



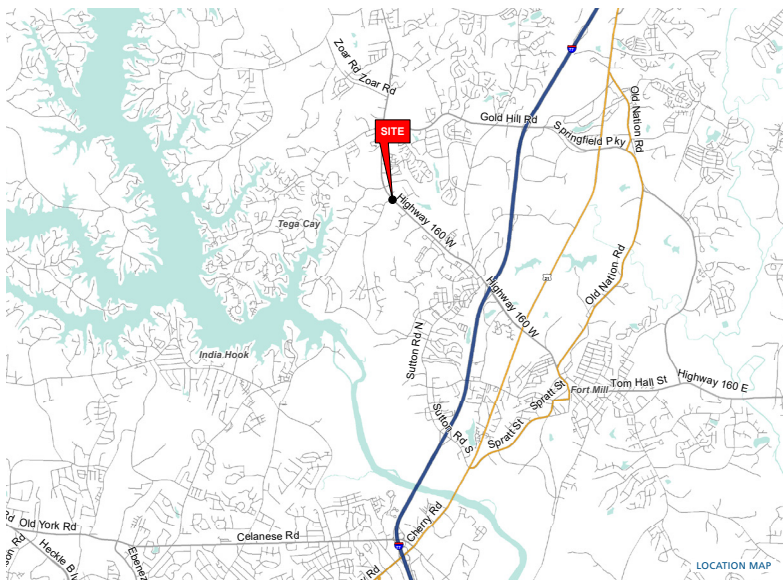
**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

## RETAIL SPACE AVAILABLE FOR LEASE



# GRAYSTONE CROSSING

2435 SC HIGHWAY 160 | TEGA CAY, SOUTH CAROLINA 29708



### PROPERTY / LEASE INFORMATION

SPACE AVAILABLE: 1,399 SF  
LEASE RATE: Please Call  
EST. TICAM: Please Call  
TOTAL GLA: 21,997 SF

