Kuester COMMERCIAL

OCTOBER 2026



RETAIL & OFFICE CONDOS FOR SALE · BUILDING 2

Windhaven Commercial

Test fits for 20 business types

Six brand-new suites from 1,206 SF, sold on their own or combined, with scaled layouts, local spending data and own-vs-lease math for each use.

6
suites available, 103–108

7,953 SF
available, 1,206–1,728 SF per suite

$270/SF
cold dark shell, 1244 Hubert Graham Way, Tega Cay, SC

CONTENTS

One Building, Twenty Ways to Use It

Each page shows one business type laid out in real Windhaven suites, drawn to scale from the Building 2 floor plan, with local spending data and what it costs to own versus lease. Click any title to jump to it.

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Building 2 suites, site and trade area

HEALTH & WELLNESS

Dental 4
Suites 106–108 · 3,771 SF

Medical Office 5
Suites 105–106 · 2,934 SF

Pediatric Therapy 6
Suite 105 · 1,728 SF

Chiropractic & Physical Therapy 7
Suite 105 · 1,728 SF

Optometry 8
Suite 103 · 1,213 SF

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Suite 104 · 1,241 SF

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Suite 105 · 1,728 SF

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Suite 106 · 1,206 SF

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Suite 106 · 1,206 SF

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Suites 104–105 · 2,969 SF

OFFICE & INVESTMENT

Professional Office 21
Suite 103 · 1,213 SF

Coworking & Executive Suites 22
Suites 103–104 · 2,454 SF

Investor 23
All six suites · 7,953 SF

PROPERTY OVERVIEW · FOR SALE

Brand-New Condos at Tega Cay's Front Door

A five-building retail and office condo project at the entrance to Windhaven Village in Tega Cay. Buildings 1 and 2 are complete, and six first-generation suites in Building 2 are for sale on their own or combined.

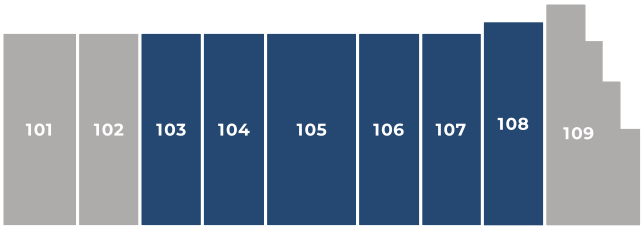
Dental exclusivity available

The owner will grant a dental use exclusive to the right buyer. Other uses are subject to PDD zoning and city approval.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · For sale · Sold or under contract

KEY PLAN · BUILDING 2



Storefronts face Hubert Graham Way (bottom). Not to scale.

Building 2 · 7,953 SF available

Six suites from 1,206 to 1,728 SF at $270/SF. Suites 101–102 are sold and 109 is under contract. View the listing on LoopNet ›



AVAILABLE SUITES · TEST FITS IN THIS GUIDE

Suite	Size	Price	Shown as
103	1,213 SF	$327,510	Optometry, Fitness, Office, Coworking
104	1,241 SF	$335,070	Med spa, Fitness, Bakery, ABC store, Coworking
105	1,728 SF	$466,560	Medical, Therapy, Chiro/PT, Coffee, ABC store
106	1,206 SF	$325,620	Dental, Medical, Martial arts, Learning, Dry cleaners, Shipping
107	1,244 SF	$335,880	Dental, Vet, Martial arts, Salon suites
108	1,321 SF	$356,670	Dental, Vet, Salon suites, Grooming

6.16-acre site, zoned PDD. Building 3 is planned for 2027 and Building 4 for 2028, plus a Building 5 restaurant pad. About 15 miles to Uptown Charlotte and 12 to CLT.

WHO LIVES WITHIN 3 MILES

55,205
residents within 3 miles, an estimated 59,462 by 2030

20,020
households, 43% earning $150,000 or more

$835M
consumer spending each year within 3 miles

11,042
daytime employees nearby

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

HOW TO BUY*
Buy one suite or combine
SBA 504: from 10% down
Dental exclusive available

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Sources: CoStar demographics, 3-mile radius from 1244 Hubert Graham Way (2025 estimates, 2030 projections); CoStar consumer spending by industry, 3-mile radius (2025); CoStar daytime employment. CoStar traffic counts (2026). Approximate price is $270/SF × listed SF; final pricing set by contract. All uses subject to Windhaven PDD zoning and City of Tega Cay approval. Information deemed reliable but not guaranteed. *SBA 504 financing is for owner-occupied space; startups may need 15–20% down; subject to lender approval. Distances are straight-line and approximate.

DENTAL OPPORTUNITY · FOR SALE

Own Your Practice in Tega Cay

Six suites from 1,206 SF are available to buy on their own or combined, at the front door of one of South Carolina's most sought-after communities. Below, Suites 106–108 become a 3,771 SF practice with seven operatories.

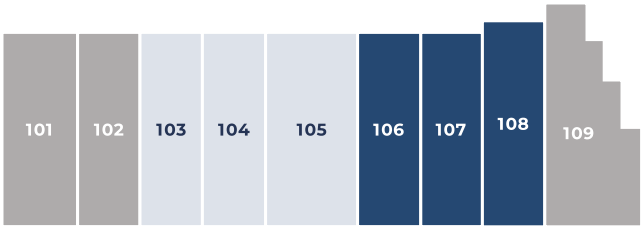
Dental exclusivity available

The owner will grant a dental use exclusive to the right buyer, so yours is the only practice in the center.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example practice · Sold or under contract

KEY PLAN · BUILDING 2



Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: 106–108 · 3,771 SF

≈ $1,018,170 at $270/SF for all three suites (106: 1,206 SF · 107: 1,244 SF · 108: 1,321 SF). Buy one suite, or combine any neighboring available suites. View the listing on LoopNet ›



TEST FIT · SUITES 106–108 · 7 OPERATORIES



Seven operatories, sterilization, pano and lab at the core, with reception, business office, consult and doctor's office along the storefront. Reuses the existing wall between 106 and 107.

