



## AVAILABLE FOR LEASE OR SALE

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**0.53 & 0.55 Acre Pad Sites or  
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

BRIGHTON PARK RESIDENTIAL

MULTIFAMILY

7 ELEVEN

HARRIS TEETER

ONE NEXTON PUBLIX SHOPPING CENTER

NEXTON-PKWAY

SIGNALIZED INTERSECTION

BRIGHTON PARK BLVD

ELEVATE AT BRIGHTON PARK MULTIFAMILY

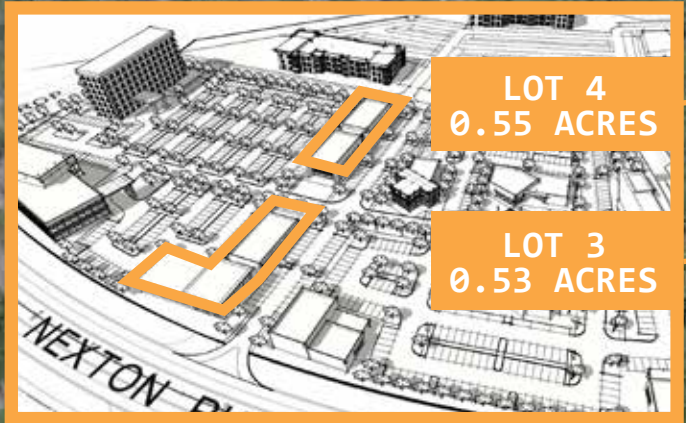
FUTURE MULTIFAMILY

FUTURE ROADS

RIGHT IN RIGHT OUT

THE PICKLE BAR

FUTURE OFFICE/RETAIL



LOT 4 0.55 ACRES

LOT 3 0.53 ACRES

DROP OFF DR

THE HUB MIXED-USE

FULL ACCESS INTERSECTION

FUTURE SIGNALIZED INTERSECTION

SIGMA DR

THE MURRAY APARTMENTS

FUTURE CORPORATE OFFICE CMAPUS

FUTURE 28-ACRE JOB GENERATOR SITE

**FOR SALE:** \$550 / SF

**PAD SALE:** Semi-finished pad or pads (0.55 ACRES)  
Sale available - Call for Details

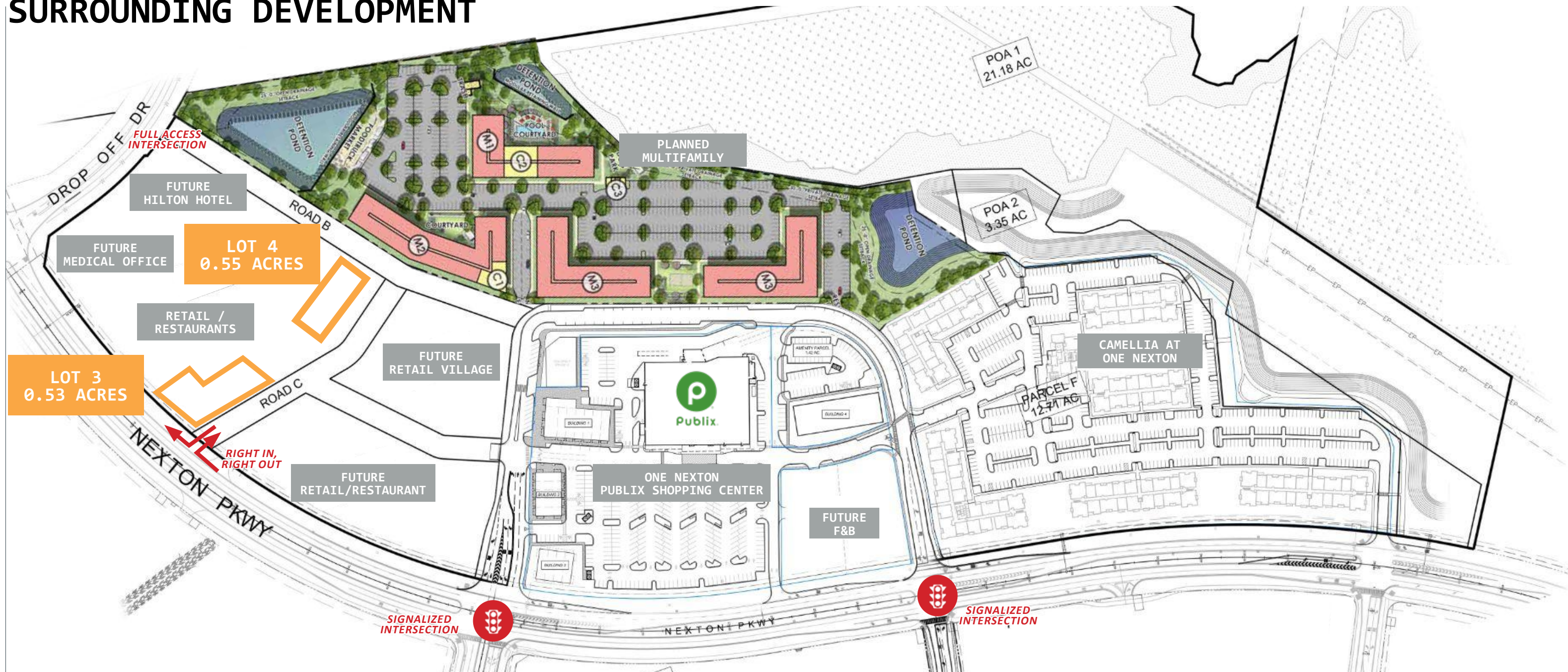
**FOR LEASE:** \$55 PSF NNN  
Delivery Q1 2027

