



**Up to 30,000 SF Available | For Sale or Lease**

## **Building 1 | Delivering Q1 2027**

- Superior location along Nexton Parkway with direct access to I-26.
- Surrounded by amenities including restaurants, retail, hotels, parks and medical services.
- Phase I is sold out with only 30,000 SF remaining in Phase II.
- Flexible sizing for tenants.

**DANIEL PELLEGRINO**

+1 850 728 1050

[daniel.pellegrino@bridge-commercial.com](mailto:daniel.pellegrino@bridge-commercial.com)

**SETH CLARK**

+1 843 338 3804

[seth.clark@bridge-commercial.com](mailto:seth.clark@bridge-commercial.com)

**MCKENZIE DEUTSCH**

+1 540 287 4914

[mckenzie.deutsch@bridge-commercial.com](mailto:mckenzie.deutsch@bridge-commercial.com)



[BRIDGE-COMMERCIAL.COM](http://BRIDGE-COMMERCIAL.COM)

**1227 NEXTON PARKWAY, SUMMERVILLE, SC 29486**



# Highly Visible Location in Nexton

The Hub @Nexton is a walkable mixed-use concept including office, medical office, retail and restaurant uses. Thoughtfully designed, the buildings are centered around an expansive courtyard area. Water features, outdoor seating, and landscaped areas can be found throughout the development creating an attractive and complimentary setting.

Come join the many tenants that are open for business in The Hub including:

- Charleston Wound Care
- Lombardi Pizza Company
- The Co-op
- Kid Strong
- Derrington Dermatology
- Holliday Ingram Law
- Coastal Vascular & Vein Center
- Lowcountry Yoga
- The Backyard, a biergarten concept
- Palmetto Primary Care Physicians



MARKETPLACE @ NEXTON

FIRST CITIZENS BANK

SIGNALIZED INTERSECTION

HARRIS TEETER & HT FUEL

ELEVATE AT BRIGHTON PARK

ONE NEXTON PUBLIX

HOME TELECOM OFFICE BUILDING

SIGNALIZED INTERSECTION

Brighton Park Blvd

REFUEL

THE VILLAGE @NEXTON

BUILDING 1  
30,000 SF  
DELIVERY Q1 2027



THE PICKLE BAR

ENTERTAINMENT DEVELOPMENT

THE MURRAY APARTMENTS

FUTURE SIGNALIZED INTERSECTION



Summerville's Premier Professional Hub:

Office, Medical, Retail & Restaurants

High Traffic Visibility

THE HUB @ NEXTON'S LOCATION PROVIDES OFFICE USERS WITH ABUNDANT AMENITIES, PARKING AND DIRECT ACCESS TO I-26 VIA THE NEW INTERCHANGE AT NEXTON PARKWAY.



## Why The Hub for Business?



Located in the award-winning Nexton master-planned community in Summerville.



±27,000 VPD on Nexton Parkway.



Direct access to I-26 and Highway 17A providing easy access to all areas for employees and clients.



Proximate to multiple shopping centers including Nexton Square and other everyday conveniences including coffee, restaurants, hotels, gyms, banks, office supply, walking trails and parks.



High-end amenities and details throughout including courtyard, outdoor seating, water feature and architectural details.



Brand new space with building amenities including gigabit internet capability and co-working space.