Illustrative layout based on the Building 2 schematic plan. Not to scale.

WHO LIVES WITHIN 3 MILES

$39.2M
spent on health care each year within 3 miles

20,020
households today, an estimated 21,569 by 2030

$156K
average household income, 43% earning $150K+

10,798
children under 15, about 1 in 5 residents

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $6,550/mo with $101,800 down
Lease: ≈ $10,060/mo

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MEDICAL OFFICE OPPORTUNITY · FOR SALE

Primary Care Where Patients Live

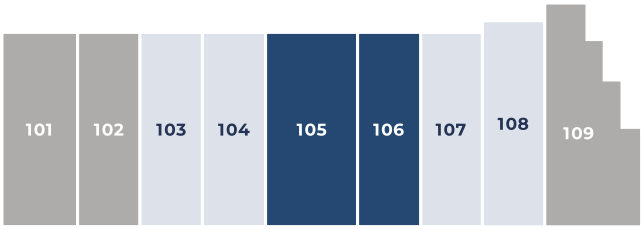
Primary care, pediatrics, urgent care or a specialty clinic, steps from the households it serves. Combine suites as your practice grows. Below, Suites 105–106 hold six exam rooms, a procedure room and two provider offices.

Room to grow
Plan exam rooms, plumbing and a lab around your practice in first-generation space, and combine suites as you add providers.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example practice · Sold or under contract

KEY PLAN · BUILDING 2



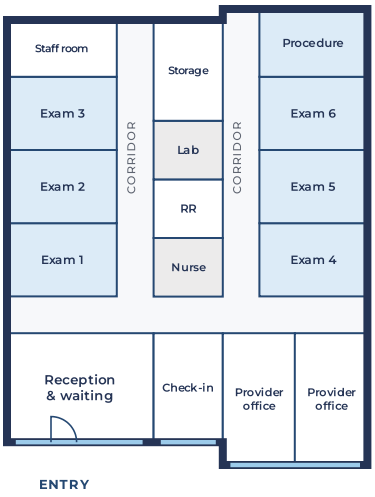
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: 105–106 · 2,934 SF

≈ $792,180 at $270/SF for both suites (105: 1,728 SF · 106: 1,206 SF). Buy one suite, or combine any neighboring available suites. View the listing on LoopNet ›



TEST FIT · SUITES 105–106 · 6 EXAM ROOMS



Six exam rooms, a procedure room, nurse station, lab, two provider offices, check-in, staff room and storage.

Illustrative layout based on the Building 2 schematic plan. Not to scale.

WHO LIVES WITHIN 3 MILES

$39.2M
spent on health care each year within 3 miles

$23.1M
of it on medical services

7,843
residents aged 65 and older

55,205
residents today, an estimated 59,462 by 2030

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $5,100/mo with $79,200 down
Lease: ≈ $7,820/mo

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PEDIATRIC THERAPY OPPORTUNITY · FOR SALE

Room to Grow a Therapy Practice

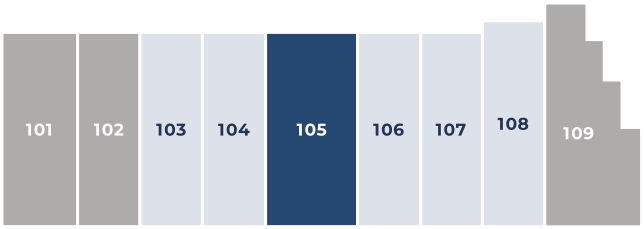
Bring occupational, physical, speech and behavioral therapy close to the young families of Tega Cay. Single suites from 1,206 SF fit a focused clinic, and neighboring suites combine as your caseload grows. Below, Suite 105 holds a sensory gym and three treatment rooms.

Own your clinic
Build equity instead of paying rent, in brand-new, first-generation space you can lay out around your sessions.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example clinic · Sold or under contract

KEY PLAN · BUILDING 2



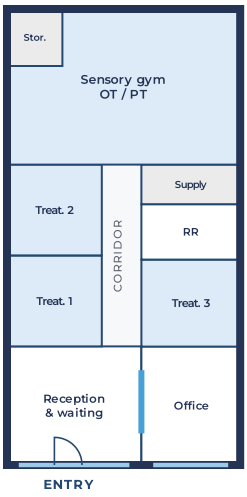
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 105 · 1,728 SF

≈ $466,560 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors for a multi-discipline clinic. View the listing on LoopNet ›



TEST FIT · SUITE 105



Sensory gym
≈ 580 SF of open floor for OT and PT, with room for swings and mats

3 treatment rooms
≈ 135–140 SF each for speech, behavioral or one-on-one sessions

Reception & waiting
≈ 255 SF at the storefront, with a check-in window to the office

Support
Office, accessible restroom, supply and storage

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

$64.2M	10,798	6,413	$156K
spent each year on education and daycare within 3 miles	children under 15, about 1 in 5 residents	married-couple households with children	average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $3,000/mo with $46,700 down
Lease: ≈ $4,610/mo

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CHIROPRACTIC & PHYSICAL THERAPY OPPORTUNITY · FOR SALE

Keep Tega Cay Moving

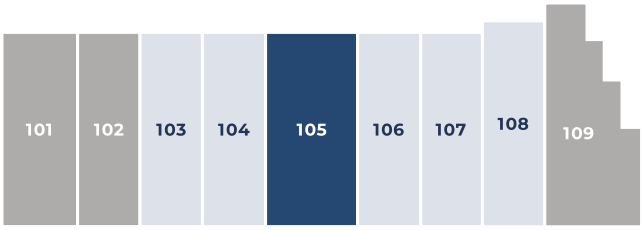
Chiropractic, physical therapy, sports medicine and massage for an active community with a lot of weekend athletes. Below, Suite 105 holds three adjusting or treatment rooms and an open rehab gym.

