



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

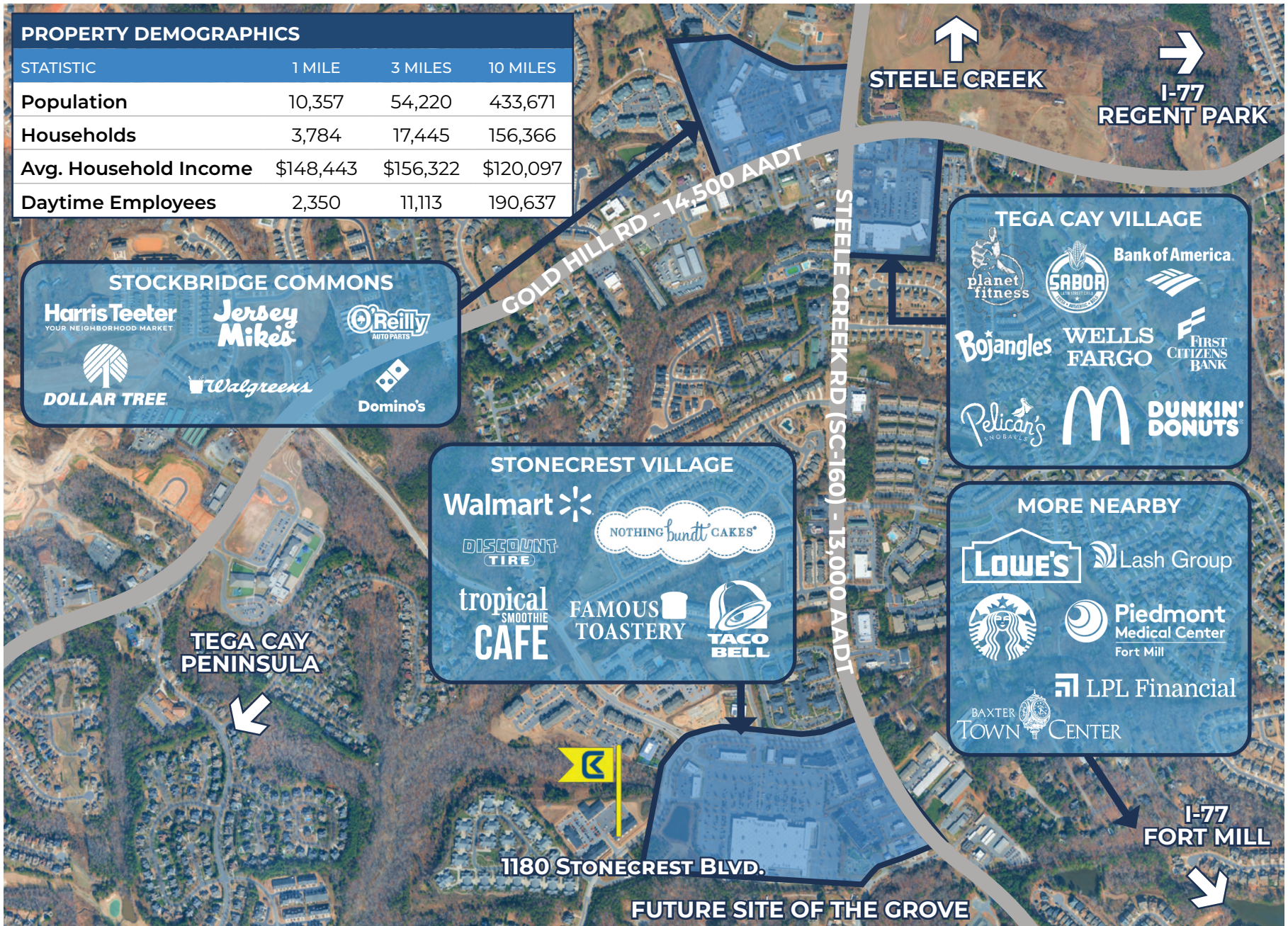

TICAM est.
\$11.50


1,617
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



STOCKBRIDGE COMMONS

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Jersey Mike's

O'Reilly
AUTO PARTS

DOLLAR TREE

Walgreens

Domino's

STONECREST VILLAGE

Walmart

DISCOUNT TIRE

NOTHING bundt CAKES

tropical SMOOTHIE CAFE

FAMOUS TOASTERY

TACO BELL

TEGA CAY VILLAGE

planet fitness

SABOR

Bank of America

Bojangles

WELLS FARGO

FIRST CITIZENS BANK

Pelican's SNOBALLS

McDonald's

DUNKIN' DONUTS

MORE NEARBY

LOWE'S

Lash Group

Starbucks

Piedmont Medical Center Fort Mill

LPL Financial

BAXTER TOWN CENTER

FLOOR PLAN



**3D MATTERPORT
TOUR**



PROPERTY DETAILS

Address	1180 Stonecrest Blvd. Suite 101 Tega Cay, SC 29708
Zoning	PDD
Square Footage	1,617 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