

105 Stone Village Dr

TEGA CAY OFFICE/MEDICAL SPACE FOR LEASE

Professional office or medical space available at 105 Stone Village Drive in Fort Mill, located within the well-established Stone Village Drive Office Center. This single suite offers a functional layout with a reception window, dedicated waiting room, and private offices or exam rooms, making it well suited for healthcare providers, professional services, or client-facing businesses. The property benefits from strong visibility, ample parking, and a convenient location near SC-160 and I-77, with close proximity to surrounding retail, restaurants, and residential growth. An excellent opportunity for users seeking a polished, efficient space in one of Fort Mill's fastest-growing corridors.

Property Highlights:

- ▶ 985 SF Professional / medical office suite for lease
- ▶ Reception window with dedicated waiting area
- ▶ Private offices / exam rooms
- ▶ Strong visibility along high-traffic Highway 160
- ▶ Minutes from I-77, Kingsley, Baxter Village, and Tega Cay



Rent
\$32/sf
\$2,627/mo

985
SF

Lease Type
Modified Gross
Tenant Pays
Utilities

Zoning
Planned
Development

3D MATTERPORT
TOUR



STOCKBRIDGE COMMONS

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Jersey Mike's

O'Reilly
AUTO PARTS

DOLLAR TREE

Walgreens

Domino's

TEGA CAY VILLAGE

planet fitness

SABOR

Bank of America

Bojangles

WELLS FARGO

FIRST CITIZENS BANK

Pelican's

McDonald's

DUNKIN' DONUTS

MORE NEARBY

Lowe's

Lash Group

Starbucks

Piedmont Medical Center
Fort Mill

LPL Financial

BAXTER TOWN CENTER

PROPERTY DEMOGRAPHICS

STATISTIC	1 MILE	3 MILES	10 MILES
Population	11,247	57,519	424,459
Households	4,261	20,948	177,701
Avg. Household Income	\$125,134	\$140,909	\$110,638
Daytime Employees	3,198	14,325	213,066

TRAFFIC STATISTICS

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

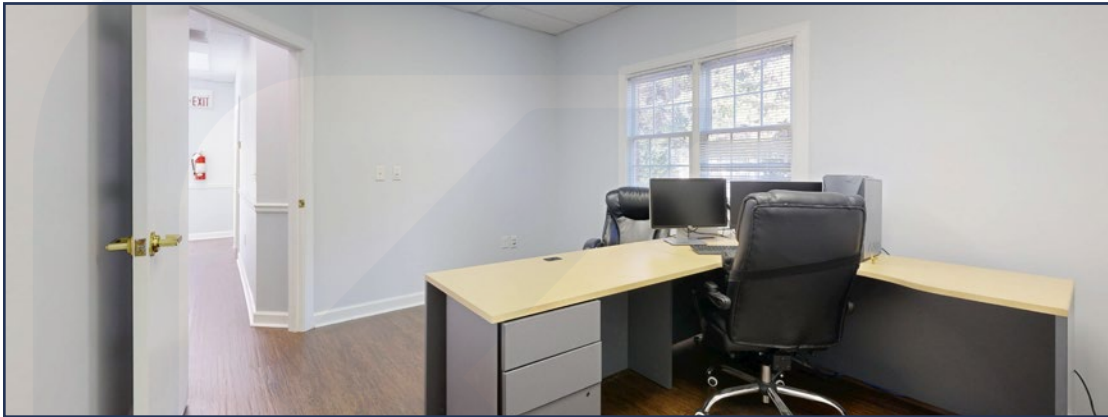
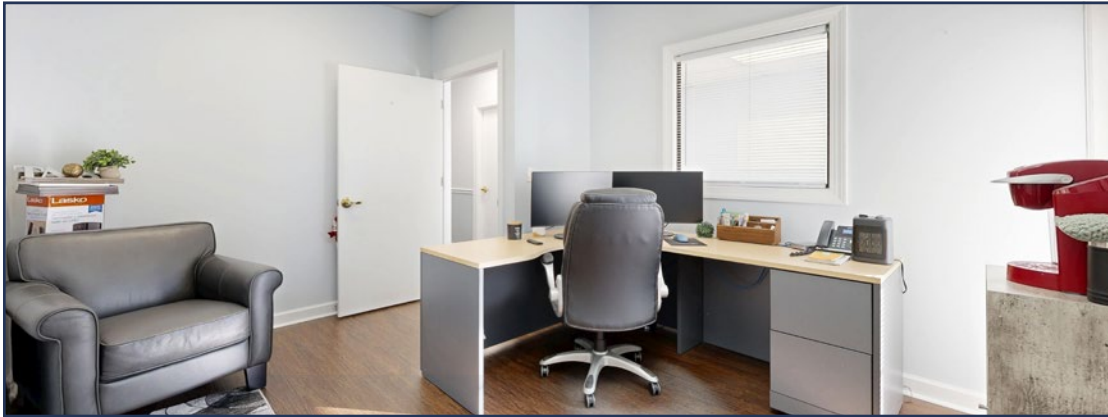
FLOOR PLAN



ENTRANCE



**3D MATTERPORT
TOUR**



PROPERTY DETAILS

Address	105 Stone Village Dr. Fort Mill, SC 29708
Zoning	PD
Square Footage	985 SF
Lease Type	Modified Gross Tenant Pays Utilities
Rent	\$32/sf = \$2,627/mo



**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