Kuester COMMERCIAL



TEGA CAY, SOUTH CAROLINA

Windhaven Village

Retail, office and medical condos for sale and lease at the entrance to the 329-home Windhaven community.

For sale **$270/SF**	For lease **$32/SF NNN**
Suites **±1,206–2,719 SF**	Zoning **PDD**







WHAT IS WINDHAVEN?

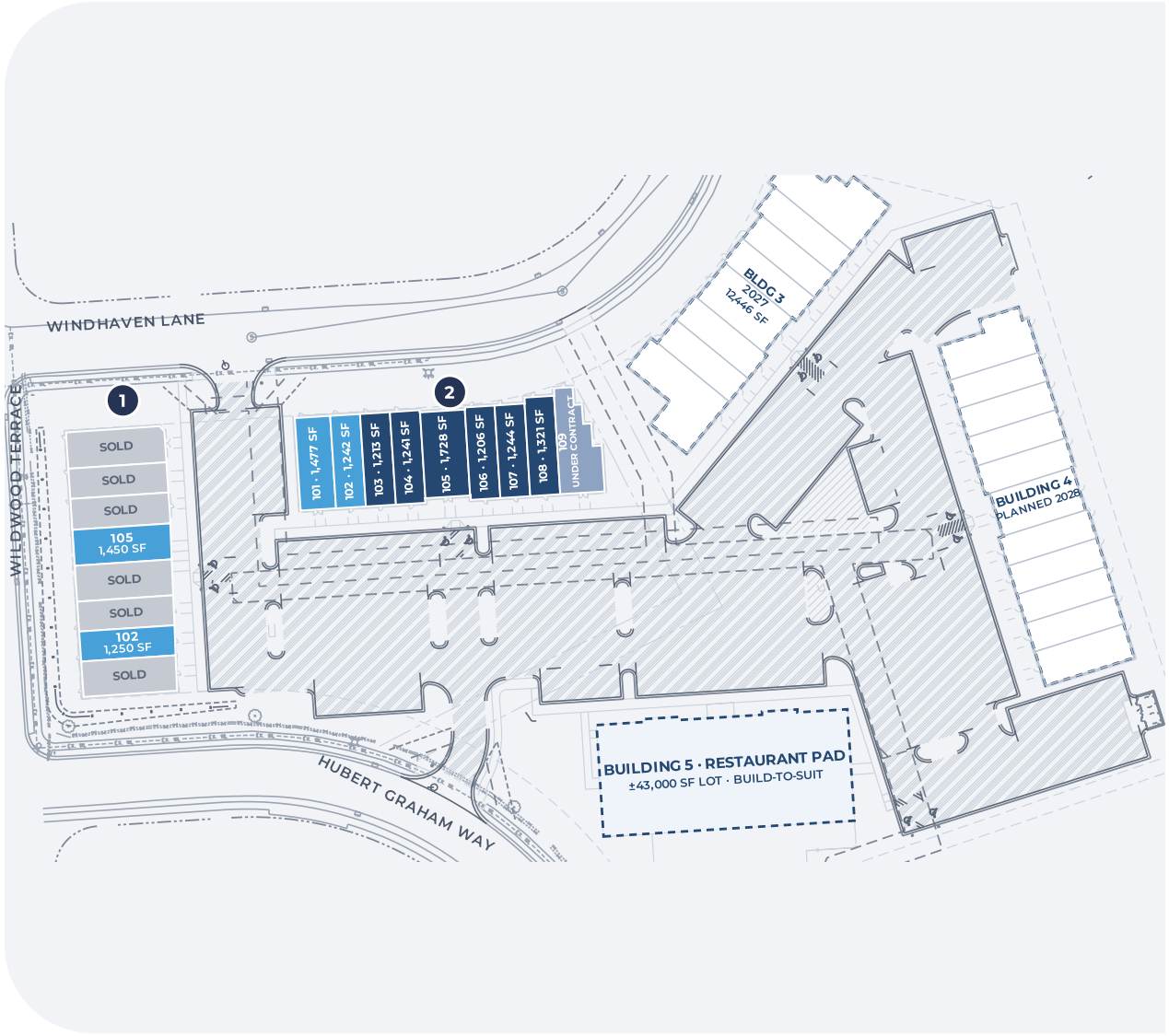
A Neighborhood Village at Tega Cay's Front Door