#### CO-TENANTS INCLUDE:



### PROPERTY DESCRIPTION

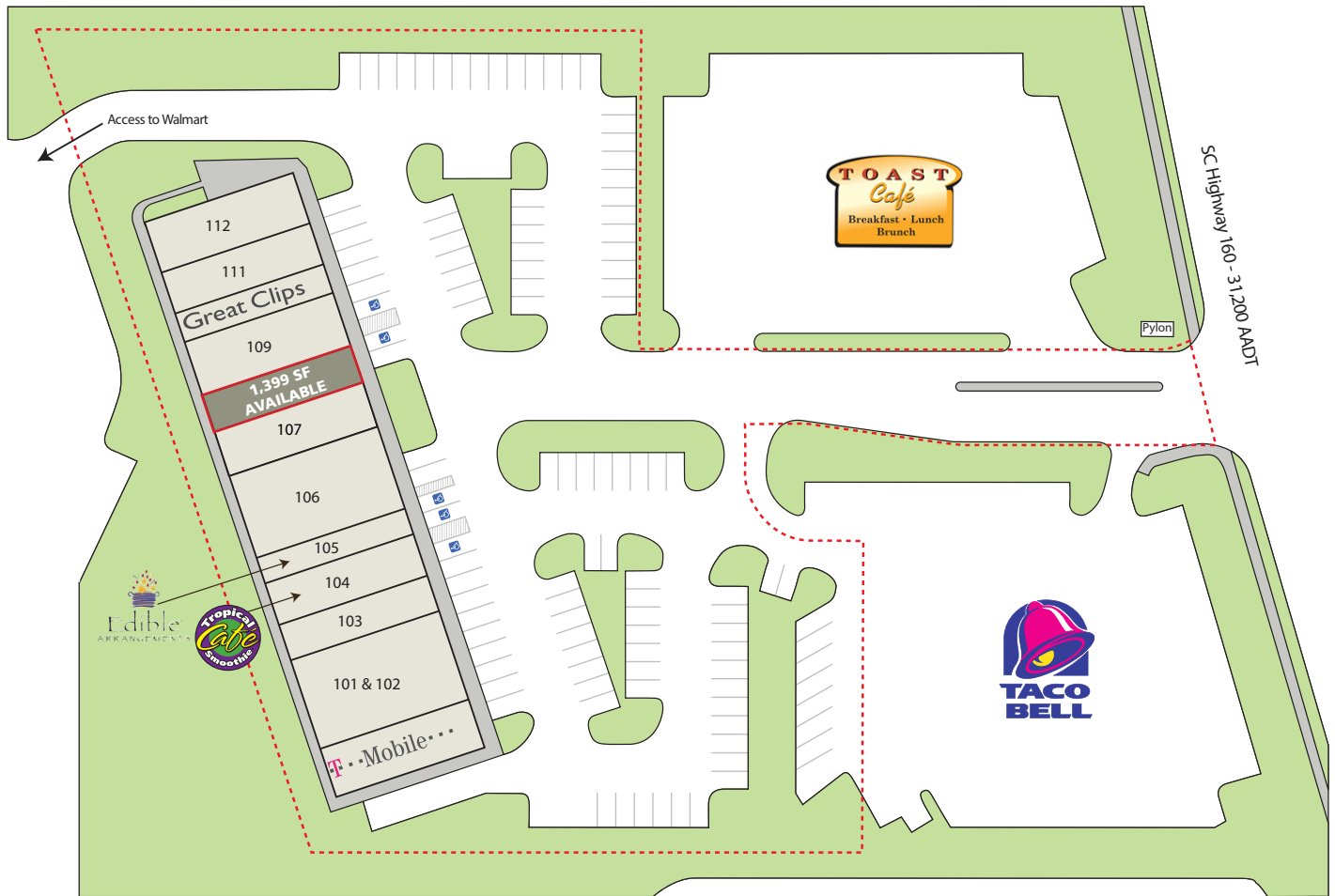
- Walmart shadow-anchored retail with Dental Works, Tropical Smoothie Cafe, T Mobile, Edible Arrangements and more.
- Well positioned retail in the rapidly growing Fort Mill / Tega Cay market.
- Monument signage and plenty of parking
- Close proximity to new EarthFare center on Hwy 160 and 200 new homes by Lennar.
- 2.5 miles from I-77 full interchange.

### DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	7,068	38,670	98,600
AVERAGE HH INCOME	\$110,279	\$127,204	\$105,053
MEDIAN HH INCOME	\$95,513	\$106,510	\$87,259
BUSINESS ESTABLISHMENTS	359	1,247	2,676
DAYTIME EMPLOYMENT	3,243	12,752	30,340