**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

WETLANDS

# SURROUNDING DEVELOPMENT



MEDICAL OFFICE BUILDING



RETAIL / RESTAURANT



FUTURE RETAIL VILLAGE



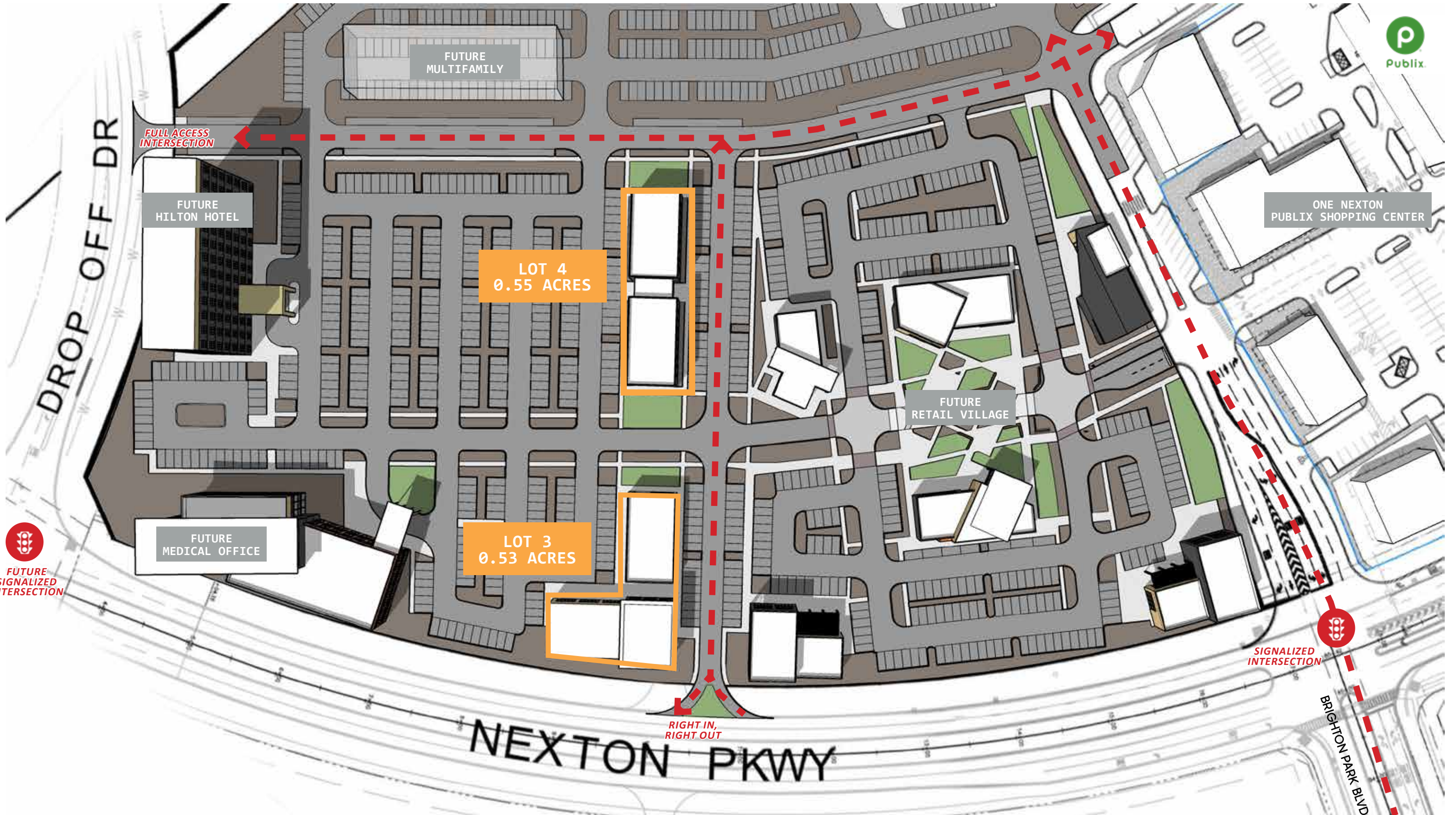
ONE NEXTON PUBLIX