South Carolina's #1 place to live is still growing, with 573 more homes approved and households earning twice the state median income. Within 3 miles, 43% of households earn $150,000 or more, and the area will add about 4,250 residents by 2030. Residents need places to shop, eat, work out and see a doctor close to home.

Windhaven Village is that place, with brand-new space to own or lease.

Addresses	**1244 & 1250 Hubert Graham Way**
Site	**6.16 acres**
Buildings	**2 completed, 3 planned**
Suites	**±1,206–2,719 SF**
Parking	**281 spaces**
Zoning	**Planned Development District (PDD)**
Traffic	**Gold Hill Rd, 19,064 AADT**

Exclusive sales and leasing by Kuester Commercial



SITE PLAN

Five Buildings, One Shared Address

For sale
Building 2, Suites 103–108

For lease
Building 1, Suites 102 and 105; Building 2, Suites 101 and 102

Sold

Under contract
Building 2, Suite 109

Coming next
Building 3 (2027), Building 4 (2028) and a Building 5 restaurant pad

6.16 AC
Total site

281
Parking spaces

Traced from the Windhaven Commercial site plan by R. Joe Harris & Associates (Dec. 2025). Future plans subject to change.

FOR SALE · A RARE OPPORTUNITY

Own Your Address in Tega Cay

Rare opportunity to own a brand-new, first-generation retail condo in a market where land costs are at an all-time high. Windhaven offers the chance to own your storefront, build equity instead of paying rent, and plant your business in the lake community everyone wants to call home.

$270/SF Building 2 suites, ±1,206–1,728 SF, cold dark shell

THE TEGA CAY LIFE, AT YOUR DOOR

- #1 Best Place to Live in South Carolina (Niche)
- Lake Wylie peninsula shoreline
- Tega Cay Golf Club lakefront community
- Neighbors earning twice the state median income
- #1 school district in South Carolina (Fort Mill, Niche)



BUILDING 2 · 1244 HUBERT GRAHAM WAY

101	102	103	104	105	106	107	108	109

For sale · For lease · Under contract

SUITE	SIZE	RATE	APPROX. PRICE
103	1,213 SF	$270/SF	$327,510
104	1,241 SF	$270/SF	$335,070
105	1,728 SF	$270/SF	$466,560
106	1,206 SF	$270/SF	$325,620
107	1,244 SF	$270/SF	$335,880
108	1,321 SF	$270/SF	$356,670
109	1,675 SF	—	***Under contract***

All suites for sale at 1244 Hubert Graham Way, delivered as cold dark shell. Approximate price is rate × listed SF; final pricing set by contract. Neighboring suites can be combined.



BUILDING 2 · SUITES 101 AND 102

101	102	103	104	105	106	107	108	109



BUILDING 1 · SUITES 102 AND 105

101	102	103	104	105	106	107	108

For lease Under contract

FOR LEASE

Suites to be Noticed

Suites available for lease across Buildings 1 and 2. Building 2 Suites 101 and 102 are delivered as a vanilla shell, with drop-ceilings, lighting, HVAC and restrooms in place, and can be leased combined into one 2,719 SF space or divided. Other units delivered as a cold dark shell.

$32/SF	**$13/SF**	**2,719 SF**
Base rent, NNN	TICAM estimate	Largest combined space

SUITE	BUILDING	SIZE	DELIVERY
101 + 102	2	2,719 SF	Vanilla shell, *combined*
101	2	1,477 SF	Vanilla shell
102	2	1,242 SF	Vanilla shell
102	1	1,250 SF	Cold dark shell
105	1	1,450 SF	Cold dark shell

All suites $32/SF NNN with TICAM estimated at $13/SF. Building 1: 1250 Hubert Graham Way. Building 2: 1244 Hubert Graham Way.



