

AVAILABLE FOR LEASE

2435 W HIGHWAY 160
TEGA CAY, SC 29708

Graystone Crossing

963 SF & 3,408 SF Suites For Lease
2nd Gen Dental Space Available

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3,408 SF AND 963 SF RETAIL/MEDICAL SPACE IN THE HEART OF TEGA CAY

Graystone Crossing offers a prime location with exceptional visibility along SC-160, with direct access to the Walmart Supercenter and surrounded by a dense and expanding residential community. The center benefits from ample shared parking with an established neighboring shopping center, providing convenience and accessibility for both tenants and customers.

With seamless access to I-77 and just minutes from Fort Mill, Baxter Village, and Lake Wylie, this high-traffic corridor presents a compelling opportunity for retailers and service providers alike. Tenants will enjoy strong market fundamentals, steady growth, and a vibrant local customer base, making Graystone Crossing an ideal setting to establish or expand your business presence.

- 963–3,408 SF Available For Lease
- Prime SC HWY 160 frontage in Tega Cay
- Ample shared parking with the established shopping center

AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles
2025 Population	10,838	54,446	128,130
2030 Projected Population	11,533	58,857	137,603
Daytime Population	10,439	49,171	117,321
Median Age	36.9	39.5	38.8
Median Household Income	\$116,846	\$135,084	\$117,508

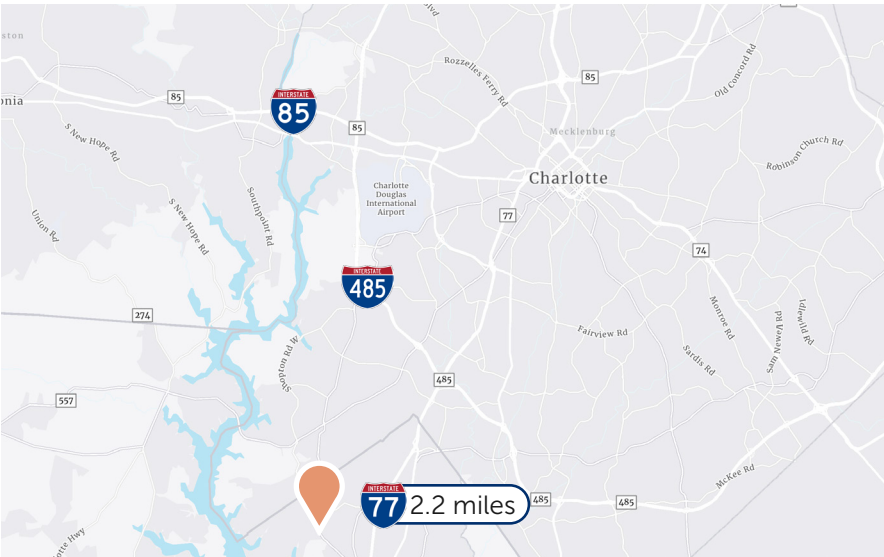
PROPERTY FEATURES

Suite 101/102: 3,408 SF
Suite 105: 963 SF

Co-tenants include Tropical Smoothie Cafe, Great Clips, and Crumbl.

Located next to Walmart and within minutes of Fort Mill, Baxter Village, & Lake Wylie.

Suite 101/102 is a 2nd-generation dental space, offering 3,408 SF.



Location Aerial

ESTABLISH YOUR RETAIL OR MEDICAL BUSINESS IN THE HEART OF TEGA CAY,
LOCATED DIRECTLY OFF OF SC-160



Availabilities

AVAILABLE SUITES

Suite	Size	Rate	Rate Type	Comments
Suite 101/102	3,408 SF	\$35/SF	NNN	2nd-generation dental office
Suite 105	963 SF	\$38/SF	NNN	Located next to Tropical Smoothie Cafe and Tiger Kim's Tae Kwon Do

SUITE 101/102

3,408 RSF

SUITE 105

963 RSF



Location Highlights



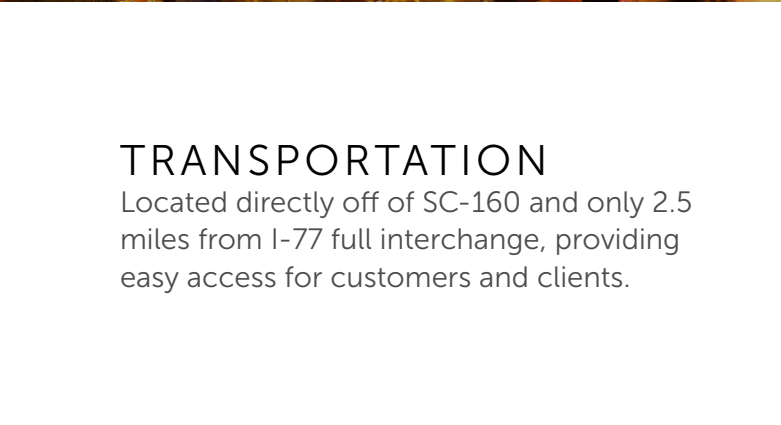
78.5% of adults
VISITED A RESTAURANT IN PAST 6 MONTHS

NEARBY RESTAURANTS
Located near restaurants including Hoof & Barrel, Yoshi Ramen, and Mr. Stumpy's Axe Throwing & Beer Garden.