CAMELLIA AT ONE NEXTON APARTMENTS

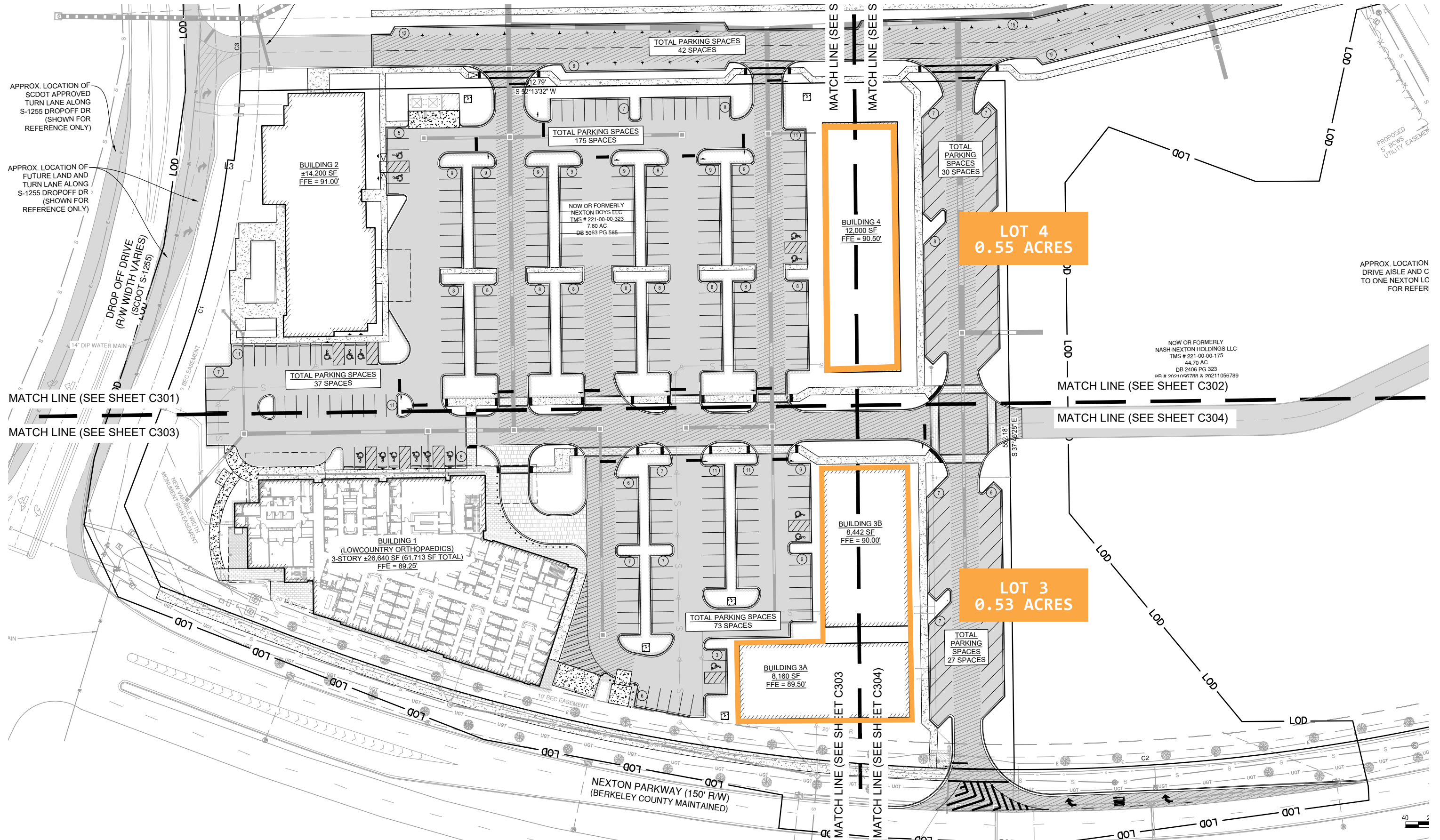
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# EASILY ACCESSIBLE



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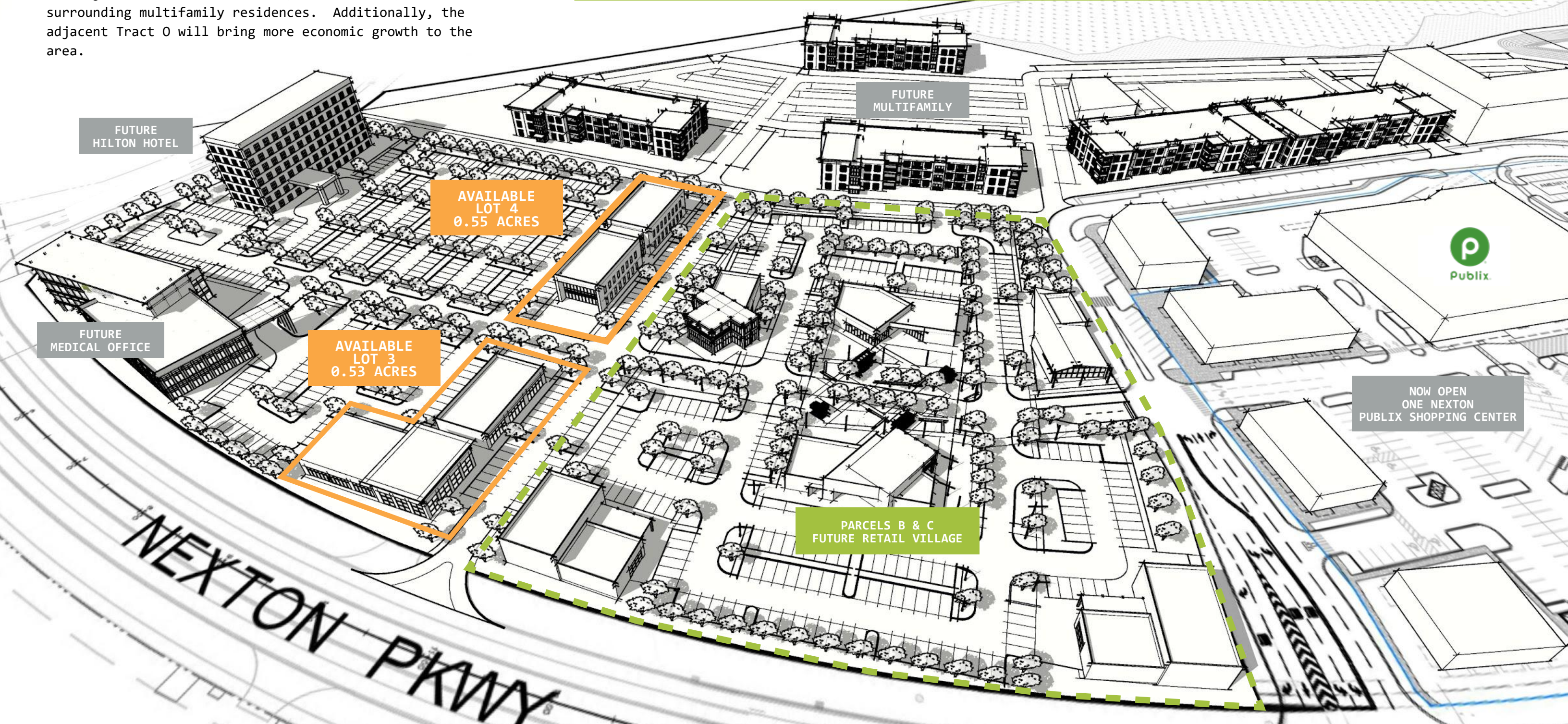
# SITE PLAN