COMING NEXT

Three More Buildings on the Way

Site work is underway for the rest of the development. Reserve a suite or the pad now, before final layouts are set.

Building 3

Planned 2027

12,446 SF across 8 suites, 1,260–2,265 SF.

101	2,265	**105**	1,260
102	1,260	**106**	1,260
103	1,260	**107**	1,353
104	1,770	**108**	2,018

Building 4

Planned 2028

Suites similar to Buildings 1–3. Final count and sizes will follow presale demand, so early buyers help shape the layout.

Building 5

±43,000 SF pad

A standalone pad for a restaurant, brewery or similar concept, with ample room for patio seating. Households within 3 miles spend $211 million a year on food and drink. Build-to-suit available.

Outlines on the photo are approximate. Plans, sizes and timing subject to change. Pad size reflects the lot area shown on the site plan. Spending: CoStar, 3-mile radius, 2025.

Built for the Businesses Tega Cay Needs

$64M a year on education & child services

$123M a year on entertainment & hobbies



Featured: Dental Office

Bldg 2 · Suites 106–108

3,771 SF	≈ $1,018,170
Three suites combined	At $270/SF, for sale

Combine three neighboring cold dark shell suites into one practice and lay out operatories, sterilization, imaging and reception your way, among 20,020 households within 3 miles that spend $39 million a year on health care. At $270/SF, Building 2 is about 30% below the median price of nearby office condos.

Dental exclusivity available
The owner will grant a dental use exclusive to the right buyer.

OT, PT, Speech & Behavioral Health

1,206–1,477 SF

1 in 5 nearby residents is under 15; households spend $64M a year on education and child services.

Med Spa & Aesthetics

1,242–2,719 SF · vanilla shell

Building 2 Suites 101 and 102 are the fastest path to opening for a high-income client base.

Boutique Fitness Studio

±2,450–2,565 SF combined

Pilates, yoga or barre for households spending $123M a year on entertainment and hobbies.

Professional Office

1,213–1,450 SF

Financial, insurance, title and real estate offices close to clients.

All uses subject to Windhaven PDD zoning and City of Tega Cay approval. Spending and trade-area figures: annual household spending within 3 miles, CoStar 2025.



Kuester COMMERCIAL

WHY TEGA CAY AND FORT MILL

Where the Charlotte Region Chooses to Live

Lake Wylie, the state's top-ranked schools and direct I-77 access to Uptown Charlotte have made the Tega Cay and Fort Mill area one of the fastest-growing, highest-earning corners of the Carolinas. Windhaven Village sits at the front door.

TEGA CAY	**#1** Best place to live in South Carolina, Niche [8]	**+90%** Population growth since 2010 [1]	**$142,000** Median household income, twice the state's [1]	**67.1%** Adults with a bachelor's or higher [1]
FORT MILL	**38,673** Residents, 2025 estimate [2]	**+57.7%** Population growth since 2020 [2]	**$127,537** Median household income [2]	**58.1%** Adults with a bachelor's or higher [2]

Schools that draw families

Gold Hill Elementary ranks #1 in South Carolina on Niche's 2027 list, with Gold Hill Middle at #3 and Catawba Ridge High at #7. The district serves 18,000+ students with a 95.7% graduation rate. [3, 12]

Growth with staying power

Fort Mill is 3.6× its 2010 population, and Tega Cay has 573 more homes approved and on the way, each one a new customer close to Windhaven. [2, 12, 13]

