



## 1250 Hubert Graham Way Suite 102

### TEGA CAY RETAIL/OFFICE CONDO FOR LEASE

Windhaven Village offers new-construction commercial condos delivered as cold, dark shell space, providing users the opportunity to design and build out their space to fit specific operational needs. Located at 1250 Hubert Graham Way with excellent visibility from Gold Hill Road, the property sits at the entrance of the 329-home Windhaven community and the Tega Cay Peninsula. Flexible PDD zoning allows for medical, retail, and professional office uses, while quick access to I-77, Hwy 160, and the Charlotte metro supports strong demographics, steady growth, and long-term business potential.

**Property Highlights:**

- ▶ Delivered as a 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



Rent  
**\$32/SF**

**±1,250**  
SF

Lease Type  
**Triple Net  
(NNN)**

Zoning  
**Planned  
Development  
District (PDD)**

TICAM est.  
**\$11**



**STOCKBRIDGE COMMONS**

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

Jersey Mike's

O'Reilly  
AUTO PARTS

DOLLAR TREE

Walgreens

Domino's

↑ STEELE CREEK

→ I-77 REGENT PARK

**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

I-77  
**DOWNTOWN FORT MILL**

**WINDHAVEN**  
1250 HUBERT GRAHAM WAY  
SUITE 102

**TEGA CAY PENINSULA**

**TRAFFIC STATISTICS**

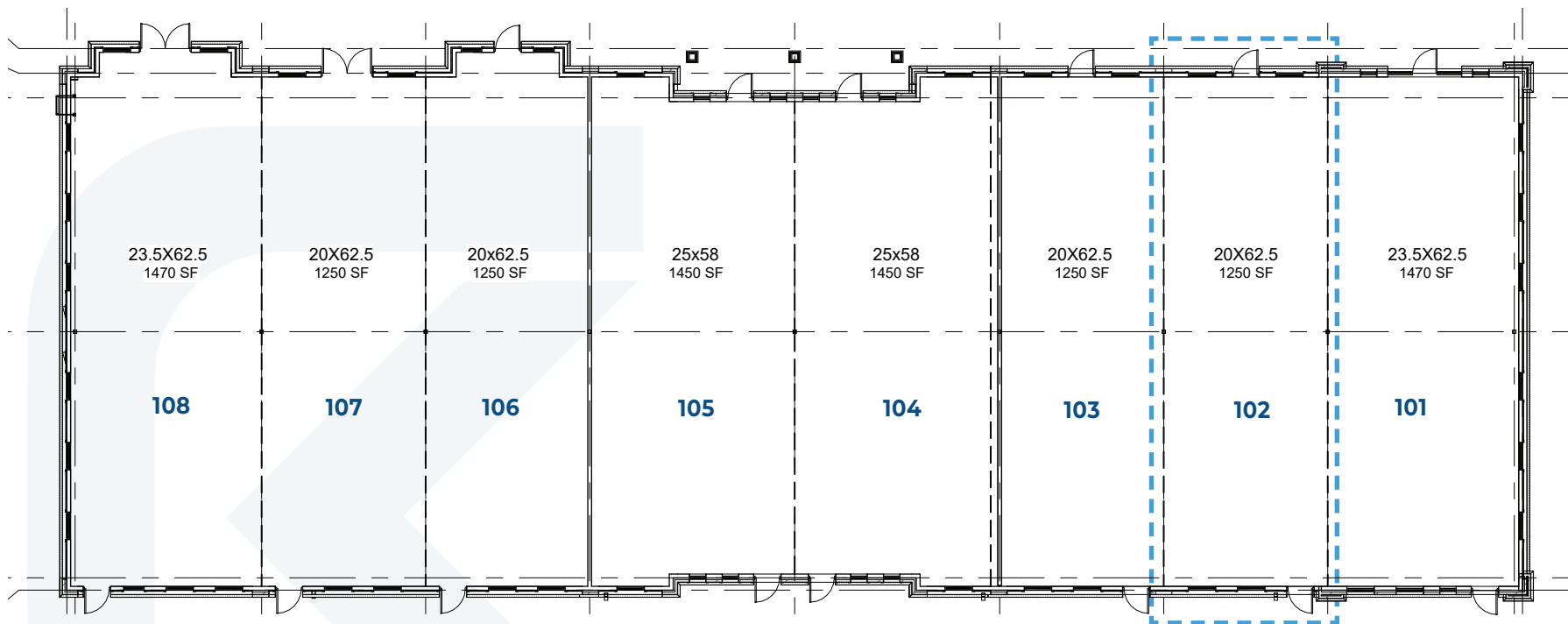
ROADWAY	AADT
Gold Hill Rd	14,500
SC-160	13,000