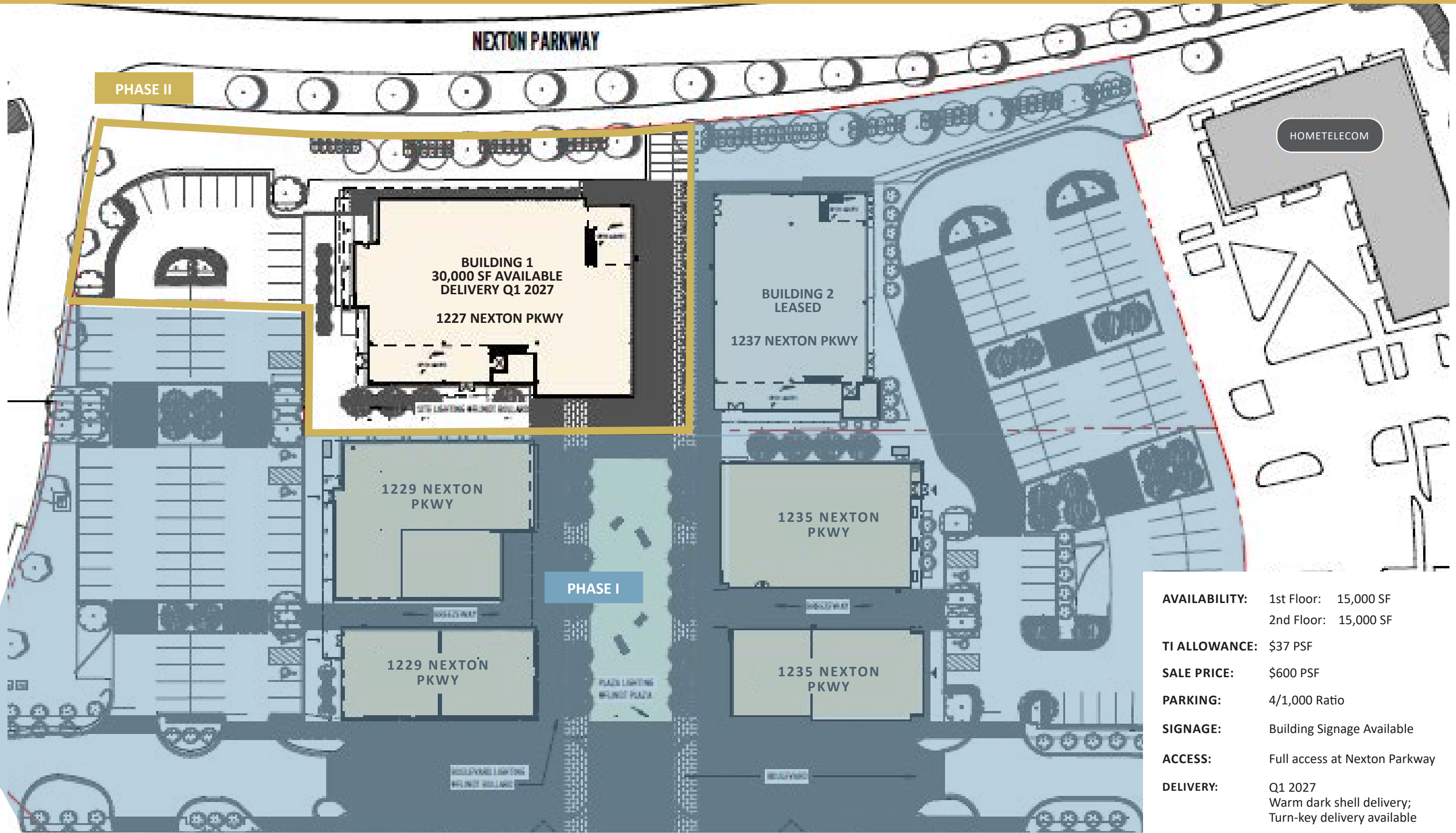


Diverse offerings of housing in Nexton and surrounding area.