Buying power at the door

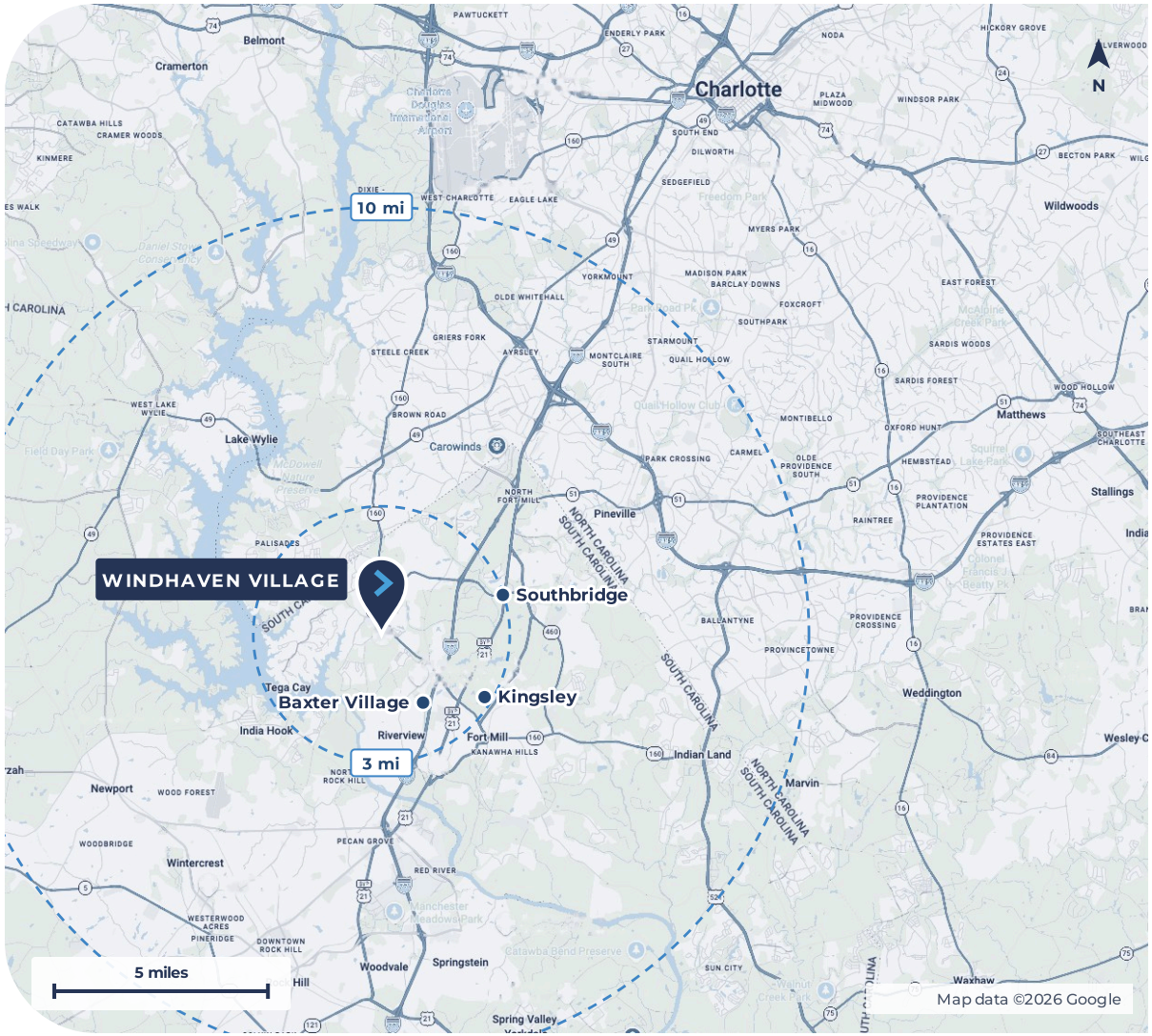
Within 3 miles, 43% of households earn $150,000+, the median home value is $539,920 and 78% of homes are owner-occupied. The area adds about 4,250 residents by 2030. [7]

Lake and greenway living

Tega Cay occupies a peninsula on Lake Wylie. Across town, the 2,100-acre Anne Springs Close Greenway, more than twice the size of Central Park, offers a 40-mile trail network. [10]

$835 million a year in consumer spending within 3 miles.

