



2435 SC-160 Graystone Crossing STE 101 & 102
TEGA CAY DENTAL/MEDICAL CONDO FOR LEASE

Highly visible 3,408 SF combined suite at Graystone Crossing along SC-160 (Gold Hill Road), offering a second-generation dental office opportunity in a thriving commercial corridor. Suites 101 & 102 provide an efficient layout well suited for dental, medical, or professional office users. The space benefits from strong traffic counts, excellent exposure, ample shared parking, and convenient access to I-77, Fort Mill, Rock Hill, and the Charlotte metro. Surrounded by dense residential growth, established retail, and dining, this location supports long-term visibility and business growth.

Property Highlights:

- ▶ 3,408 SF combined suite (Ste 101 & 102)
- ▶ Second-generation dental / medical / professional office space
- ▶ Easy access to I-77, Fort Mill, and Rock Hill
- ▶ Located in a high-growth, high-income trade area
- ▶ Ample shared parking within established shopping center



**3D MATTERPORT
TOUR**



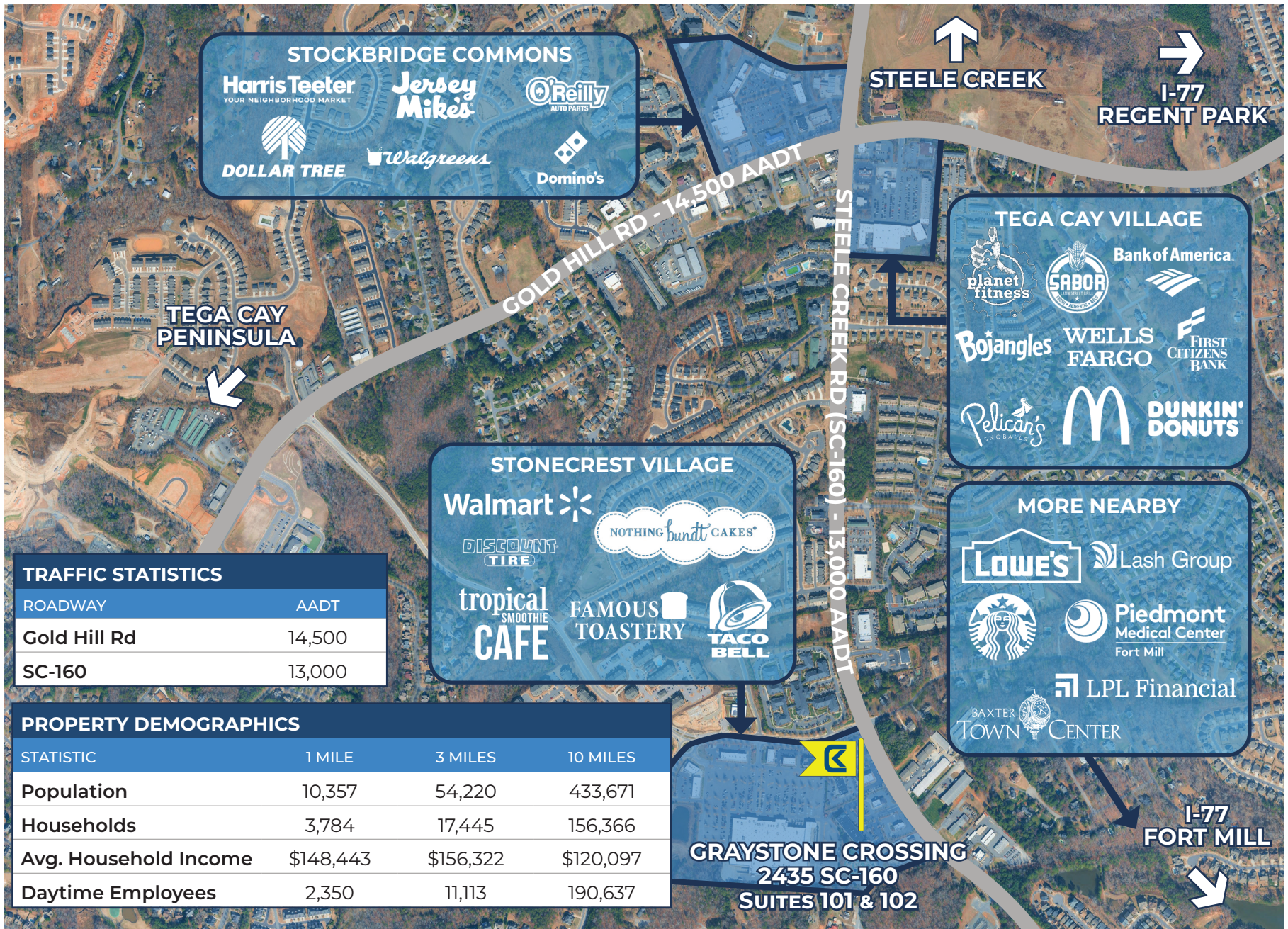
Rent
\$34/SF

**3,408
SF**

Lease Type
**Triple Net
(NNN)**

Zoning
**Planned
Development
District (PDD)**

TICAM est.
\$14.17



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



3D MATTERPORT TOUR



PROPERTY DETAILS

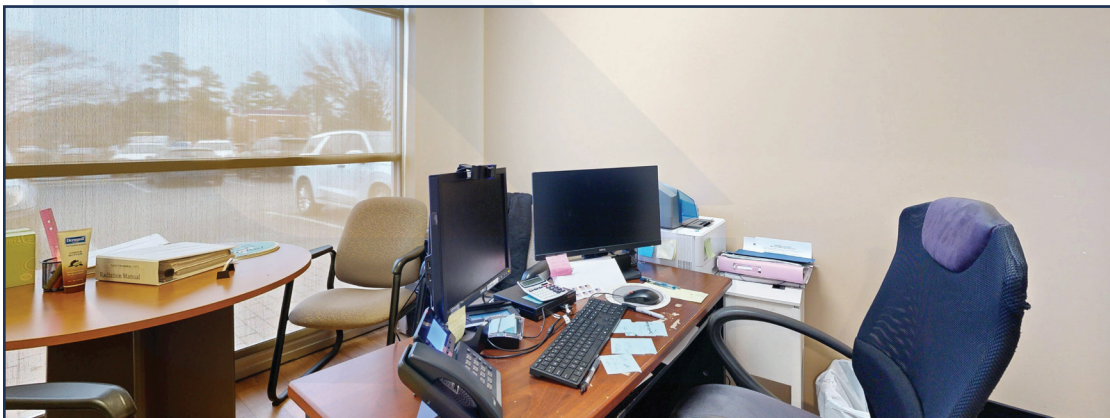
Address	2435 W Highway 160 Suites 101 & 102 Tega Cay, SC 29708
Zoning	PDD
Square Footage	3,408 SF
Rent	\$34/SF
Lease Type	Triple Net (NNN)



**Kuester
Commercial**

803.578.7788

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



ALEXIS MILLER
803.207.0191
alexis@kuestercre.com



CHRIS DAVIS
704.506.7653
chris@kuestercre.com