



AVAILABLE FOR LEASE OR SALE

2,500 TO 20,000 SF New Construction

- Near the intersection of Nexton Parkway & Brighton Park Boulevard in Summerville
- Adjacent to hotel, medical, retail, restaurants, and multifamily.

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A WELL-CONNECTED LOCATION

AERIAL | FEBRUARY 2025



SURROUNDED BY ESTABLISHED RESIDENTIAL & FUTURE GROWTH

SHEEP ISLAND
COMMUNITY BY
DR HORTON

DEL WEBB
1,000+ RESIDENCES

FUTURE MUSC
128-BED HOSPITAL

MIDTOWN
RESIDENTIAL

CARNES
CROSSROADS

NEXTON MIDDLE

MARKETPLACE
@NEXTON

7 ELEVEN

HARRIS TEETER

BRIGHTON PARK
RESIDENTIAL

MULTIFAMILY

ONE NEXTON
PUBLIX SHOPPING CENTER

FUTURE MULTIFAMILY

FUTURE
ROADS

SIGNALIZED
INTERSECTION

ELEVATE AT BRIGHTON
PARK MULTIFAMILY

THE PICKLE BAR

THE HUB
MIXED-USE

FUTURE
OFFICE/RETAIL

WETLANDS

THE MURRAY
APARTMENTS

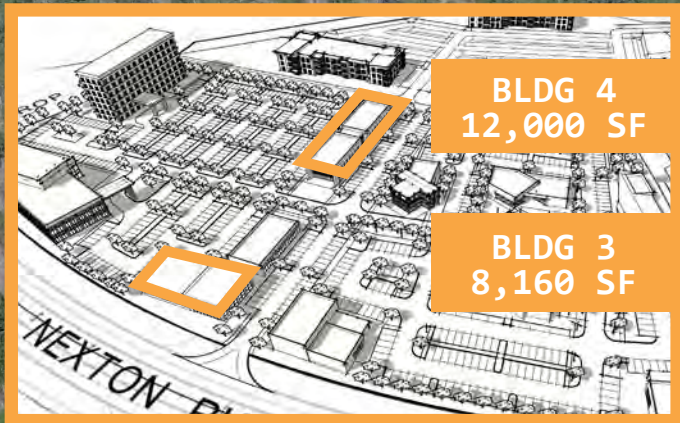
FULL ACCESS
INTERSECTION

FUTURE
SIGNALIZED
INTERSECTION

DROP OFF DR

FUTURE CORPORATE
OFFICE CMAPUS

FUTURE 28-ACRE
JOB GENERATOR SITE



FOR SALE: \$600 / PSF

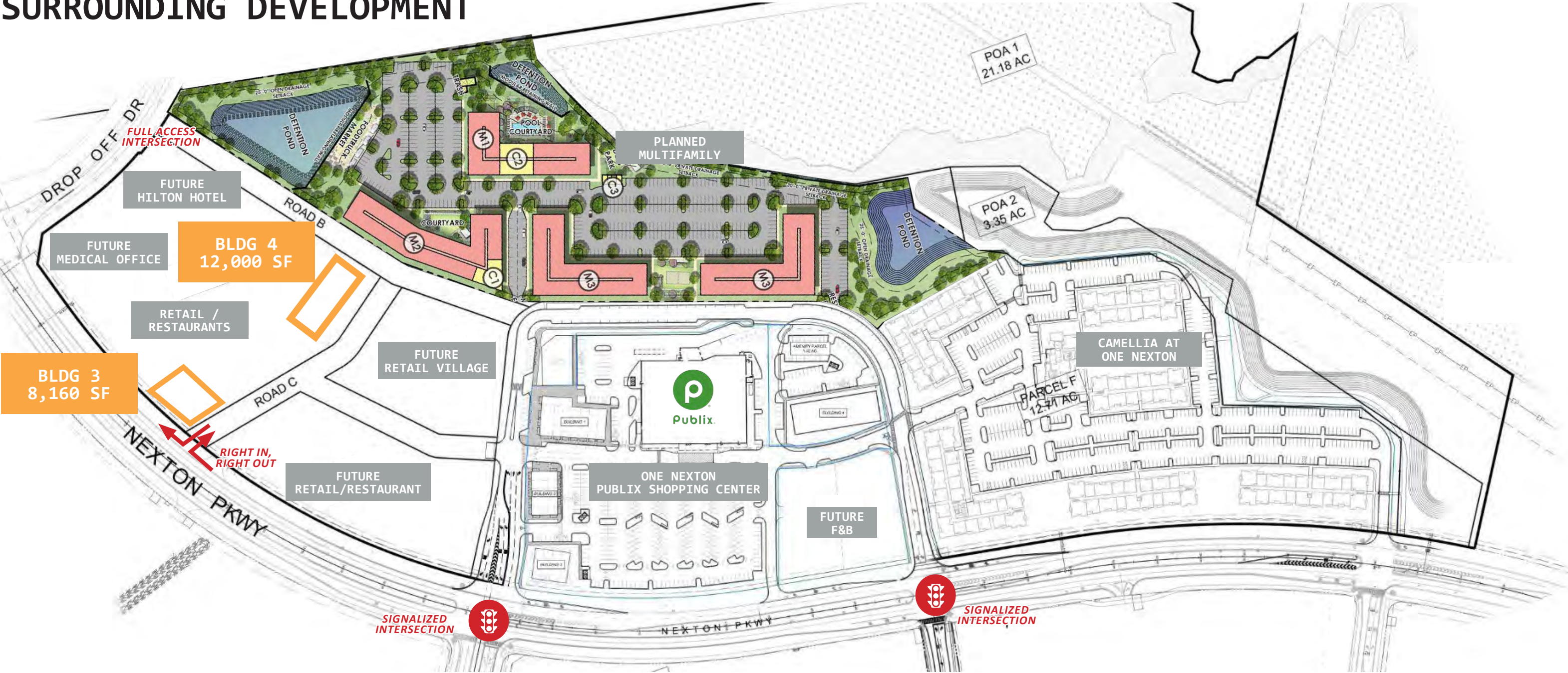
FOR LEASE: \$55 PSF NNN
Delivery Q3 2027

TIA: \$40 PSF

AVAILABLE SF: 2,500 TO 20,000 SF
Warm Dark Shell Delivery or Turn-key
TI's Available