Own your clinic
Build equity instead of paying rent, in brand-new space laid out around your treatment flow.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example clinic · Sold or under contract

KEY PLAN · BUILDING 2



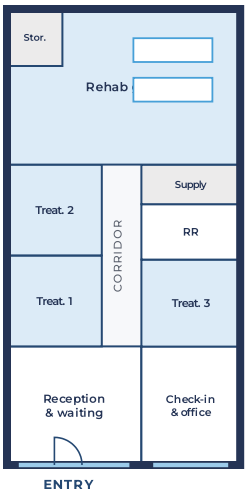
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 105 · 1,728 SF

≈ $466,560 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors to add treatment rooms. View the listing on LoopNet ›



TEST FIT · SUITE 105



Rehab gym
≈ 580 SF for exercise equipment, tables and open floor

3 treatment rooms
≈ 135–140 SF each for adjustments, therapy or massage

Reception
≈ 255 SF with a check-in office

Support
Accessible restroom, supply and storage

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

$23.1M	$123M	22,470	$156K
spent each year on medical services within 3 miles	on entertainment, hobbies and recreation	residents aged 25 to 54	average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $3,000/mo with $46,700 down
Lease: ≈ $4,610/mo

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OPTOMETRY & EYE CARE OPPORTUNITY · FOR SALE

Eye Care on the Way Home

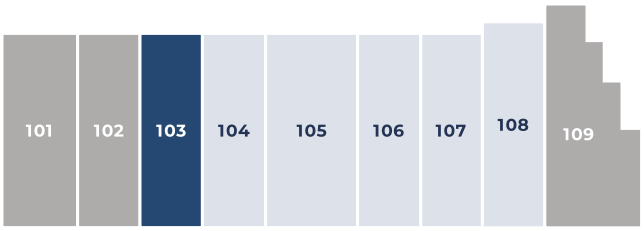
Eye exams, contacts and a retail optical for the families of Tega Cay, in a storefront patients pass every day. Single suites from 1,206 SF fit an independent practice. Below, Suite 103 holds an optical showroom, two exam lanes, pretesting and a lab.

Showroom storefront
A glass storefront on Hubert Graham Way puts your frame wall in front of passing traffic.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example practice · Sold or under contract

KEY PLAN · BUILDING 2



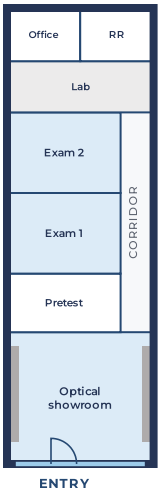
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 103 · 1,213 SF

≈ $327,510 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors to add exam lanes. View the listing on LoopNet ›



TEST FIT · SUITE 103



Optical showroom
≈ 360 SF of frame walls and fitting tables

2 exam lanes
≈ 170 SF each, with pretesting in between

Lab
Edging and repairs behind the exam rooms

Support
Office and restroom

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

$39.2M	55,205	7,843	$156K
spent on health care each year within 3 miles	residents, an estimated 59,462 by 2030	residents aged 65 and older	average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $2,110/mo with $32,800 down
Lease: ≈ $3,230/mo

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MED SPA & AESTHETICS OPPORTUNITY · FOR SALE

Beauty and Wellness for Tega Cay

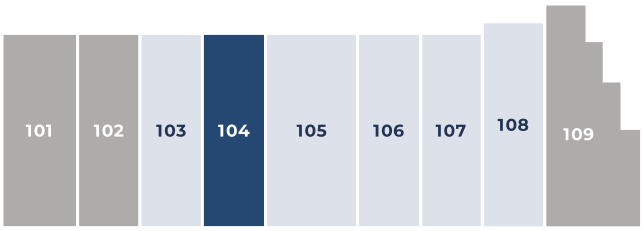
Injectables, laser, facials and skin care for a high-income client base, in brand-new space you design around your treatments. Single suites from 1,206 SF fit a boutique med spa. Below, Suite 104 holds three treatment rooms and a reception and retail area.

First-generation space
Plan plumbing, lighting and finishes around your treatments in a brand-new cold dark shell.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example med spa · Sold or under contract

KEY PLAN · BUILDING 2



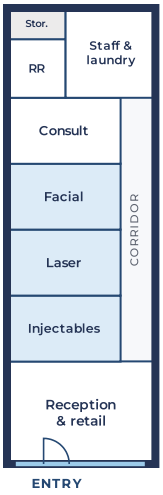
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 104 · 1,241 SF

≈ $335,070 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors to add treatment rooms. View the listing on LoopNet ›



TEST FIT · SUITE 104



3 treatment rooms
≈ 140 SF each for injectables, laser and facials

Reception & retail
≈ 280 SF at the storefront for check-in and skin care retail

Consult room
Private space for new-client consultations

Support
Staff room and laundry, restroom and storage

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

$62.5M
spent each year on personal items within 3 miles

$156K
average household income, 43% earning $150K+

23,892
residents aged 35 to 64

$540K
median home value

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $2,160/mo with $33,500 down
Lease: ≈ $3,310/mo

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VETERINARY CLINIC OPPORTUNITY · FOR SALE

A Clinic for Tega Cay's Four-Legged Families

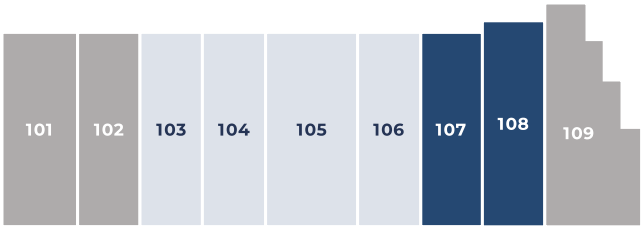
Companion animal care for the families of Tega Cay and Fort Mill, where most nearby homes are single-family. Combine suites for a full-service clinic. Below, Suites 107–108 hold four exam rooms, surgery, treatment and kennels.

