



2435 SC-160 Graystone Crossing STE 105

TEGA CAY RETAIL CONDO FOR LEASE

Retail space available in Graystone Crossing, a high-traffic, Walmart shadow-anchored center along Highway 160 in Tega Cay. Suite 105 offers 963 SF delivered as a cold, dark shell, ideal for retail, service, or office users seeking strong visibility and consistent traffic. The center features abundant parking, monument signage, and convenient access to I-77, surrounded by dense residential growth and established retailers that drive daily customer activity.

Property Highlights:

- ▶ 963 SF suite
- ▶ Delivered as cold, dark shell
- ▶ 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



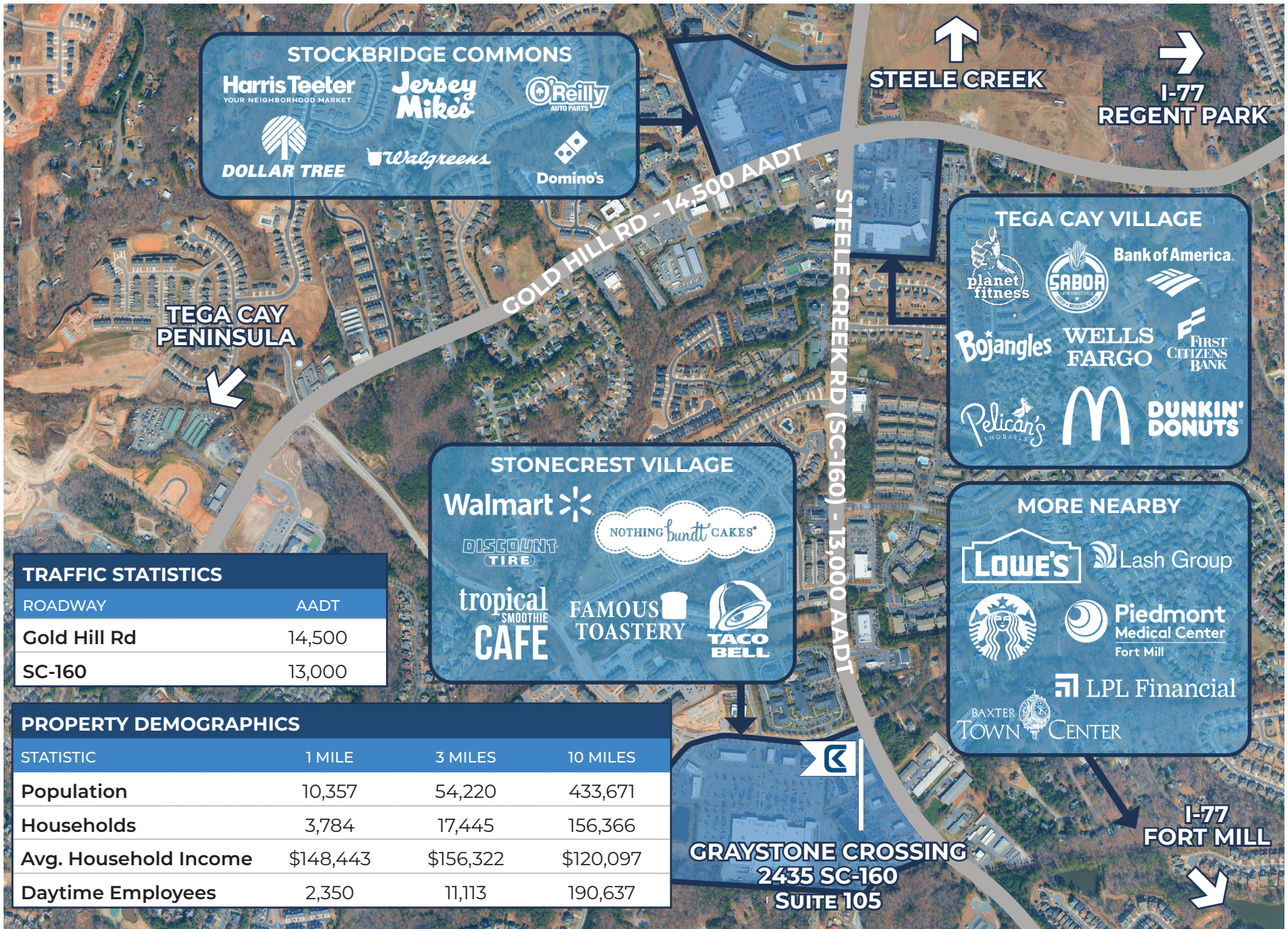
Rent
\$30/SF

963
SF

Lease Type
Triple Net (NNN)