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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  
LOT 3  
0.53 ACRES

AVAILABLE  
LOT 4  
0.55 ACRES

Aerial

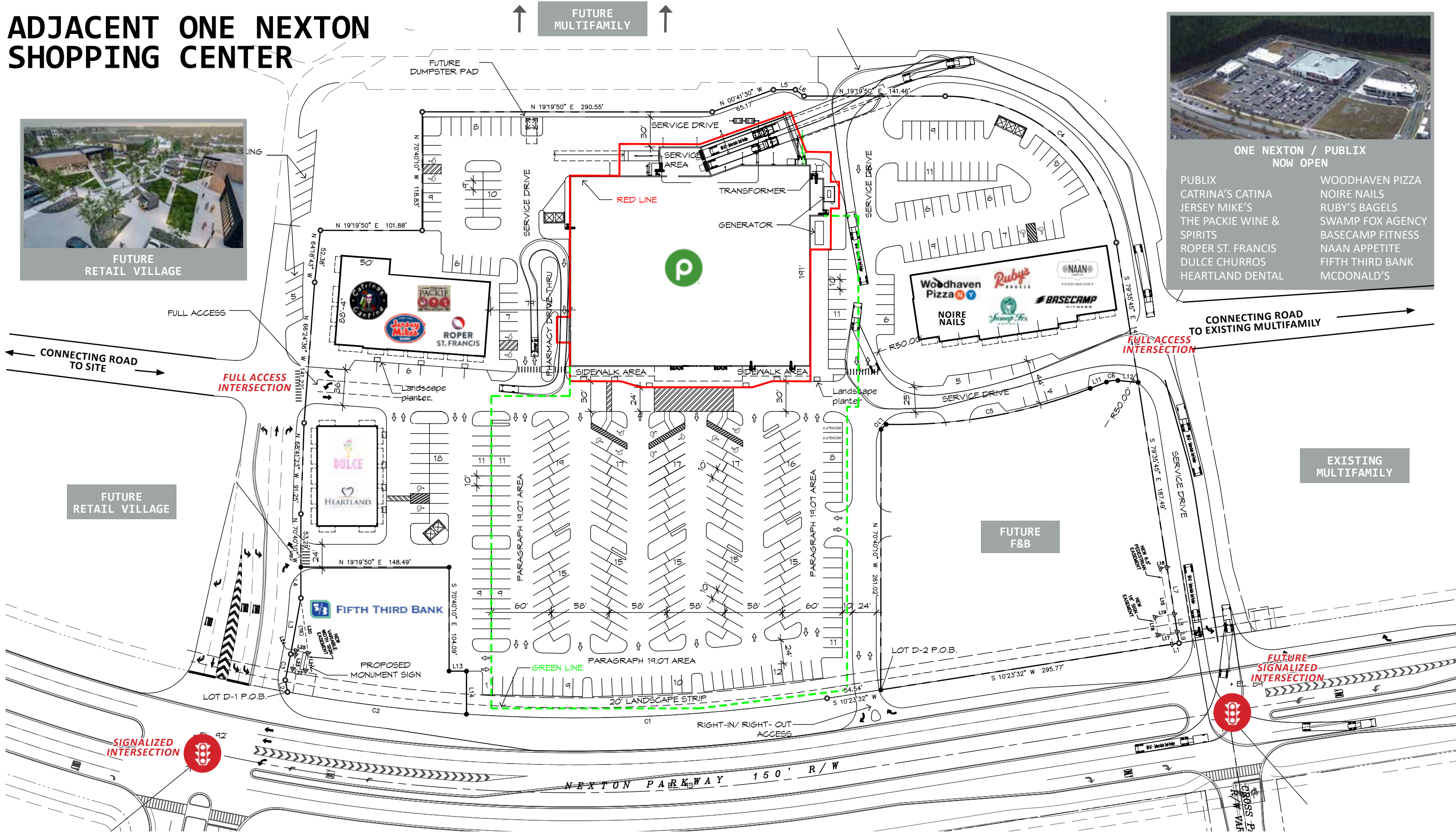


# ADJACENT ONE NEXTON SHOPPING CENTER



**ONE NEXTON / PUBLIX NOW OPEN**

- |                           |                  |
|---------------------------|------------------|
| PUBLIX                    | WOODHAVEN PIZZA  |
| CATRINA'S CATINA          | NOIRE NAILS      |
| JERSEY MIKE'S             | RUBY'S BAGELS    |
| THE PACKIE WINE & SPIRITS | SWAMP FOX AGENCY |
| ROPER ST. FRANCIS         | BASECAMP FITNESS |
| DULCE CHURROS             | NAAN APPETITE    |
| HEARTLAND DENTAL          | FIFTH THIRD BANK |
|                           | MCDONALD'S       |