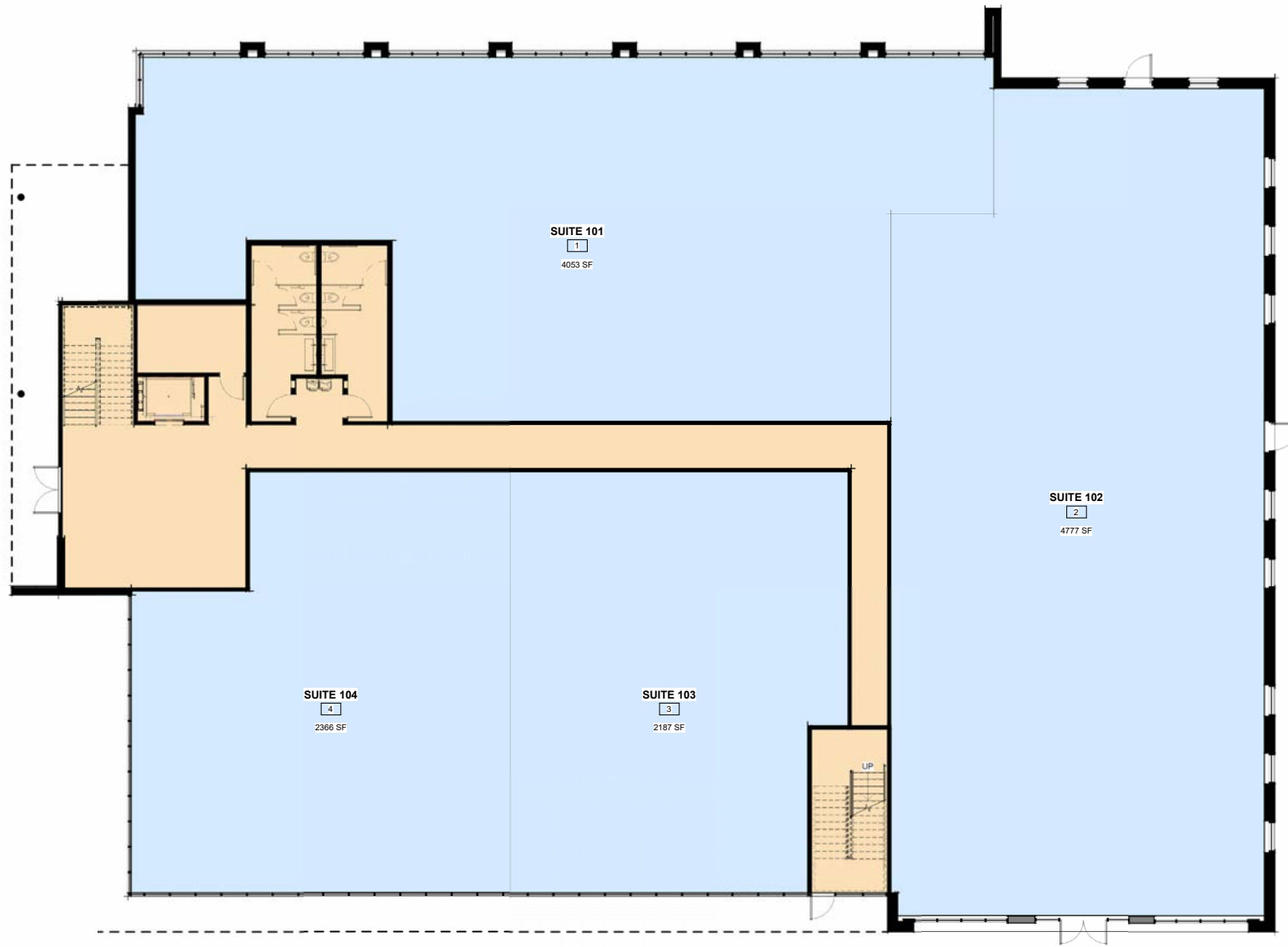
# Phase I Sold Out

## Phase II Building 1 Now Leasing



- AVAILABILITY:** 1st Floor: 15,000 SF  
2nd Floor: 15,000 SF
- TI ALLOWANCE:** \$37 PSF
- SALE PRICE:** \$600 PSF
- PARKING:** 4/1,000 Ratio
- SIGNAGE:** Building Signage Available
- ACCESS:** Full access at Nexton Parkway
- DELIVERY:** Q1 2027  
Warm dark shell delivery;  
Turn-key delivery available

