

SELLER FINANCING

1182 STONECREST BLVD

1182 Stonecrest Blvd Tega Cay, SC 29708



Frank Gyorody
Commercial Advisor
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COLDWELL BANKER
COMMERCIAL
REALTY

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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PROPERTY DESCRIPTION

Discover this spacious 2,303 sq ft property in the highly desirable Tega Cay community—known for its vibrant lifestyle, close proximity to Lake Wylie and Charlotte, and its location near The Grove at Tega Cay, a major mixed-use development rising on a 55-acre site between Stonecrest Boulevard and Dam Road. This opportunity gets even better with flexible SELLER FINANCING, giving you a smoother path to ownership without traditional lending roadblocks. Perfect for investors chasing strong growth potential or buyers looking for a prime space in one of the region's most in-demand areas. The layout also makes it an ideal fit for a retail storefront, professional office, or other business use.

PROPERTY HIGHLIGHTS

- 2,400 SF
- Built in 2021
- Zoned S-PDD
- Prime location in Tega Cay
- Ideal for Retail/Strip Center investment

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	308,580 SF
Building Size:	1,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	342	943	3,749
Total Population	983	2,712	10,455
Average HH Income	\$156,493	\$154,233	\$145,735

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PROPERTY HIGHLIGHTS

- 2,400 SF
- Built in 2021
- Zoned S-PDD
- Prime location in Tega Cay
- Ideal for Retail/Strip Center investment
- Tenant in place if needed
- End unit for added visibility
- Modern construction and design
- High traffic area
- Flexible usage options
- SELLER FINANCING AVAILABLE



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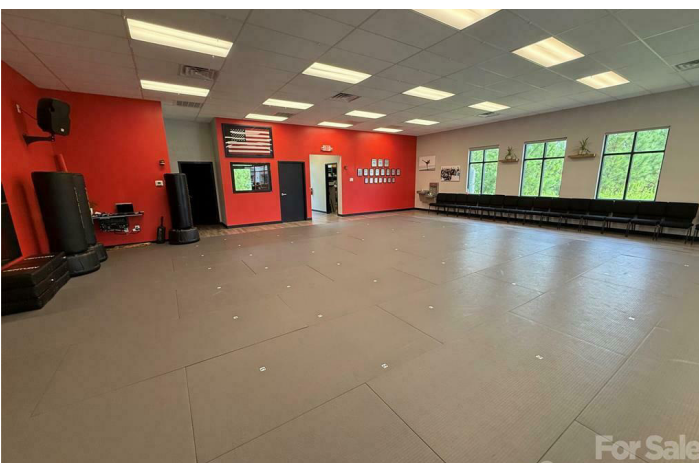
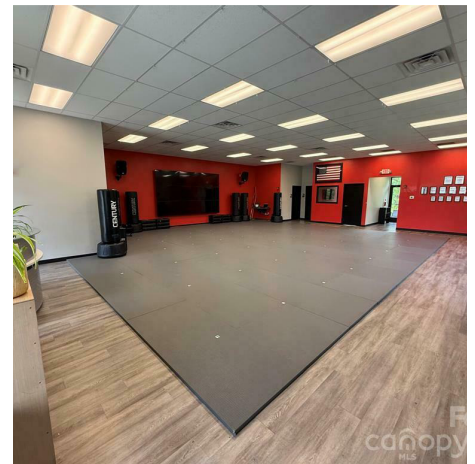
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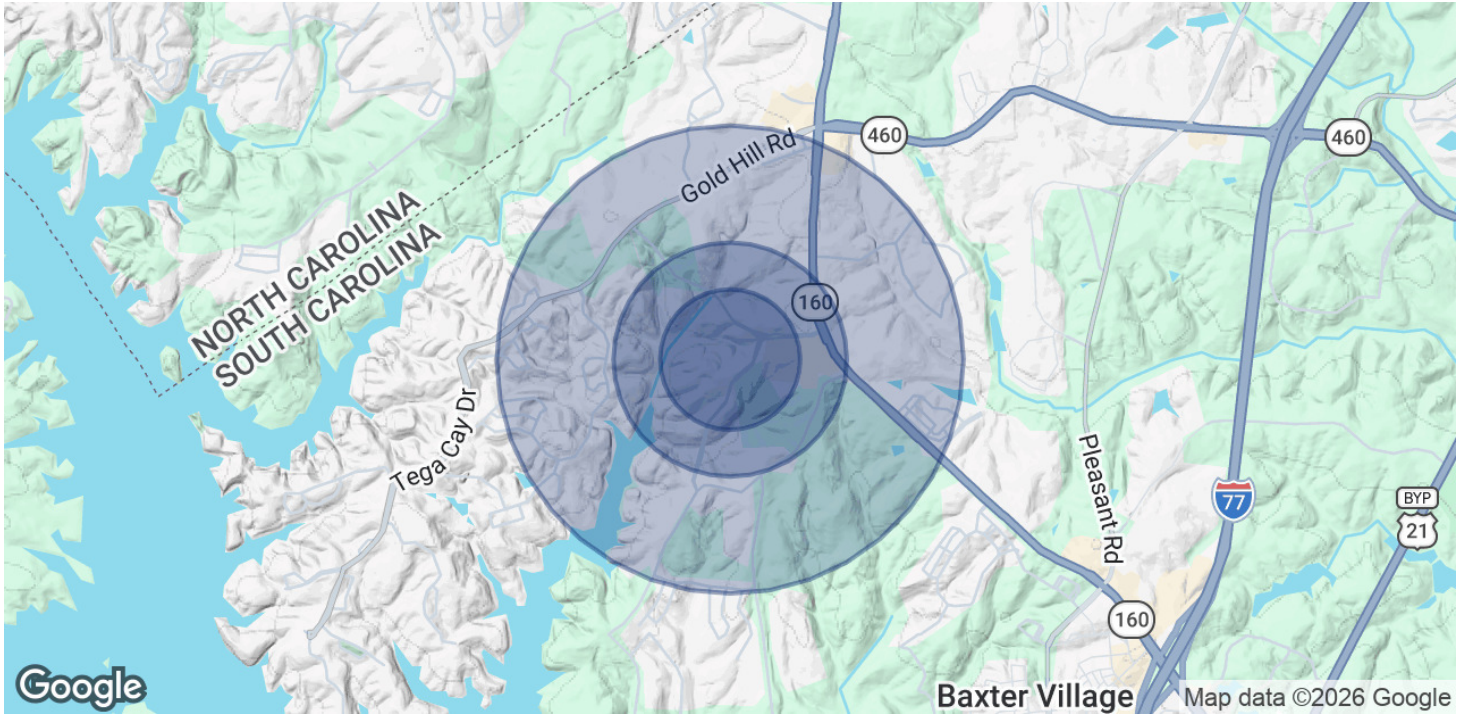


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SALE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	983	2,712	10,455
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	342	943	3,749
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$156,493	\$154,233	\$145,735
Average House Value	\$595,860	\$564,151	\$500,325

Demographics data derived from AlphaMap

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