USES: F&B
Bank
Retail
Office
Low parking medical users

SURROUNDING DEVELOPMENT



MEDICAL OFFICE BUILDING



RETAIL / RESTAURANT



FUTURE RETAIL VILLAGE



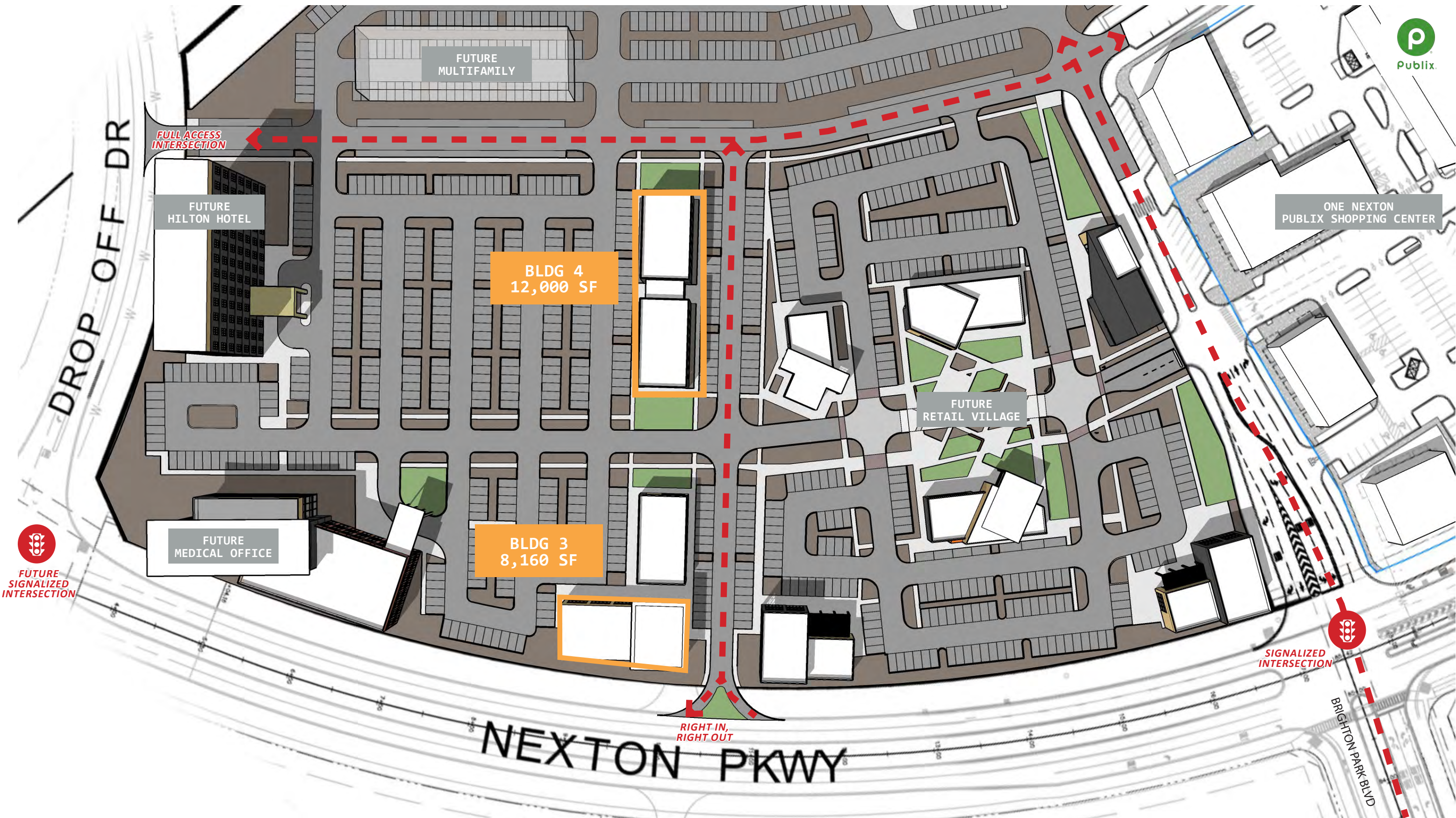