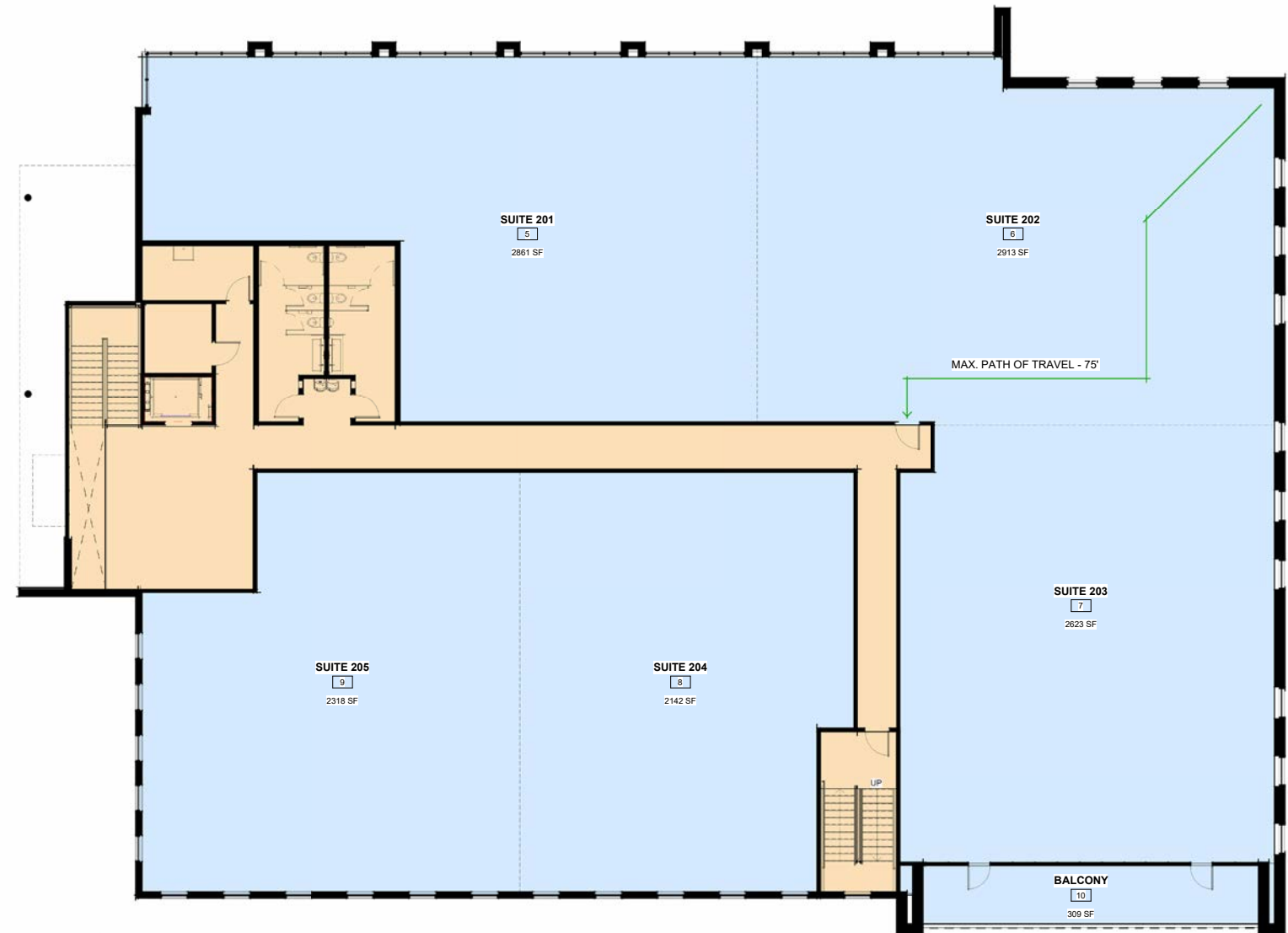
# 1st Floor | 15,000 sf



15,560 SF

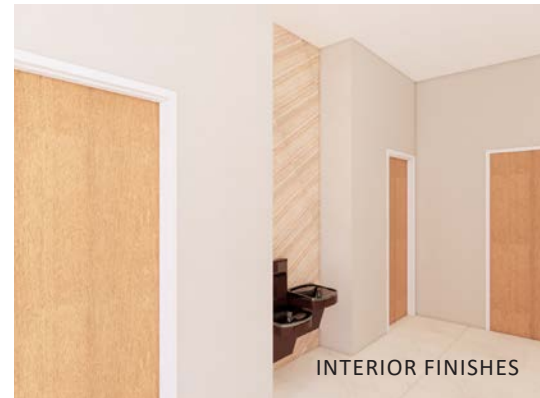
Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

# 2nd Floor | 15,000 SF



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

# Building 1 Conceptual Renderings



# Tenants & Building Features



**AVAILABLE SF**

**1** 30,000 SF (Two Story)  
NOW LEASING

TENANTS	
<b>2</b>	
<b>3A</b>	
<b>3B</b>	
<b>4A</b>	
<b>4B</b>	
<b>5A-D</b>	
<b>5E</b>	
<b>5C</b>	
<b>6</b>	



# High Visibility on Nexton Parkway

AERIAL | DECEMBER 2025



FUTURE  
MULTIFAMILY

ONE NEXTON  
PUBLIX

MULTIFAMILY

HARRIS TEETER  
& HT FUEL

THE VILLAGE  
@NEXTON

ROPER ST. FRANCIS  
HEALTHCARE

HOME TELECOM  
OFFICE BUILDING

Brighton Park Blvd

BUILDING 1  
30,000 SF  
NOW LEASING

Nexton Parkway

PALMETTO AND SPECIALTY  
PRIMARY CARE  
PHYSICIANS

DERRINGTON  
Dermatology

COASTAL VASCULAR  
& EIN CENTER

HOLLIDAY INGRAM  
REAL ESTATE LAW

Charleston  
Wound Care

LPC  
KITCHEN

CO-OP

LOWCOUNTRY  
YOGA

KIDSTRONG

# Easily Accessible | 0.7 Miles to I-26

AERIAL DECEMBER 2025



# Welcome to Nexton

## 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, office, 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 everything together with a network of trails and pathways. Creating a walkable, bikeable, and golf-cartable place for residents and businesses alike.