Zoning
Planned Development District (PDD)

TICAM est.
\$14.17



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 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

TRAFFIC STATISTICS

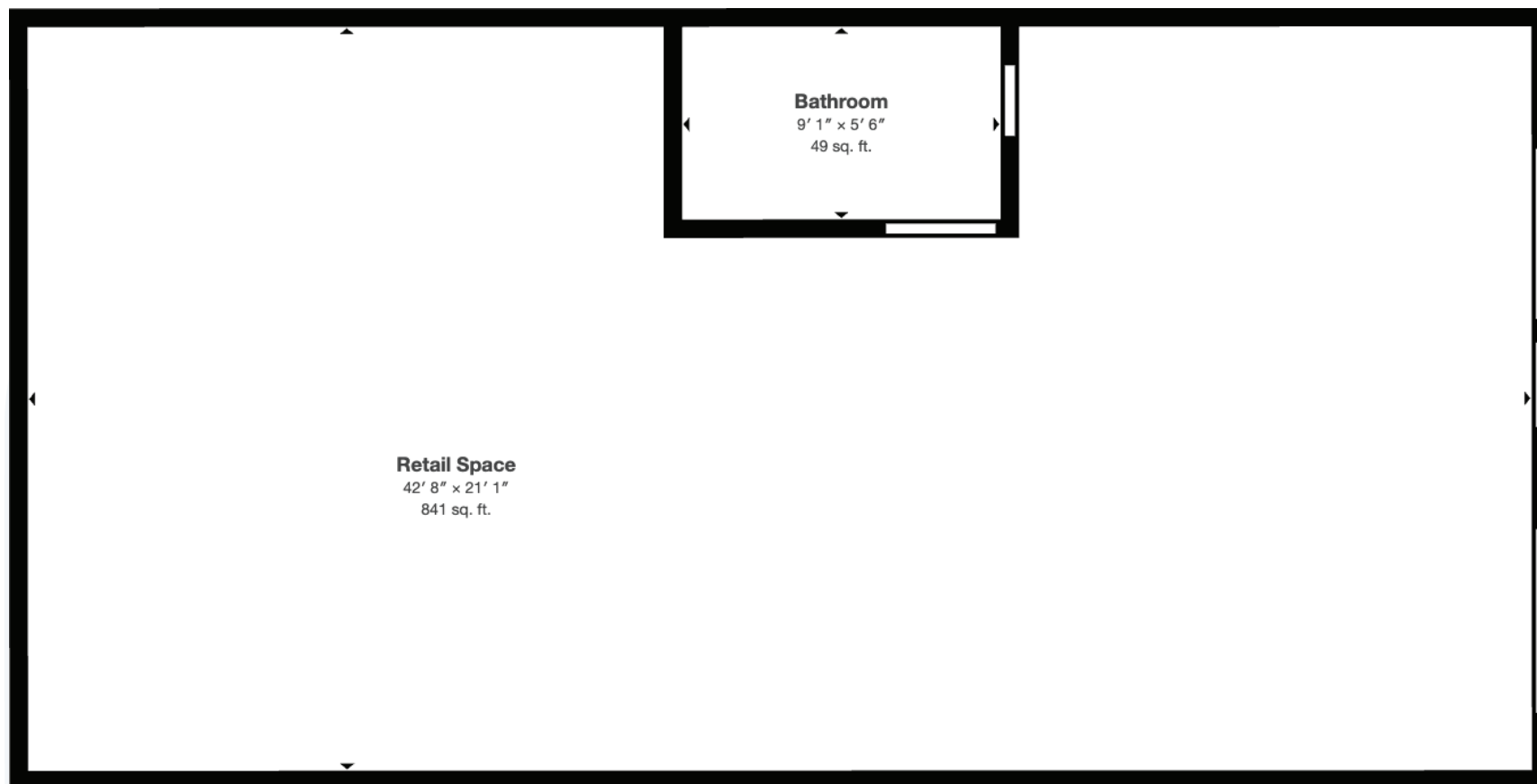
ROADWAY	AADT
Gold Hill Rd	14,500
SC-160	13,000

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

GRAYSTONE CROSSING
2435 SC-160
SUITE 105

FLOOR PLAN





PROPERTY DETAILS

Address	2435 W Highway 160 Suite 105 Tega Cay, SC 29708
Zoning	PDD
Square Footage	963 SF
Rent	\$30/SF
Lease Type	Triple Net (NNN)



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