Built from scratch
A cold dark shell lets you plan drains, plumbing and ventilation for treatment and kennels from day one.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example clinic · Sold or under contract

KEY PLAN · BUILDING 2



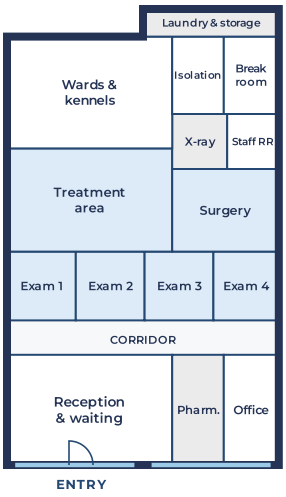
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: 107–108 · 2,565 SF

≈ $692,550 at $270/SF for both suites (107: 1,244 SF · 108: 1,321 SF). Buy one suite, or combine any neighboring available suites. View the listing on LoopNet ›



TEST FIT · SUITES 107–108 · 4 EXAM ROOMS



Four exam rooms, an open treatment area, surgery, x-ray, pharmacy, wards and kennels, isolation, office and staff space.

Illustrative layout based on the Building 2 schematic plan. Not to scale.

WHO LIVES WITHIN 3 MILES

$21M
spent each year on pets, toys and hobbies within 3 miles

20,020
households today, an estimated 21,569 by 2030

83%
of homes within 3 miles are single-family

$156K
average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $4,460/mo with $69,300 down
Lease: ≈ $6,840/mo

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Sources: CoStar demographics, 3-mile radius from 1244 Hubert Graham Way (2025 estimates, 2030 projections); CoStar consumer spending by industry, 3-mile radius (2025). CoStar traffic counts (2026). Test fit is illustrative only, drawn over the Building 2 schematic floor plan; suite lines approximate. Approximate price is $270/SF × listed SF; final pricing set by contract. All uses subject to Windhaven PDD zoning and City of Tega Cay approval. Information deemed reliable but not guaranteed. *Own: SBA 504 estimate, 10% down, 50% bank loan at 7.25% and 40% SBA debenture at 6.97% (Oct. 2026), 25-year terms; excludes taxes, insurance, dues and upfit; startups may need 15–20% down; subject to lender approval. Lease: $32/SF, in line with CoStar's York County office market asking rent of $32.20/SF (Q4 2026).

FITNESS CONCEPTS OPPORTUNITY · FOR SALE

Give Your Studio a Permanent Home

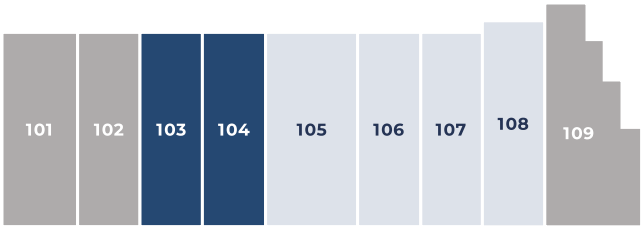
Pilates, yoga, barre, cycling, HIIT or personal training for a community that invests in staying active. Combine neighboring suites into one open studio floor. Below, Suites 103–104 hold a 12-reformer studio with changing rooms and a retail front.

One open floor
Combine neighboring suites into a single studio, with 281 shared parking spaces for class turnover.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example studio · Sold or under contract

KEY PLAN · BUILDING 2



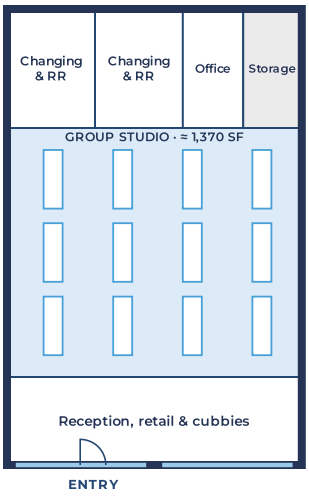
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: 103–104 · 2,454 SF

≈ $662,580 at $270/SF for both suites (103: 1,213 SF · 104: 1,241 SF). Buy one suite, or combine any neighboring available suites. View the listing on LoopNet ›



TEST FIT · SUITES 103–104 · 12-REFORMER STUDIO



Room for 12 reformers, about 30 mats, a cycling room or an open training floor, plus reception and retail, two changing rooms with restrooms, an office and storage.

Illustrative layout based on the Building 2 schematic plan. Not to scale.

WHO LIVES WITHIN 3 MILES

$23.4M
spent each year on fees and admissions, including memberships and lessons

$123M
on entertainment, hobbies and recreation

22,470
residents aged 25 to 54

43%
of households earn $150,000 or more

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $4,260/mo with $66,300 down
Lease: ≈ $6,540/mo

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MARTIAL ARTS STUDIO OPPORTUNITY · FOR SALE

A Dojo for Tega Cay Kids

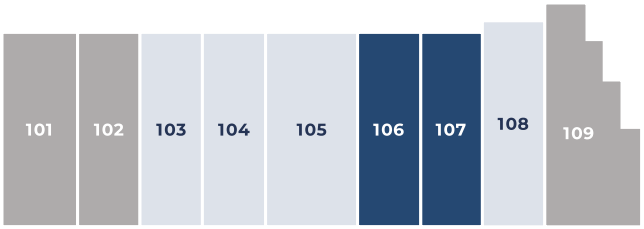
Karate, taekwondo, jiu-jitsu and after-school programs for the school-age kids of Tega Cay, plus adult classes in the evening. Combine neighboring suites for a full training floor. Below, Suites 106–107 hold a 1,340 SF mat with parent viewing up front.

One open floor
Combine neighboring suites into a single training floor, with 281 shared parking spaces for pickup and drop-off.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example studio · Sold or under contract

KEY PLAN · BUILDING 2



Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: 106–107 · 2,450 SF

≈ $661,500 at $270/SF for both suites (106: 1,206 SF · 107: 1,244 SF). Buy one suite, or combine any neighboring available suites. View the listing on LoopNet ›



TEST FIT · SUITES 106–107 · TRAINING MAT



About 1,340 SF of open training floor with a mat, a lobby with parent viewing, two changing rooms with restrooms, an office and storage.