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

2023 Southeast Building Conference

**+ 2020 Best Community Land Plan**

Pacific Coast Builders Conference Gold Nuggets' Award

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

Gold Multi-Housing News

**+ 2019 Best Mixed-Use Community**

Charleston Home Builders Association

**+ 2022 Best Mixed-Use Community**

National Association of Home Builders

**+ 2019 Best 55+ Community**

Charleston Home Builders Association

**+ 2022 Best Green Community**

National Association of Home Builders

**+ 2018 Best Active Adult Community**

Charleston Home Builders Association

**+ 2021 Best Master-Planned Community**

National Association of Home Builders

**+ 2017 Best Apartment Community**

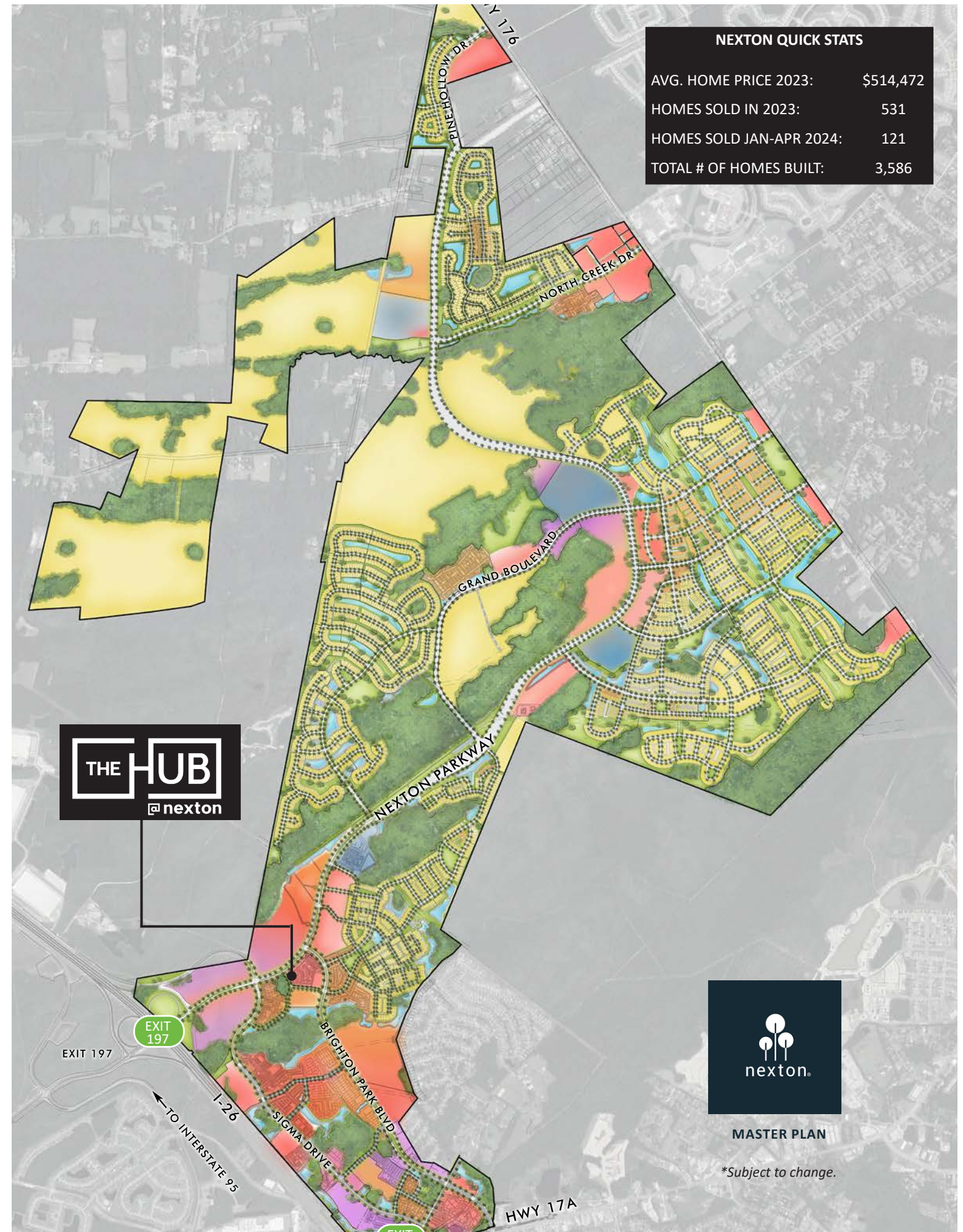
Charleston Home Builders Association

**+ 2020 Pinnacle Award - Best Community**

Home Builders Association of South Carolina

**+ 2016 Best Community**

The Post and Courier



NEXTON QUICK STATS	
AVG. HOME PRICE 2023:	\$514,472
HOMES SOLD IN 2023:	531
HOMES SOLD JAN-APR 2024:	121
TOTAL # OF HOMES BUILT:	3,586



MASTER PLAN

*\*Subject to change.*

the nexton lifestyle



designed to live and work like a town.

**11,500** RESIDENCES      **700** ACRES OF COMMERCIAL

**1.5** MILES OF INTERSTATE FRONTAGE      **3** SCHOOLS

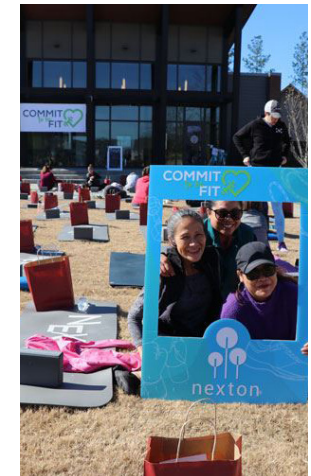