ONE NEXTON PUBLIX



CAMELLIA AT ONE NEXTON APARTMENTS

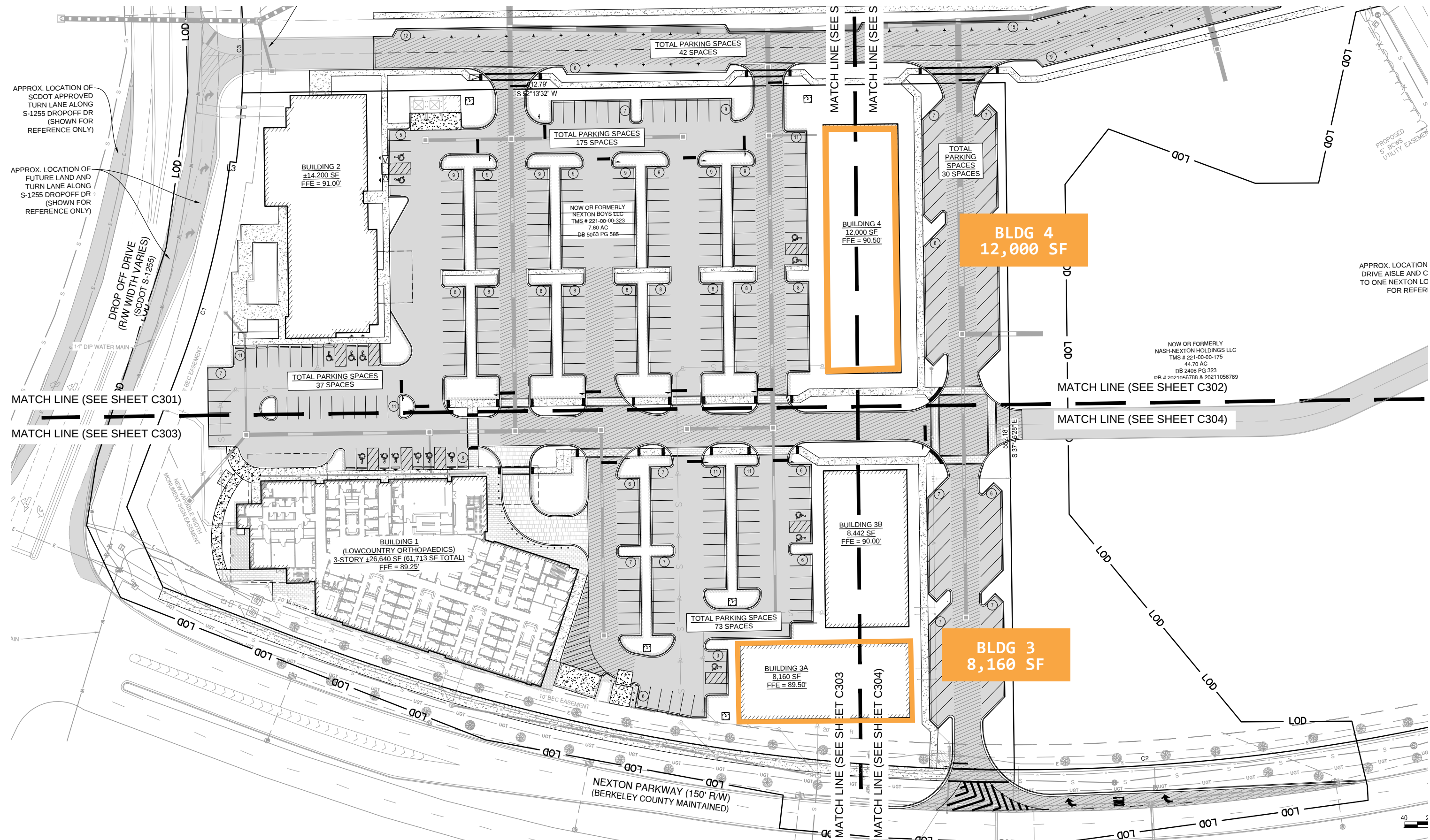
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EASILY ACCESSIBLE