Illustrative layout based on the Building 2 schematic plan. Not to scale.

WHO LIVES WITHIN 3 MILES

$23.4M
spent each year on fees and admissions, including lessons

7,764
school-age children aged 5 to 14

6,413
married-couple households with children

$156K
average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $4,260/mo with $66,200 down
Lease: ≈ $6,530/mo

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LEARNING & ENRICHMENT OPPORTUNITY · FOR SALE

After-School Learning, Close to Home

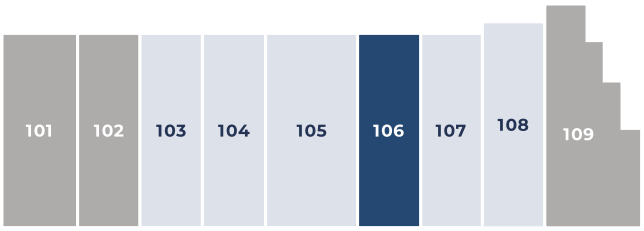
Tutoring, enrichment, test prep and after-school programs for the school-age kids of Tega Cay. Single suites from 1,206 SF fit a focused center. Below, Suite 106 holds three classrooms and a group learning lab.

Own your center
Build equity instead of paying rent, in brand-new space laid out around your programs.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example center · Sold or under contract

KEY PLAN · BUILDING 2



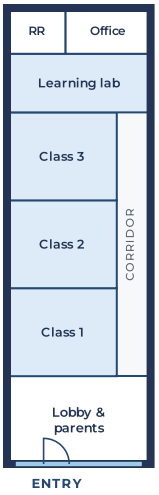
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 106 · 1,206 SF

≈ $325,620 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors to add classrooms. View the listing on LoopNet ›



TEST FIT · SUITE 106



3 classrooms
≈ 180 SF each for small-group tutoring and enrichment

Learning lab
≈ 155 SF for group sessions or testing

Lobby
Check-in and parent waiting at the storefront

Support
Office and restroom

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

$40.8M	7,764	6,413	$156K
spent each year on education within 3 miles	school-age children aged 5 to 14	married-couple households with children	average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $2,090/mo with $32,600 down
Lease: ≈ $3,220/mo

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COFFEE SHOP & WINE BAR OPPORTUNITY · FOR SALE

Morning Coffee, Evening Wine

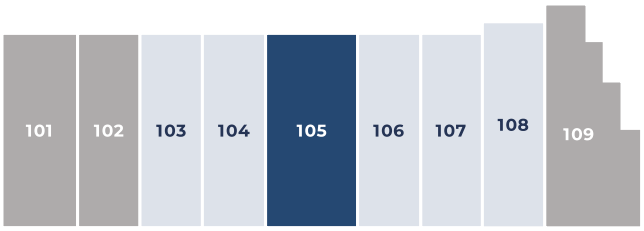
A neighborhood spot for coffee before work and a glass of wine after, at the front door of Tega Cay. Below, Suite 105 holds a café and bar with seating, a coffee and wine counter, prep space and two restrooms.

Morning to evening
Catch commuters on Gold Hill Road by day and neighbors looking for a place to unwind by night.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example café · Sold or under contract

KEY PLAN · BUILDING 2



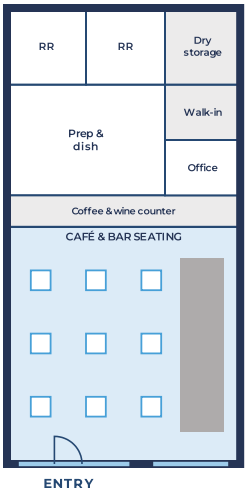
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 105 · 1,728 SF

≈ $466,560 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors for more seating. View the listing on LoopNet ›



TEST FIT · SUITE 105



Café & bar seating
≈ 885 SF for tables, a lounge and a window bar

Coffee & wine counter
Espresso, pour-over and wine service

Prep & walk-in
Dish, prep and cold storage behind the counter

Support
Two restrooms, office and dry storage

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

$92.7M	$15.2M	11,042	$156K
spent each year on food away from home within 3 miles	on alcoholic beverages	daytime employees nearby	average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $3,000/mo with $46,700 down
Lease: ≈ $4,610/mo

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BAKERY OPPORTUNITY · FOR SALE

Fresh Bread at Tega Cay's Front Door

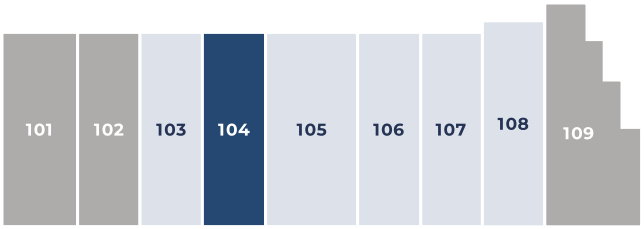
Bread, pastries, custom cakes and morning coffee for the neighborhoods around Windhaven. Single suites from 1,206 SF fit a retail bakery. Below, Suite 104 holds a retail counter with seating and a full production kitchen.