**FUTURE RETAIL VILLAGE**

**FUTURE F&B**

**EXISTING MULTIFAMILY**

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FUTURE HILTON HOTEL



FUTURE MEDICAL OFFICE



THE HUB  
MIXED-USE DEVELOPMENT



RETAIL VILLAGE



MARKETPLACE  
@NEXTON



BRIGHTON PARK RESIDENTIAL

HWY 176 WIDENING  
PHASE II: 6.5 MILES  
TO CAMP HALL

WILDCAT TRACT  
6,000 RESIDENCES

CANE BAY  
15,000 RESIDENCES

NEXTON  
10,000 RESIDENCES

SHEEP ISLAND COMMUNITY  
BY DR HORTON

AVAILABLE  
LOTS 3 & 4

CARNES CROSSROADS  
5,000 RESIDENCES

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

WESTHILL  
DEVELOPMENT

AZALEA SQUARE  
target Staples  
BEST BUY DICK'S  
SPORTING GOODS

SUMMERVILLE  
MARKETPLACE  
EARTH  
FARE

NORTH MAIN  
MARKETPLACE  
Walmart belk  
LOWE'S

BJ's

FOOD LION

dtm  
nex

Harris Teeter  
Highland Food & Pharmacy

THE MARKET AT CANE BAY  
Publix SOUTH CAROLINA FEDERAL STARBUCKS COFFEE  
Firestone Familiar's Parker's  
EGGS UP GRILL  
CresCom Bank SMOOTHIE KING AT&T

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

MARKETPLACE AT  
CARNES CROSSROADS  
FUTURE  
Publix

# SURROUNDING RETAILERS & RESIDENTIAL

# WELCOME TO NEXTON

## A NATIONAL AWARD-WINNING COMMUNITY

Nexton is an award-winning, master-planned community thoughtfully designed to live and work like a town. Nexton offers a mix of residential and commercial components including including single-family homes, townhomes, apartments, 55+, hotels, retail, of-ice, and medical office. The community features GigaFi, high speed internet throughout.

Nexton is designed to live and work like a town. It mixes together apartments, entertainment, homes, hotels, offices, parks, restaurants, shops, and schools. Tying every-thing together with a network of trails and pathways. Creating a walkable, bikeable, and golf-cartable place for residents and businesses alike.

Located in Summerville, the community can be accessed via two interchanges at exits 197 and 199. Approximately 30,000+ residential units surround Nexton, with 10,000 units in Nexton at full build-out. Summerville is experiencing unprecedented population growth as more jobs are coming into the area.