**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

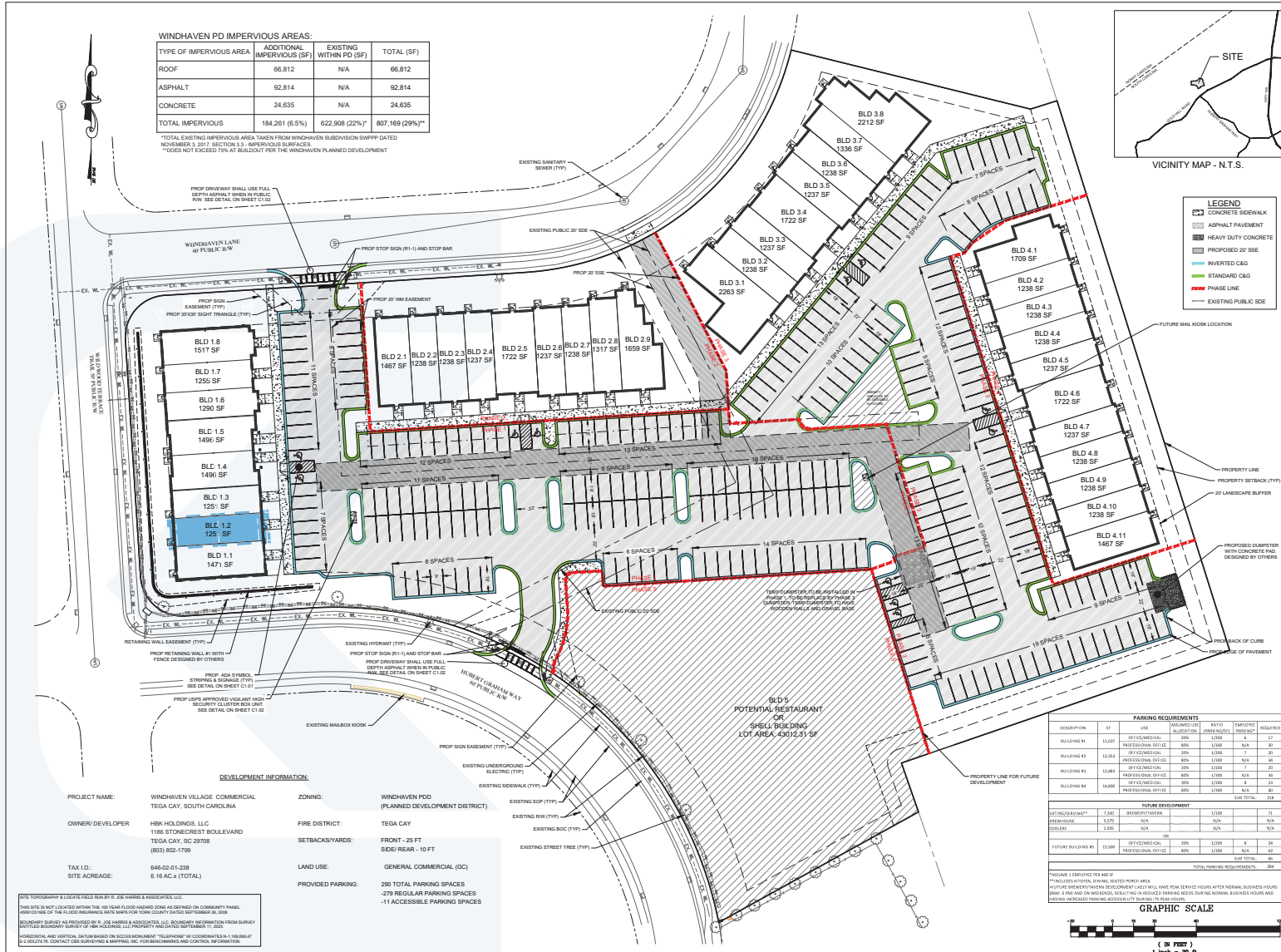
**FLOOR PLAN**

**FRONT**



**BACK**

## SITE PLAN





**PROPERTY DETAILS**

<b>Address</b>	1250 Hubert Graham Way Suite 102 Tega Cay, SC 29708
<b>Zoning</b>	PDD
<b>Square Footage</b>	1,250 SF
<b>Rent</b>	\$32/SF
<b>Lease Type</b>	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