Built from scratch
Plan ovens, sinks, drains and venting for your production kitchen in a brand-new cold dark shell.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example bakery · Sold or under contract

KEY PLAN · BUILDING 2



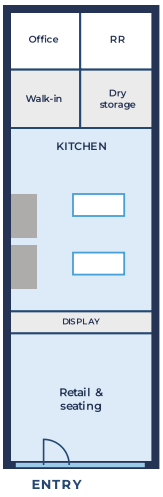
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 104 · 1,241 SF

≈ $335,070 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors for more seating. View the listing on LoopNet ›



TEST FIT · SUITE 104



Retail & seating
≈ 365 SF with a display case and counter

Production kitchen
≈ 505 SF for ovens, mixers and prep tables

Walk-in & dry storage
Cold and dry storage behind the kitchen

Support
Office and restroom

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

2
storefront bakeries within 3 miles, not counting grocery or coffee chains

$92.7M
spent each year on food away from home

20,020
households, an estimated 21,569 by 2030

$156K
average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $2,160/mo with $33,500 down
Lease: ≈ $3,310/mo

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SALON SUITES OPPORTUNITY · FOR SALE

Private Studios for Independent Stylists

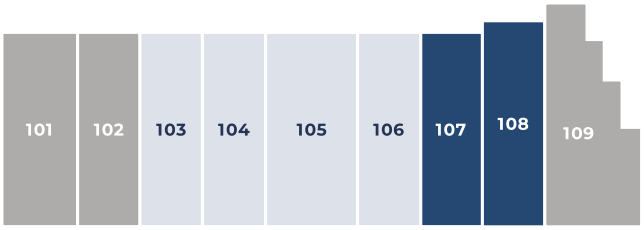
Lease private studios to stylists, barbers, estheticians and nail artists who want their own space. Combine neighboring suites for a full salon suites concept. Below, Suites 107–108 hold eight private studios around a shared lobby.

Built from scratch
Plan a shampoo bowl, plumbing and lighting for every studio in a brand-new cold dark shell.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example concept · Sold or under contract

KEY PLAN · BUILDING 2



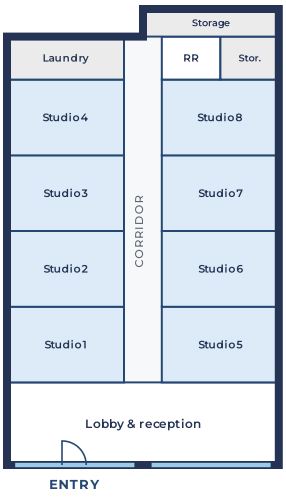
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: 107–108 · 2,565 SF

≈ $692,550 at $270/SF for both suites (107: 1,244 SF · 108: 1,321 SF). Combine more neighboring suites to add studios. View the listing on LoopNet ›



TEST FIT · SUITES 107–108 · 8 STUDIOS



Eight private studios of about 185 SF each off a central corridor, with a shared lobby, laundry, restroom and storage.

Illustrative layout based on the Building 2 schematic plan. Not to scale.

WHO LIVES WITHIN 3 MILES

$62.5M
spent each year on personal items within 3 miles

$156K
average household income, 43% earning $150K+

23,892
residents aged 35 to 64

20,020
households, an estimated 21,569 by 2030

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $4,460/mo with $69,300 down
Lease: ≈ $6,840/mo

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DOG GROOMING OPPORTUNITY · FOR SALE

Grooming for Tega Cay's Best Friends

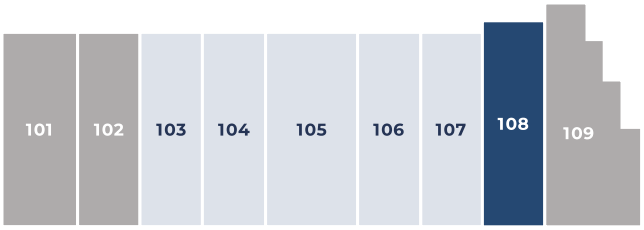
Full-service grooming, baths and pet retail for the families of Tega Cay and Fort Mill, where most nearby homes are single-family. Single suites from 1,206 SF fit a grooming salon. Below, Suite 108 holds a grooming room, drying and kennels, and retail up front.

Built from scratch
Plan tubs, drains and ventilation for grooming in a brand-new cold dark shell.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example salon · Sold or under contract

KEY PLAN · BUILDING 2



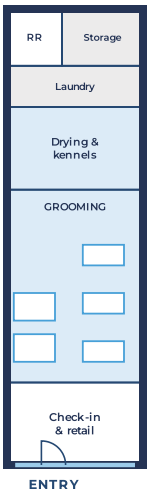
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 108 · 1,321 SF

≈ $356,670 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors to add a self-wash area. View the listing on LoopNet ›



TEST FIT · SUITE 108



Grooming room
≈ 550 SF for two tubs and three tables

Drying & kennels
≈ 235 SF for crates and drying stations

Check-in & retail
≈ 235 SF for drop-off, pickup and pet products

Support
Laundry, restroom and storage

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

$21M
spent each year on pets, toys and hobbies within 3 miles

83%
of homes within 3 miles are single-family

20,020
households, an estimated 21,569 by 2030

$156K
average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $2,290/mo with $35,700 down
Lease: ≈ $3,520/mo

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DRY CLEANERS & ALTERATIONS OPPORTUNITY · FOR SALE

Drop-Off on the Way to Work

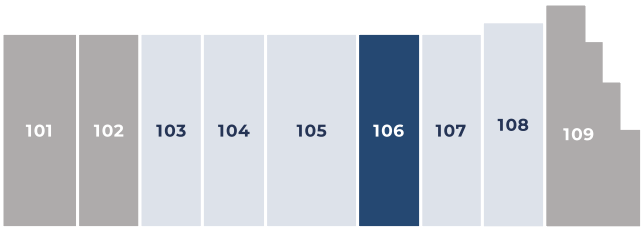
Dry cleaning drop-off, pickup and alterations for the households and commuters along Gold Hill Road. Single suites from 1,206 SF fit a drop-off store with a tailoring room. Below, Suite 106 holds a counter, garment conveyor and alterations room.