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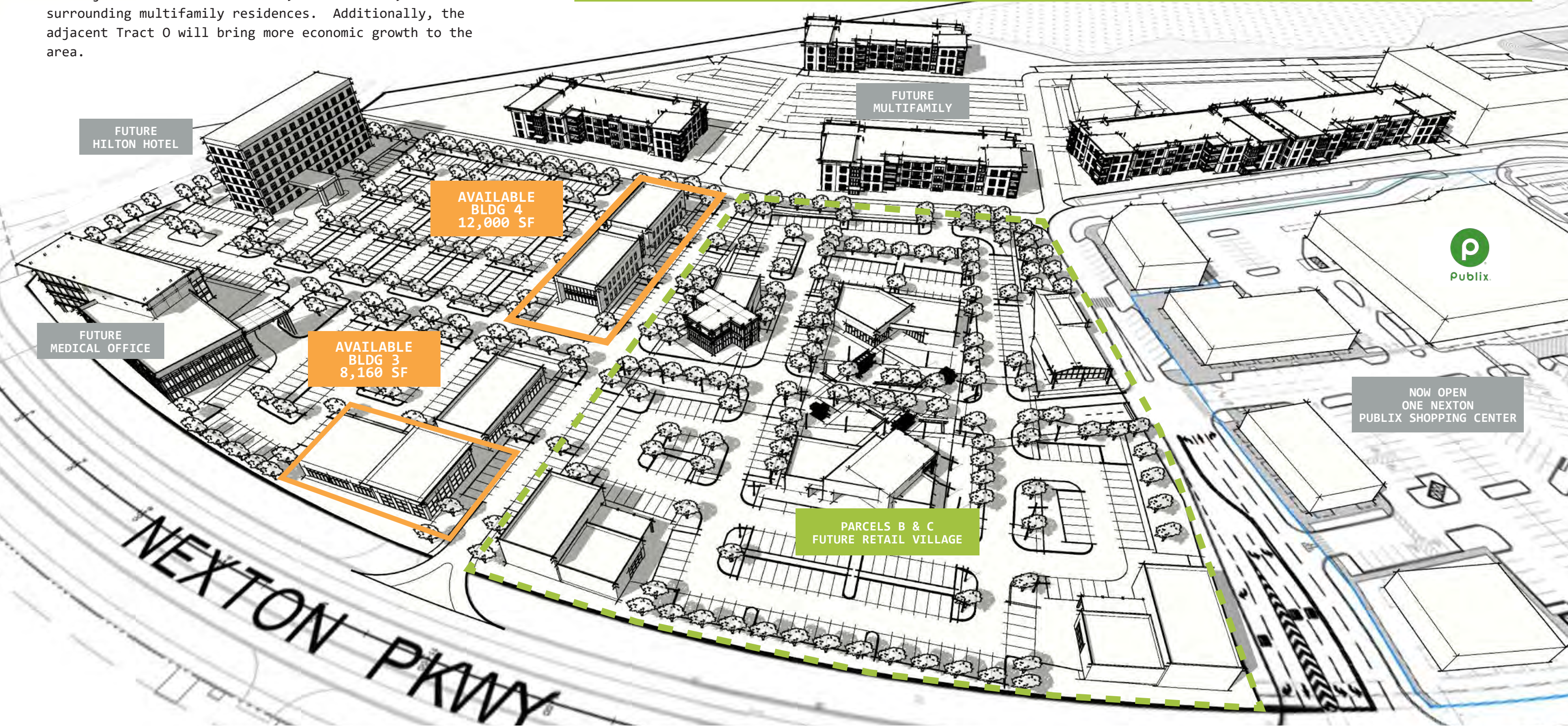
SITE PLAN



