



1180 Stonecrest Blvd. Suite 101
TEGA CAY OFFICE CONDO FOR LEASE

Premium second-generation office and professional space available in an established Fort Mill commercial park. This corner end unit provides an exceptional setup for a professional or medical user looking for an upgraded finish and immediate utility. The property is ideally positioned within a Walmart-anchored shopping center footprint, offering quick access to local schools, Tega Cay residential density, and the I-77 corridor.

Property Highlights:

- ▶ Second-generation office/professional space
- ▶ Located near established Walmart-anchored center
- ▶ Easy access to I-77, Fort Mill, and Rock Hill
- ▶ Immediate proximity to The Grove future mixed use development
- ▶ Ample shared parking within office park

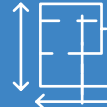


3D MATTERPORT TOUR




Rent
\$32/SF

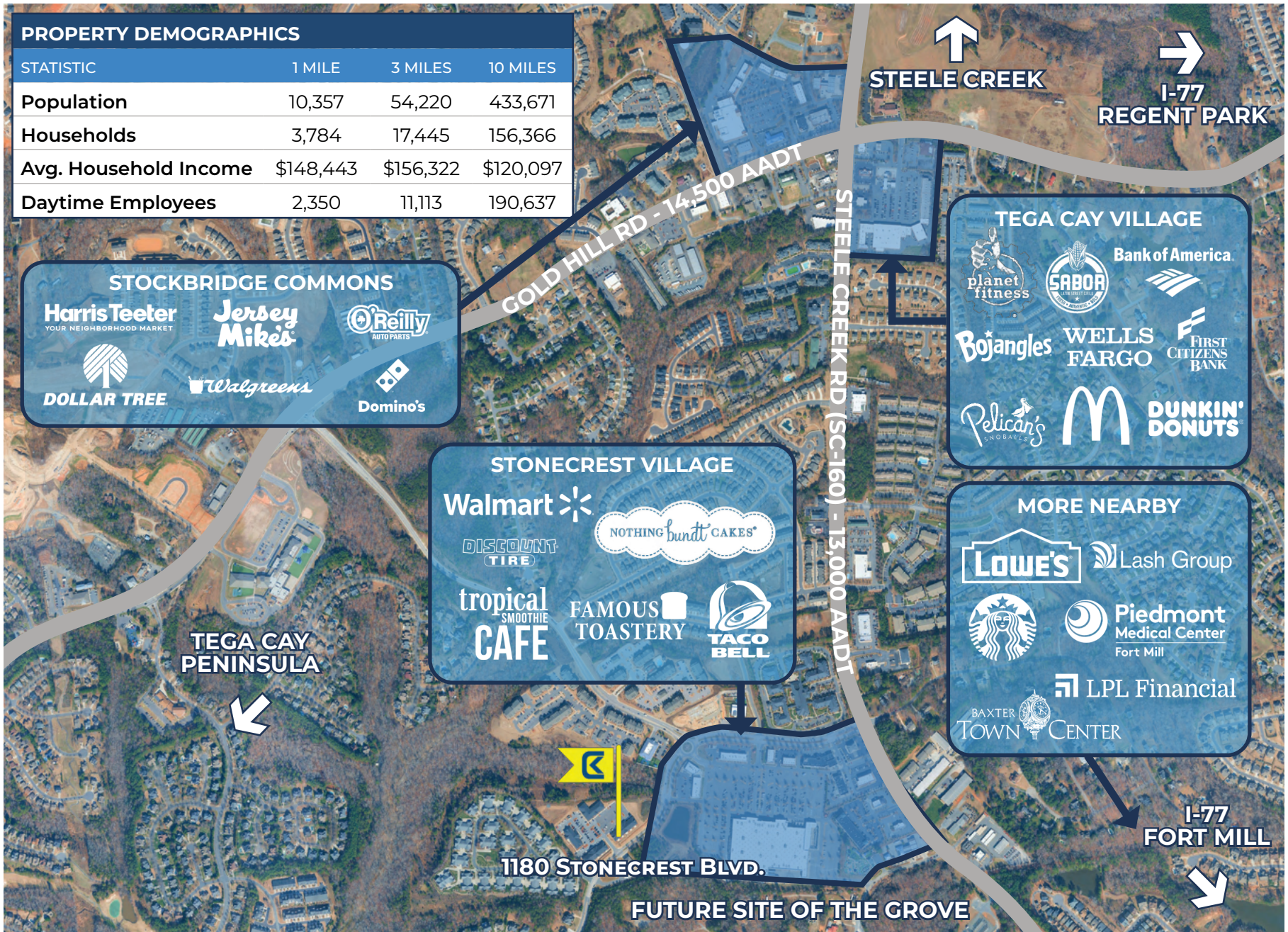

TICAM est.
\$11.50


1,335
SF


Lease Type
Triple Net
(NNN)


Zoning
Planned
Development
District
(PDD)

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



1180 STONECREST BLVD., STE 101, 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.

FLOOR PLAN



**3D MATTERPORT
TOUR**



PROPERTY DETAILS

Address	1180 Stonecrest Blvd. Suite 101 Tega Cay, SC 29708
Zoning	PDD
Square Footage	1,335 SF
Rent	\$32/SF
TICAM (est.)	\$11.50
Lease Type	Triple Net (NNN)



**Kuester
Commercial**
803.578.7788

**127 Ben Casey Dr
STE 101
Fort Mill, SC 29708**



ROGER METZ
704.604.2964
roger@kuestercre.com



ALEXIS MILLER
803.207.0191
alexis@kuestercre.com