Drop-off and pickup
A storefront counter with garments processed off-site, so no on-site cleaning plant is needed.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example store · Sold or under contract

KEY PLAN · BUILDING 2



Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 106 · 1,206 SF

≈ $325,620 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors for more space. View the listing on LoopNet ›



TEST FIT · SUITE 106



Drop-off & pickup
≈ 275 SF counter area at the storefront

Garment conveyor
≈ 510 SF for an automated pickup conveyor and bagging

Alterations room
≈ 235 SF for a tailor and fitting area

Support
Office and restroom

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

$42.2M
spent each year on apparel within 3 miles

29,674
employed residents within 3 miles

20,020
households, an estimated 21,569 by 2030

$156K
average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $2,090/mo with $32,600 down
Lease: ≈ $3,220/mo

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SHIPPING & MAILBOX STORE OPPORTUNITY · FOR SALE

Ship, Print and Mail Close to Home

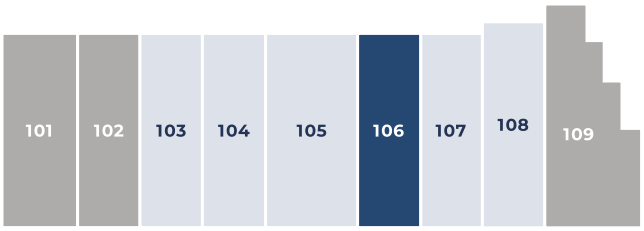
Shipping, mailboxes, printing and notary services for the households and home-based businesses of Tega Cay. Single suites from 1,206 SF fit a franchise store. Below, Suite 106 holds a retail counter, mailbox wall and packing room.

Everyday traffic
Customers stop in week after week to ship, print and pick up mail, all from a brand-new storefront.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example store · Sold or under contract

KEY PLAN · BUILDING 2



Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 106 · 1,206 SF

≈ $325,620 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors for more space. View the listing on LoopNet ›



TEST FIT · SUITE 106



Retail floor
≈ 430 SF with mailbox walls and packing supplies

Counter
Shipping, notary and pickup service

Packing & print
≈ 350 SF for packing and print production

Support
Package storage, office and restroom

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

11,042 daytime employees within 3 miles	**29,674** employed residents within 3 miles	**20,020** households, an estimated 21,569 by 2030	**$156K** average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $2,090/mo with $32,600 down
Lease: ≈ $3,220/mo

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Sources: CoStar demographics, 3-mile radius from 1244 Hubert Graham Way (2025 estimates, 2030 projections); CoStar daytime employment. CoStar traffic counts (2026). Test fit is illustrative only, drawn over the Building 2 schematic floor plan; suite lines approximate. Approximate price is $270/SF × listed SF; final pricing set by contract. All uses subject to Windhaven PDD zoning and City of Tega Cay approval. Information deemed reliable but not guaranteed. *Own: SBA 504 estimate, 10% down, 50% bank loan at 7.25% and 40% SBA debenture at 6.97% (Oct. 2026), 25-year terms; excludes taxes, insurance, dues and upfit; startups may need 15–20% down; subject to lender approval. Lease: $32/SF, in line with CoStar's York County office market asking rent of $32.20/SF (Q4 2026).

ABC STORE OPPORTUNITY · FOR SALE

A Storefront on the Way Home

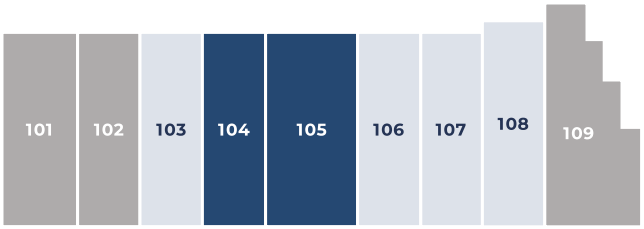
A liquor store at the entrance to Windhaven, where Tega Cay households stop on their way home along Gold Hill Road. Combine neighboring suites for a full sales floor. Below, Suites 104–105 hold about 1,900 SF of retail with a stockroom and receiving.

Brand-new retail
Own a first-generation storefront and lay out your sales floor, cooler and stockroom from scratch.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example store · Sold or under contract

KEY PLAN · BUILDING 2



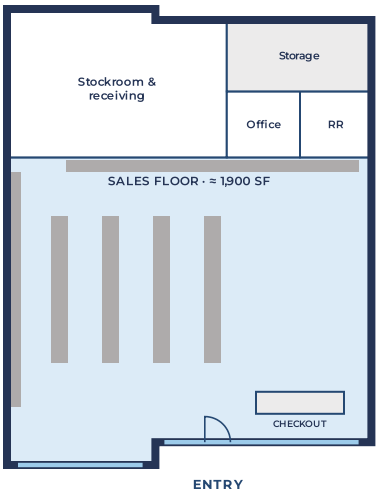
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: 104–105 · 2,969 SF

≈ $801,630 at $270/SF for both suites (104: 1,241 SF · 105: 1,728 SF). Buy one suite, or combine any neighboring available suites. View the listing on LoopNet ›



TEST FIT · SUITES 104–105 · RETAIL



About 1,900 SF of sales floor with wall and gondola shelving and checkout at the door, plus stockroom and receiving, office, restroom and storage.

Illustrative layout based on the Building 2 schematic plan. Not to scale.

WHO LIVES WITHIN 3 MILES

$15.2M
spent each year on alcoholic beverages within 3 miles

$211M
on food and alcohol overall

55,205
residents, an estimated 59,462 by 2030

$156K
average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $5,160/mo with $80,200 down
Lease: ≈ $7,920/mo

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PROFESSIONAL OFFICE OPPORTUNITY · FOR SALE

Put Your Name on the Door

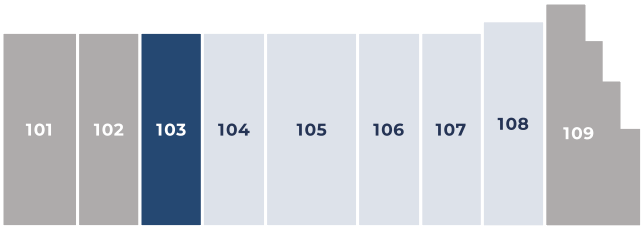
Real estate brokerages, financial advisors, insurance, title and other professional offices, close to the clients who live here. Own a single suite instead of renting. Below, Suite 103 holds a conference room, two private offices and an open work area for agents or staff.