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RETAIL VILLAGE VISION

The overall vision of this portion of this 12-acre tract is to create an upscale mix of uses that are easily accessible. This is where you can park or golf cart and go to multiple restaurants, or meet a friend for coffee and catch up while sitting in the lawn amenity. The retail village complements the adjacent Hilton-brand hotel, medical office, and surrounding multifamily residences. Additionally, the adjacent Tract 0 will bring more economic growth to the area.



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RETAIL VILLAGE VISION

AVAILABLE
BLDG 3
8,160 SF

AVAILABLE
BLDG 4
12,000 SF



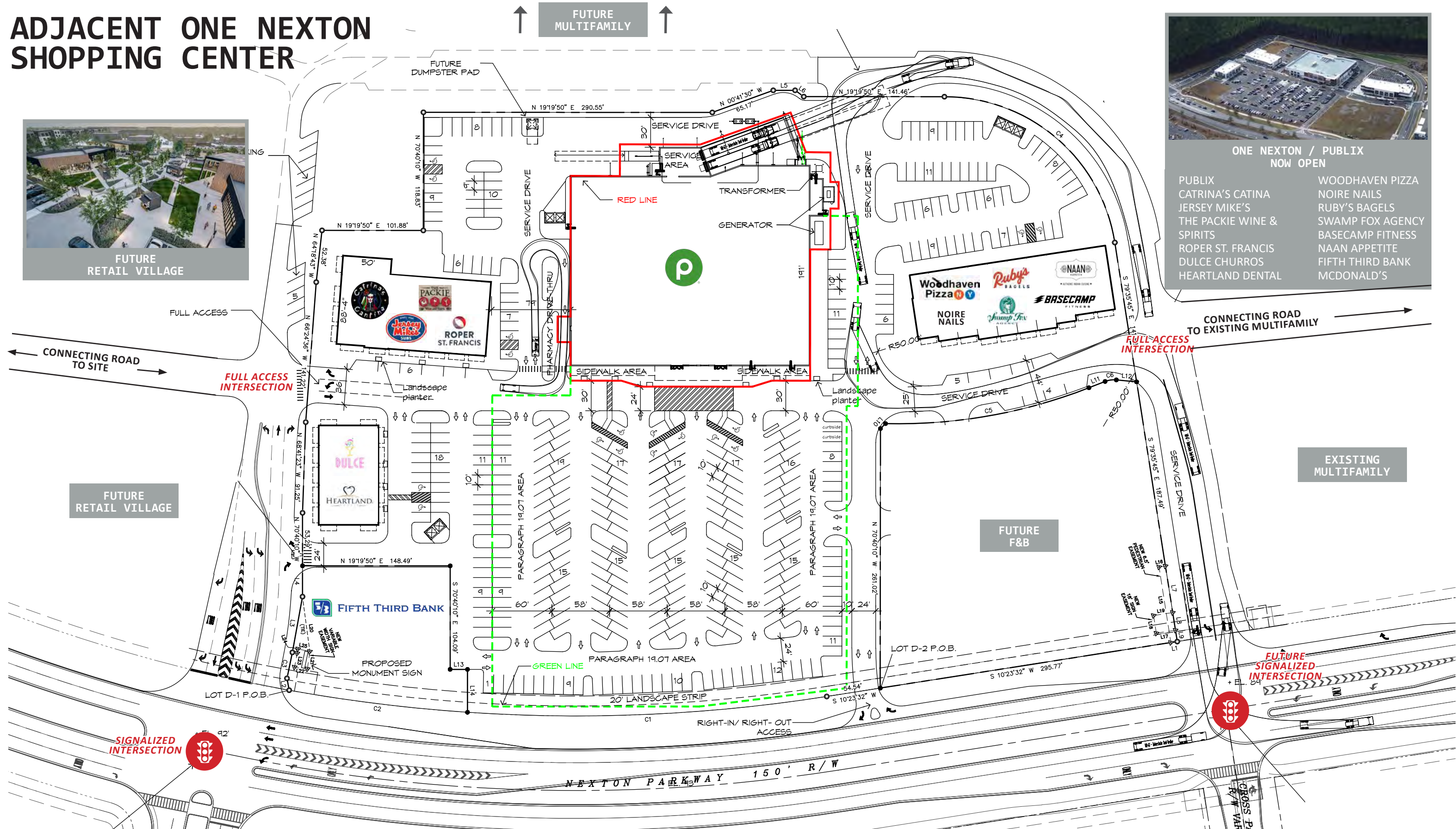
Aerial

**FUTURE
RETAIL VILLAGE**



PUBLIX
CATRINA'S CATINA
JERSEY MIKE'S
THE PACKIE WINE &
SPIRITS
ROPER ST. FRANCIS
DULCE CHURROS
HEARTLAND DENTAL

WOODHAVEN PIZZA
NOIRE NAILS
RUBY'S BAGELS
SWAMP FOX AGENCY
BASECAMP FITNESS
NAAN APPETITE
FIFTH THIRD BANK
MCDONALD'S



TRACT D, PARCEL A, LOT 4 | PG. 17



FUTURE HILTON HOTEL



FUTURE MEDICAL OFFICE



THE HUB
MIXED-USE DEVELOPMENT



RETAIL VILLAGE



MARKETPLACE