**+ 2024 Best Mixed-Use Community**

Charleston Home Builders Association

**+ #28 out of 50 Top Selling Master-Planned Communities**

2024 RCLCO Real Estate Advisors

**+ Residential Housing Community of the Year - Masterplan**

2023 Southeast Building Conference

**+ 2023 Best Development & Design: Mixed-Use**

Gold Multi-Housing News

**+ 2022 Best Mixed-Use Community**

National Association of Home Builders

**+ 2022 Best Green Community**

National Association of Home Builders

**+ 2021 Best Master-Planned Community**

National Association of Home Builders

**+ 2020 Pinnacle Award - Best Community**

Home Builders Association of South Carolina

**+ 2020 Best Community Land Plan**

Pacific Coast Builders Conference Gold Nuggets' Award

**+ 2019 Best Mixed-Use Community**

Charleston Home Builders Association

**+ 2019 Best 55+ Community**


Charleston Home Builders Association

**+ 2018 Best Active Adult Community**

Charleston Home Builders Association

  
**10,000**  
RESIDENCES

  
**700**  
ACRES OF  
COMMERCIAL

  
**1.5**  
MILES OF  
INTERSTATE FRONTAGE

  
**3**  
SCHOOLS

  
**2,000**  
ACRES OF PARKS

  
**15**  
MILES OF MULTI-  
PURPOSE TRAILS

**GigaFi™**  
Powered by Verizon 5G  
**WiFi**  
HIGH SPEED  
INTERNET

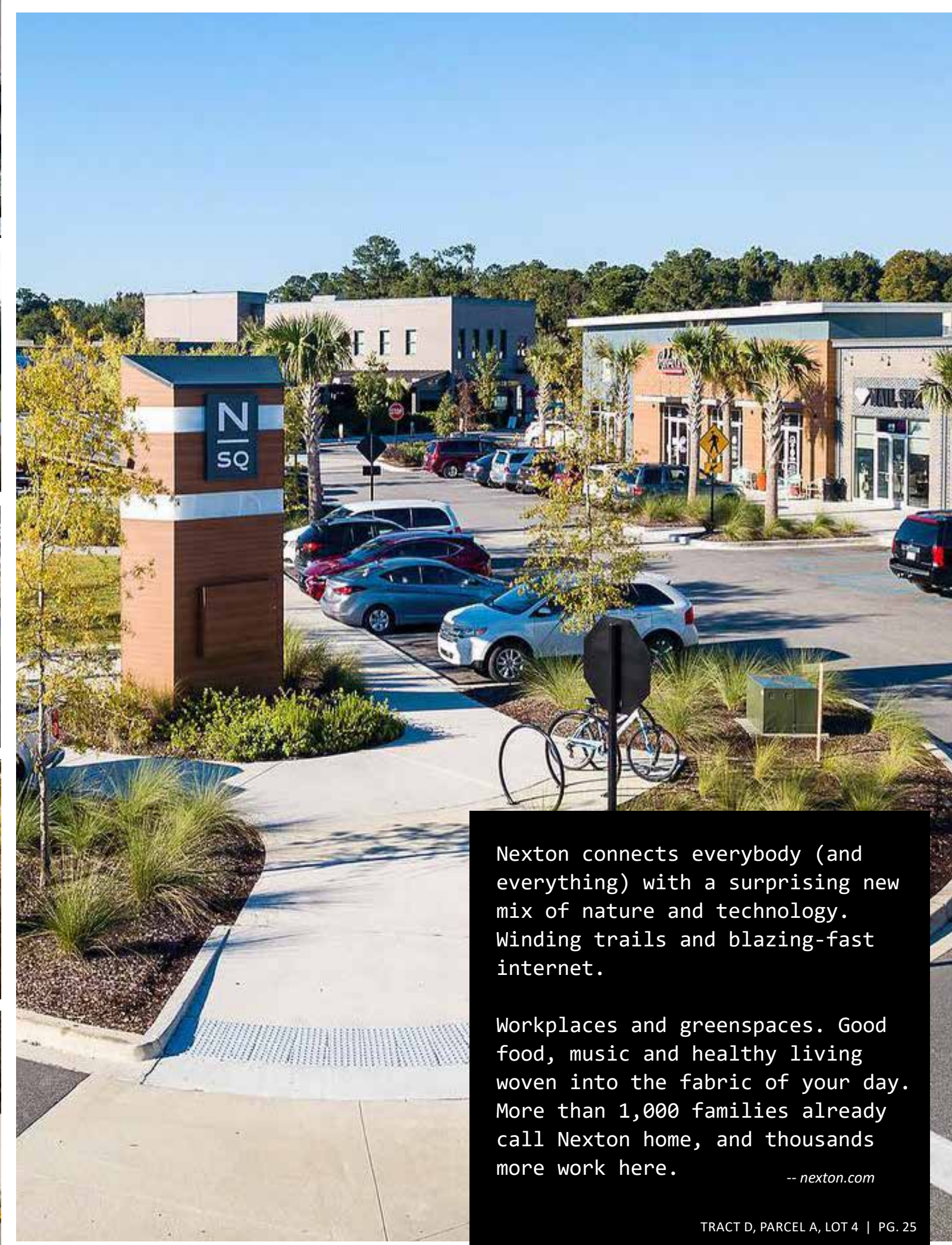


**MASTER PLAN**

*\*Subject to change.*



100%  
LOWCOUNTRY



Nexton connects everybody (and everything) with a surprising new mix of nature and technology. Winding trails and blazing-fast internet.

Workplaces and greenspaces. Good food, music and healthy living woven into the fabric of your day. More than 1,000 families already call Nexton home, and thousands more work here.

-- nexton.com

# NEXTON: GATEWAY LOCATION TO CHARLESTON

The site is located within Nexton, a 4,500 acre master-planned and award-winning community, in Summerville, South Carolina. Approximately 25 miles to Charleston, voted "No. 1 City in the U.S." by Conde Nast, the property is ideally positioned in the path of Charleston's population and workforce growth.

Charleston's beautiful coastal setting and vibrant culture of food, music and entertainment are attracting people to the region and has earned accolades as a top destination to live, retire and visit.

**NO. 1**  
**CITY IN THE U.S.**  
11 YEARS IN A ROW  
*TRAVEL + LEISURE | 2013 - 2023*



## WHY CHARLESTON?

**#1** SMALL CITY  
IN THE U.S.

*CONDE NAST TRAVELER  
2011 - 2020; 2023-2025*

**no. 3** TOP 15 FAVORITE  
CITIES IN THE U.S.  
*TRAVEL + LEISURE | 2025*

TOP 100  
**BEST PLACE TO LIVE  
IN THE USA**  
*LIVABILITY | 2024 & 2025*

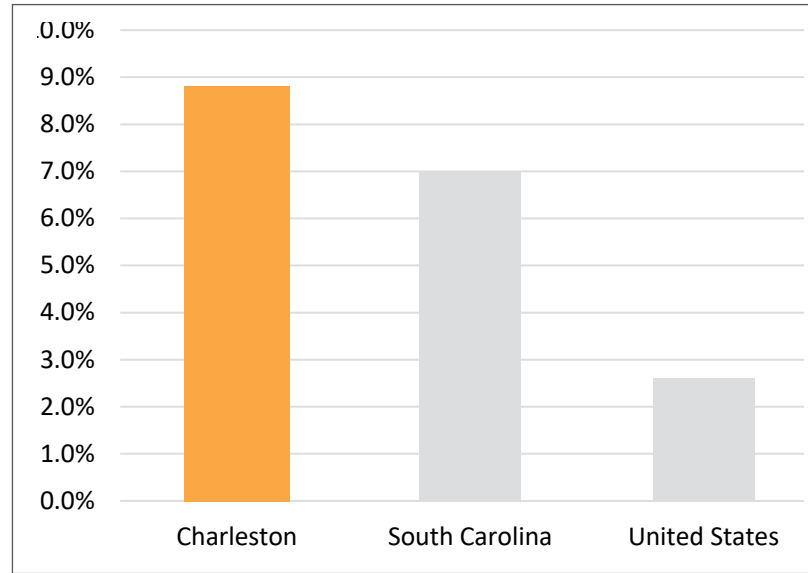
**#2** BEST PLACE TO  
LIVE ON THE  
EAST COAST  
*U.S. NEWS | 2024-2025*