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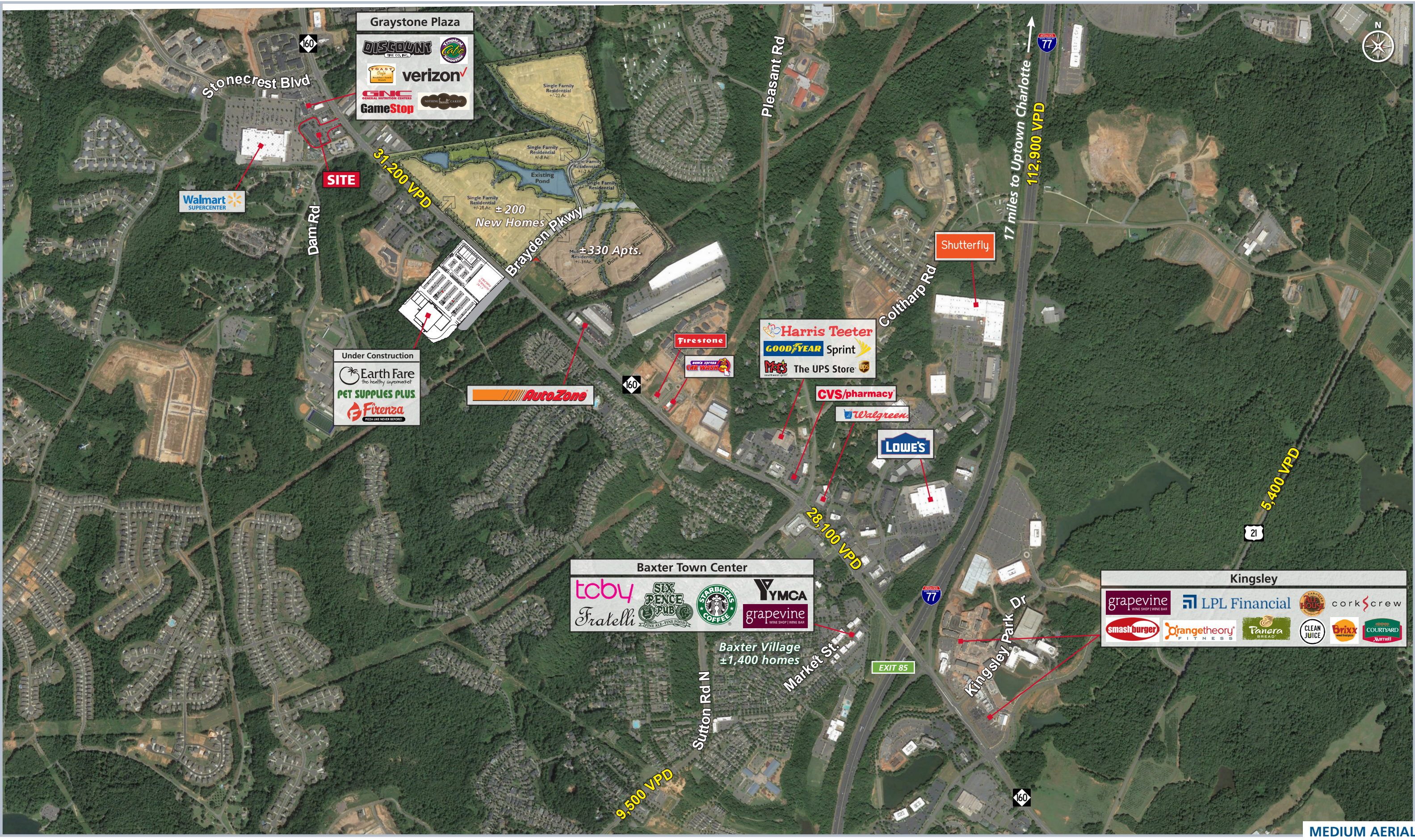


SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
100	T-Mobile	1,858 SF	107	Dirty Dog	1,799 SF
101 & 102	Dental Works	3,408 SF	<b>108</b>	<b>AVAILABLE</b>	<b>1,399 SF</b>
103	Nail Palace	1,344 SF	109	Smile Cleaners	2,037 SF
104	Tropical Smoothie Cafe	1,582 SF	110	Great Clips	1,127 SF
105	Edible Arrangements	963 SF	111	Peking Tokyo	1,525 SF
106	Tae Kwon Do	3,143 SF	112	Danny's Pizza & Pasta	1,911 SF
				<b>TOTAL CENTER SIZE</b>	<b>21,997</b>

## TRAFFIC COUNTS 2016 (SCDOT)

31,200 VPD on SC Hwy 160

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**Graystone Plaza**

DISCOUNT THE CO. INC. **verizon** **GameStop**

**SITE**

Under Construction

**Earth Fare** **PET SUPPLIES PLUS** **Firenza**

**AutoZone**

**Baxter Town Center**

toby SIX DENCE PUB STARBUCKS COFFEE YMCA grapevine

**Kingsley**

grapevine LPL Financial corkscrew smash burger Orangetheory FITNESS Panera BREAD CLEAN JUICE Brix COURT YARD

31,200 VPD

28,100 VPD

9,500 VPD

112,900 VPD

5,400 VPD

17 miles to Uptown Charlotte