@NEXTON



BRIGHTON PARK RESIDENTIAL
TRACT D, PARCEL A, LOT 4 | PG. 19

WESTHILL
DEVELOPMENT

HWY 176 WIDENING
PHASE II: 6.5 MILES
TO CAMP HALL

WILDCAT TRACT
6,000 RESIDENCES

SHEEP ISLAND COMMUNITY
BY DR HORTON

AVAILABLE
BLDGS 3 & 4

NEXTON
10,000 RESIDENCES

CANE BAY
15,000 RESIDENCES

CARNES CROSSROADS
5,000 RESIDENCES

HWY 176 WIDENING
PHASE I: 4.2 MILES
4 LANES, RAISED MEDIAN
Q2 2025 COMPLETION

MARKETPLACE AT
CARNES CROSSROADS

FUTURE
Publix

SURROUNDING RETAILERS & RESIDENTIAL

AZALEA SQUARE
target Staples
BEST BUY DICK'S
SPORTING GOODS



SUMMERVILLE
MARKETPLACE
EARTH
FARE

NORTH MAIN
MARKETPLACE
Walmart belk LOWE'S



FOOD
LION



Harris Teeter
Neighborhood Food & Pharmacy



THE MARKET AT CANE BAY
Publix SOUTH CAROLINA
FEDERAL CREDIT UNION Starbucks
Firestone Familiar's Parker's
EGGS UP GRILL Pizzeria Brioche
CresCom Bank SMOOTHIE KING AT&T

NORTH CREEK AT NEXTON
DUNKIN' DONUTS Marco's Pizzeria Jersey Mike's McDonald's Princess
BUFFALO WILD WINGS AGAVES CANTINA bluewater HealthCreek Village
ICE CREAM SHOP JSK DICKY'S BARBECUE PIT DENTAL



the village @ one nexton



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