TIER ONE  
**best  
performing  
city**  
*MILIKEN INSTITUTE | 2025*

**#2**  
**Inbound Migration**  
*CONSUMER AFFAIRS | 2025*

# IDEALLY POSITIONED IN THE PATH OF GROWTH

## POPULATION GROWTH:

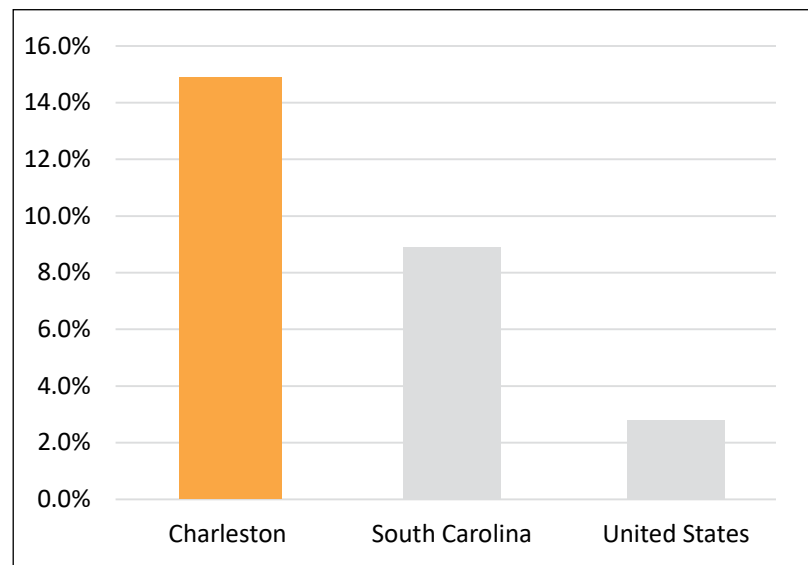


Sources: U.S. Bureau of Labor Statistics, CRDA.org

**40+**  
PEOPLE MOVE TO  
THE REGION EACH DAY

**3X**  
UNITED STATES  
AVERAGE GROWTH

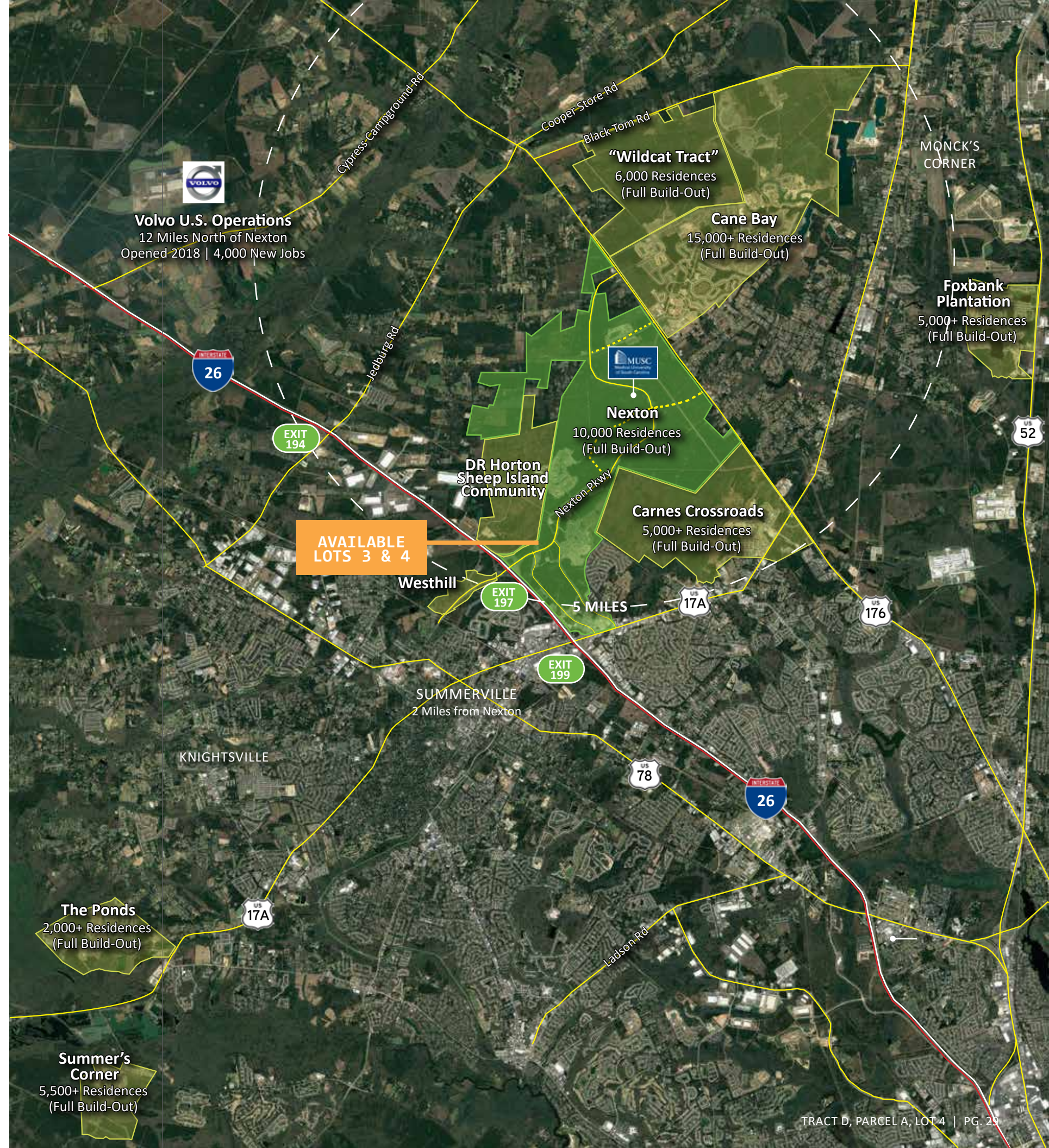
## WORKFORCE GROWTH:



Sources: U.S. Bureau of Labor Statistics, CRDA.org

**5X**  
WORKFORCE GROWTH THAN  
UNITED STATES AVERAGE

**37.5%**  
ADULTS WITH A  
BACHELOR'S DEGREE





UNPRECEDENTED GROWTH  
MORE ROOFTOPS = MORE RETAIL

Cane Bay

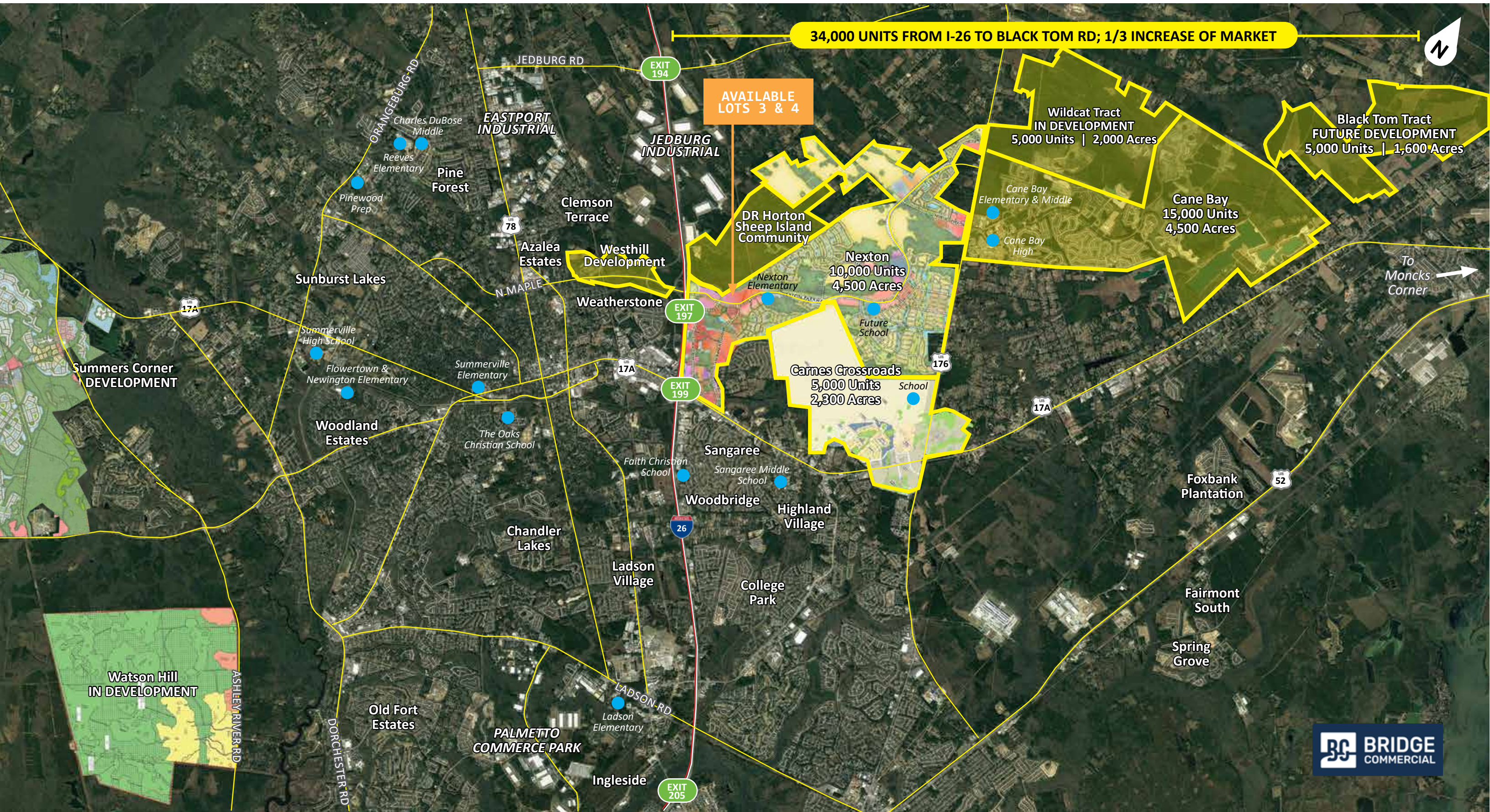
PLANTATION

#12 TOP SELLING MASTER-PLANNED  
COMMUNITY IN THE NATION  
IN 2024

nexton

#38 COMMUNITY IN THE U.S.  
SOLD 531 HOMES IN 2024

\*Source: RCLCO.com





# the village @ one nexton



*EXCLUSIVELY MARKETED BY:*

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