Build equity
Own your office instead of paying rent, behind a brand-new storefront on Hubert Graham Way.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example office · Sold or under contract

KEY PLAN · BUILDING 2



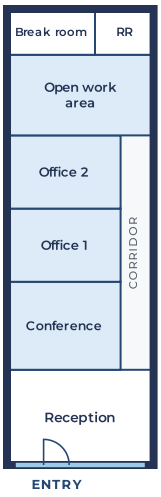
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: Suite 103 · 1,213 SF

≈ $327,510 at $270/SF. Suites 103–108 range from 1,206 to 1,728 SF; buy one, or combine neighbors as your team grows. View the listing on LoopNet ›



TEST FIT · SUITE 103



Conference room
≈ 185 SF for client meetings

2 private offices
≈ 155 SF each

Open work area
≈ 220 SF for four to six desks

Support
Reception, break room and restroom

Illustrative layout based on the Building 2 schematic plan. Areas approximate. Not to scale.

WHO LIVES WITHIN 3 MILES

11,042 daytime employees within 3 miles	**29,674** employed residents within 3 miles	**56%** of adults hold a bachelor's degree or higher	**$156K** average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $2,110/mo with $32,800 down
Lease: ≈ $3,230/mo

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COWORKING & EXECUTIVE SUITES OPPORTUNITY · FOR SALE

Work Close to Home

Private offices, coworking memberships and meeting rooms for the remote workers and small firms who live around Tega Cay. Combine neighboring suites and lease space to members. Below, Suites 103–104 hold four private offices, open coworking and a conference room.

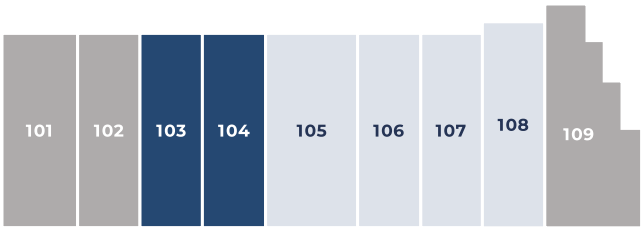
Own the space you lease

Buy the suites and run the memberships, so your rent goes toward an asset you own.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Example space · Sold or under contract

KEY PLAN · BUILDING 2



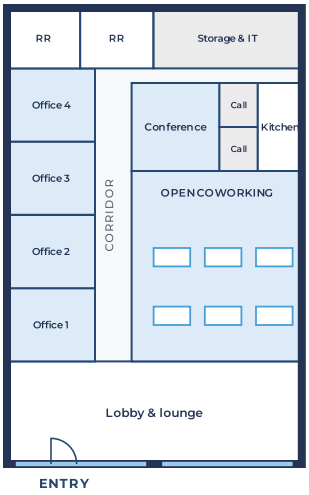
Storefronts face Hubert Graham Way (bottom). Not to scale.

Example: 103–104 · 2,454 SF

≈ $662,580 at $270/SF for both suites (103: 1,213 SF · 104: 1,241 SF). Buy one suite, or combine any neighboring available suites. View the listing on LoopNet ›



TEST FIT · SUITES 103–104 · COWORKING



Four private offices, about 600 SF of open coworking for 12 or more members, a conference room, two call rooms, a kitchen, two restrooms and storage.

Illustrative layout based on the Building 2 schematic plan. Not to scale.

WHO LIVES WITHIN 3 MILES

29,674
employed residents within 3 miles

56%
of adults hold a bachelor's degree or higher

11,042
daytime employees nearby

$156K
average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

OWN VS. LEASE*
Own: ≈ $4,260/mo with $66,300 down
Lease: ≈ $6,540/mo

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INVESTOR OPPORTUNITY · FOR SALE

Own the Asset, Lease to Local Businesses

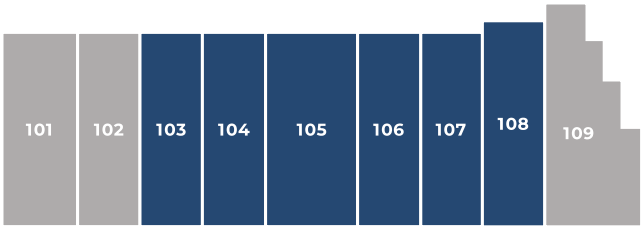
Buy a first-generation retail and office condo and lease it to the medical, service and wellness businesses moving into Tega Cay. Six suites from 1,206 to 1,728 SF are available, alone or combined.

New construction
First-generation suites in a growing trade area, with brand-new systems and no deferred maintenance.

BUILDING 2 · $270/SF · COLD DARK SHELL

Available · Available to buy · Sold or under contract

KEY PLAN · BUILDING 2



Storefronts face Hubert Graham Way (bottom). Not to scale.

Six suites · 7,953 SF available

$270/SF, from ≈ $325,620 for a single suite. Buy one, several, or combine neighbors for a larger tenant.
View the listing on LoopNet ›



AVAILABLE SUITES · BUILDING 2

Suite	Size	Price	Rent/yr*
103	1,213 SF	$327,510	$38,816
104	1,241 SF	$335,070	$39,712
105	1,728 SF	$466,560	$55,296
106	1,206 SF	$325,620	$38,592
107	1,244 SF	$335,880	$39,808
108	1,321 SF	$356,670	$42,272
All six	7,953 SF	$2,147,310	$254,496

*Illustrative rent at $32/SF NNN, the current asking rent for new space at Windhaven and in line with CoStar's York County office market asking rent of $32.20/SF (Q4 2026). Shown before tenant improvements, vacancy, leasing commissions and ownership costs; actual rents depend on the market and the lease.

WHO LIVES WITHIN 3 MILES

$835M
total consumer spending within 3 miles each year

55,205
residents, an estimated 59,462 by 2030

11,042
daytime employees nearby

$156K
average household income

ON SITE
281 parking spaces
Gold Hill Rd: 19,064/day
3 miles to I-77, Exit 88

INCOME EXAMPLE*
Suite 106: 1,206 SF
Price ≈ $325,620
Rent ≈ $38,590/yr at $32 NNN

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