13 suites
IN GRAYSTONE CROSSING

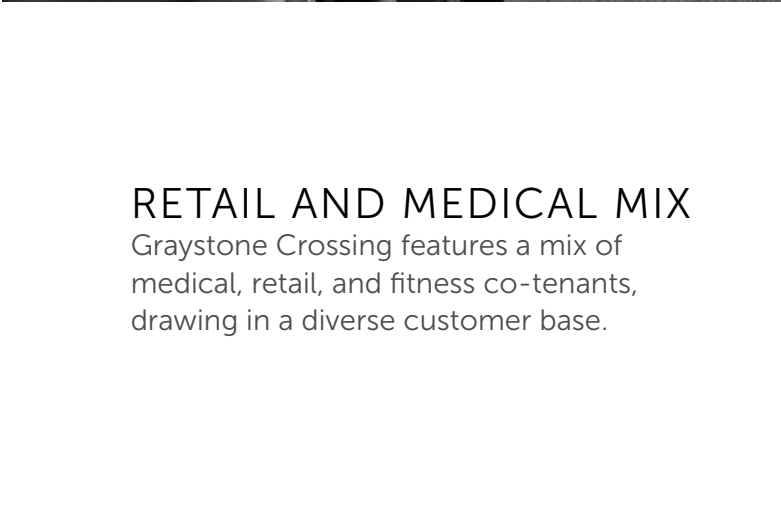
AMPLE PARKING
Graystone Crossing has your customers and clients covered with a dedicated parking lot with ample paved parking.



TRANSPORTATION
Located directly off of SC-160 and only 2.5 miles from I-77 full interchange, providing easy access for customers and clients.



2.5 miles
FROM I-77



RETAIL AND MEDICAL MIX
Graystone Crossing features a mix of medical, retail, and fitness co-tenants, drawing in a diverse customer base.



80.0% of adults
VISITED DOCTOR IN LAST 12 MONTHS



359 businesses
LOCATED WITHIN 1 MILE

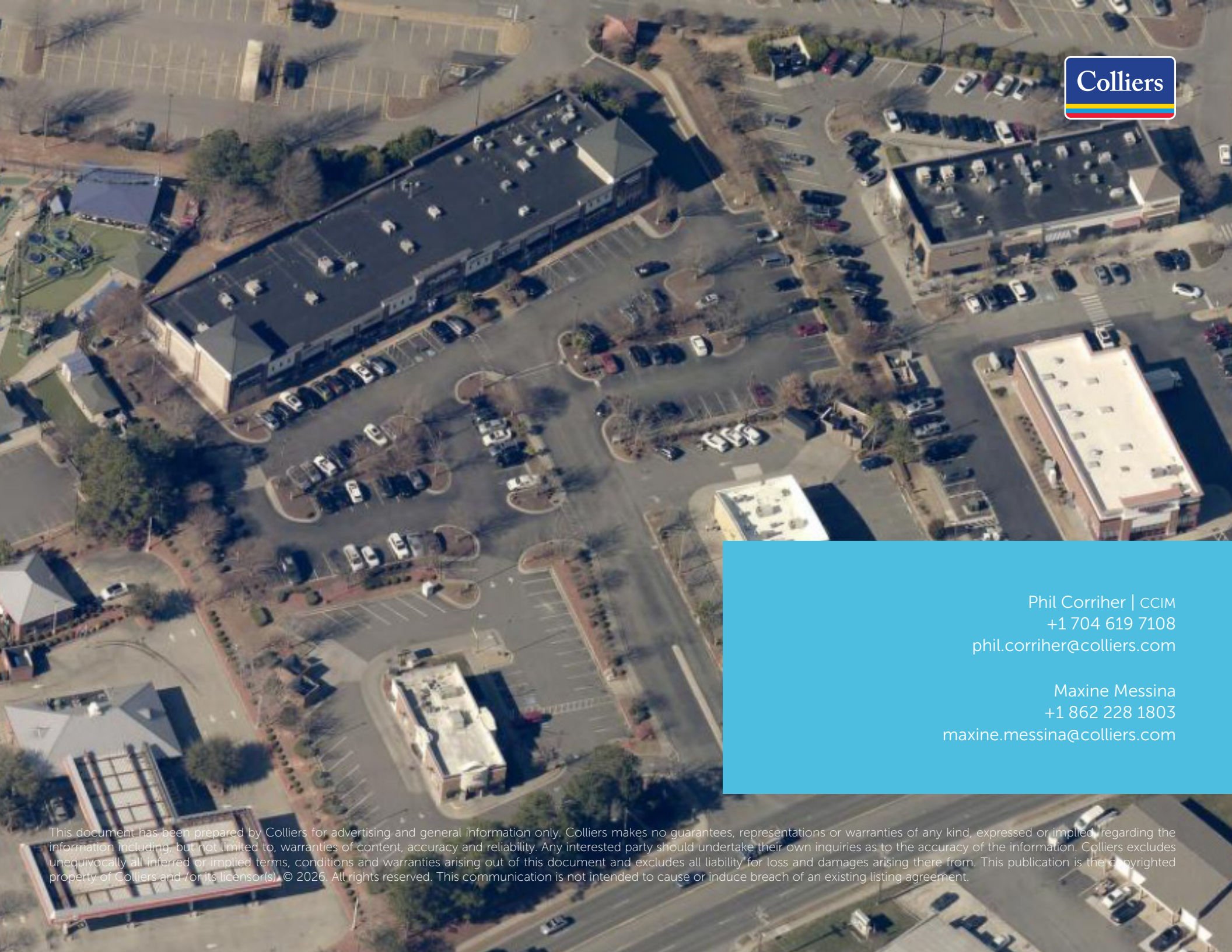
AREA RETAIL TRAFFIC
The nearby Walmart Super-center drives retail traffic, in addition to co-tenants providing services ranging from food to dental.



36,800 VPD
ON SC-160

HIGHWAY FRONTAGE
Enjoy excellent visibility and accessibility to South Carolina Highway 160, which offers an average of 36,800 VPD.

**Statistics apply to population within 1-mile radius*



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