Put your business at its front door. Own or lease at Windhaven Village today.



Dashed rings mark 3 and 10 miles from the site. Map data ©2026 Google.

IN THE CHARLOTTE ORBIT

2.94M
Charlotte metro residents [4]

53.6M
CLT passengers in 2025 [5]

STRAIGHT-LINE DISTANCE FROM WINDHAVEN

Uptown Charlotte	**≈ 15 mi**
CLT Airport	**≈ 12 mi**
Downtown Fort Mill	**≈ 4 mi**
I-77, Exit 88	**≈ 3 mi**

Major Area Employers. LPL Financial (3,000 jobs planned) and Lash Group (2,400) headquarters in Kingsley, plus Domtar, Sunbelt Rentals and Shutterfly in York County. [6]

Healthcare. Piedmont Medical Center–Fort Mill opened in 2022; Atrium Health plans a 60-bed Fort Mill hospital, projected for 2029. [11]

TRADE AREA [7]	1 mi	3 mi	10 mi
Population	10,446	55,205	438,142
Households	3,814	20,020	171,251
Avg. HH income	$148,224	$156,028	$120,112
Daytime employees	2,320	11,042	188,159

Traffic (2026): Gold Hill Rd 19,064 · SC-160 38,590 AADT [7]

1. U.S. Census Bureau, QuickFacts: Tega Cay city, SC (V2025; ACS 2020–2024)

2. U.S. Census Bureau (2010 Census; V2025; ACS 2019–2023); Municipal Assn. of SC

3. Niche 2027 Best Public Schools in Tega Cay; Niche 2025 Best School Districts, via WRHI

4. U.S. Census Bureau via FRED (CGRPOP), 2025; Axios Charlotte, Mar. 2026

5. City of Charlotte Aviation Dept., CLT 2025 totals

6. SC Dept. of Commerce; Charlotte Regional Business Alliance

7. CoStar demographics, consumer spending and traffic counts, 2025–2026

8. Niche Best Places to Live in South Carolina, via WSOC-TV and Charlotte Business Journal

9. USAFacts, York County SC population, 2025

10. Anne Springs Close Greenway, ascgreenway.org

11. Tenet Health; WSOC-TV; The Post and Courier

12. Fort Mill School District 2025 Fact Sheet; Town of Fort Mill FY2026 budget

13. City of Tega Cay, Residential Developments report, Sept. 2026

EXTERIORS

Curb Appeal From Every Angle

Brick, stone and board-and-batten facades, metal awnings and timber pergolas give every storefront its own identity.









Two Ways to Start Your Space

Choose a vanilla shell suite to open sooner, or a cold dark shell to design every system from the ground up.







Vanilla shell

Building 2 Suites 101 and 102. Ceiling grid, lighting, HVAC distribution, drywall and restrooms in place, ready for flooring and finishes.





Cold dark shell

Building 1 and 2 sale and lease suites. Exposed structure and insulated walls, a blank canvas for your own layout and systems.



WINDHAVEN VILLAGE, TEGA CAY

Let's Find Your Place at Windhaven

Talk with Roger or Alexis today, or call or email to schedule a private tour.



Roger Metz
Broker-in-Charge SC
704.604.2964
roger@kuestercre.com



Alexis Miller
Broker
803.207.0191
alexis@kuestercre.com

Information is sourced from reliable providers but has not been independently verified. No guarantee, warranty, or representation is made regarding its accuracy or completeness. Pricing, availability and plans are subject to change.

Kuester
COMMERCIAL

127 Ben Casey Dr, Ste 101
Fort Mill, SC 29708

803.578.7788
kuestercre.com