square Footage	Suite 203 - 1,213 SF Suite 204 - 1,241 SF Suite 205 - 1,728 SF Suite 206 - 1,206 SF Suite 207 - 1,244 SF Suite 208 - 1,321 SF Suite 209 - 1,675 SF
For Sale	\$270/SF
Zoning	PDD



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