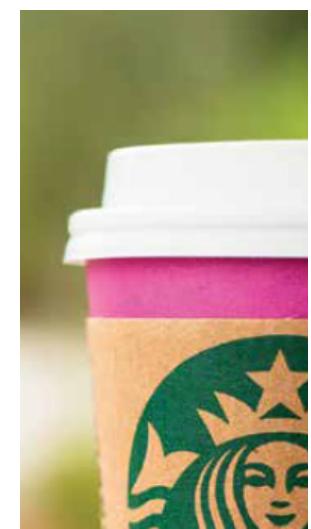
 

**2,000** ACRES OF PARKS      **15** MILES OF MULTI-PURPOSE TRAILS

**GigaFi™**  
Delivered by Home Tele  
**WIFI**  
HIGH SPEED INTERNET

you are here.  
so is everything else.

THE HUB @NEXTON



where work + play co-mingle

CANE BAY  
7,236 RESIDENCES

NORTH CREEK VILLAGE

REGIONAL PARK

MUSC  
Medical University  
of South Carolina  
128-BED  
HOSPITAL

MIDTOWN

CARNES CROSSROADS

DEL WEBB  
ACTIVE ADULT (55+)

CAPSTONE  
COTTAGES

FUTURE MULTIFAMILY  
& MIXED-USE  
DEVELOPMENT

THE HUB  
@nexton

NEXTON  
ELEMENTARY

NEXTON SQUARE

ONE NEXTON  
PUBX

HARRIS TEETER  
& FUEL

BRIGHTON PARK  
VILLAGE  
676 RESIDENCES

HOME TELECOM  
OFFICE BUILDING

THE VILLAGE  
@NEXTON

ELEVATE  
BRIGHTON PARK

COASTAL  
FERTILITY

PAGE'S OKRA  
GRILL

NEXTON PKWY  
197

PICKLEBAR

THE AMES  
APARTMENTS

BRIGHTON PARK BLVD

WORKPLACE  
@NEXTON

BROWN FAMI  
PARK

N  
SQ

THE MURRAY  
APARTMENTS

dtn  
nex  
DOWNTOWN  
NEXTON

THE RADLER  
APARTMENTS

Hilton  
Garden  
Inn  
HOMEWOOD  
SUITES

BAYER  
HERITAGE

MEDICAL OFFICE  
& SUGERGY

THE PARKS  
APARTMENTS

SELF-STORAGE

BAKER  
AUTOMOTIVE  
FUTURE

FUTURE  
HOTEL

BAKER  
AUTOMOTIVE

SIGMA DR

FUTURE  
HOTEL

SOLIS  
MULTIFAMILY

NEXTON OFFICE  
BUILDING

81,500 VPD

CAMBRIA  
hotels & suites

PLANNED  
OFFICE CAMPUS

SCRA

INTERSTATE  
26

199

HOLIDAY DR

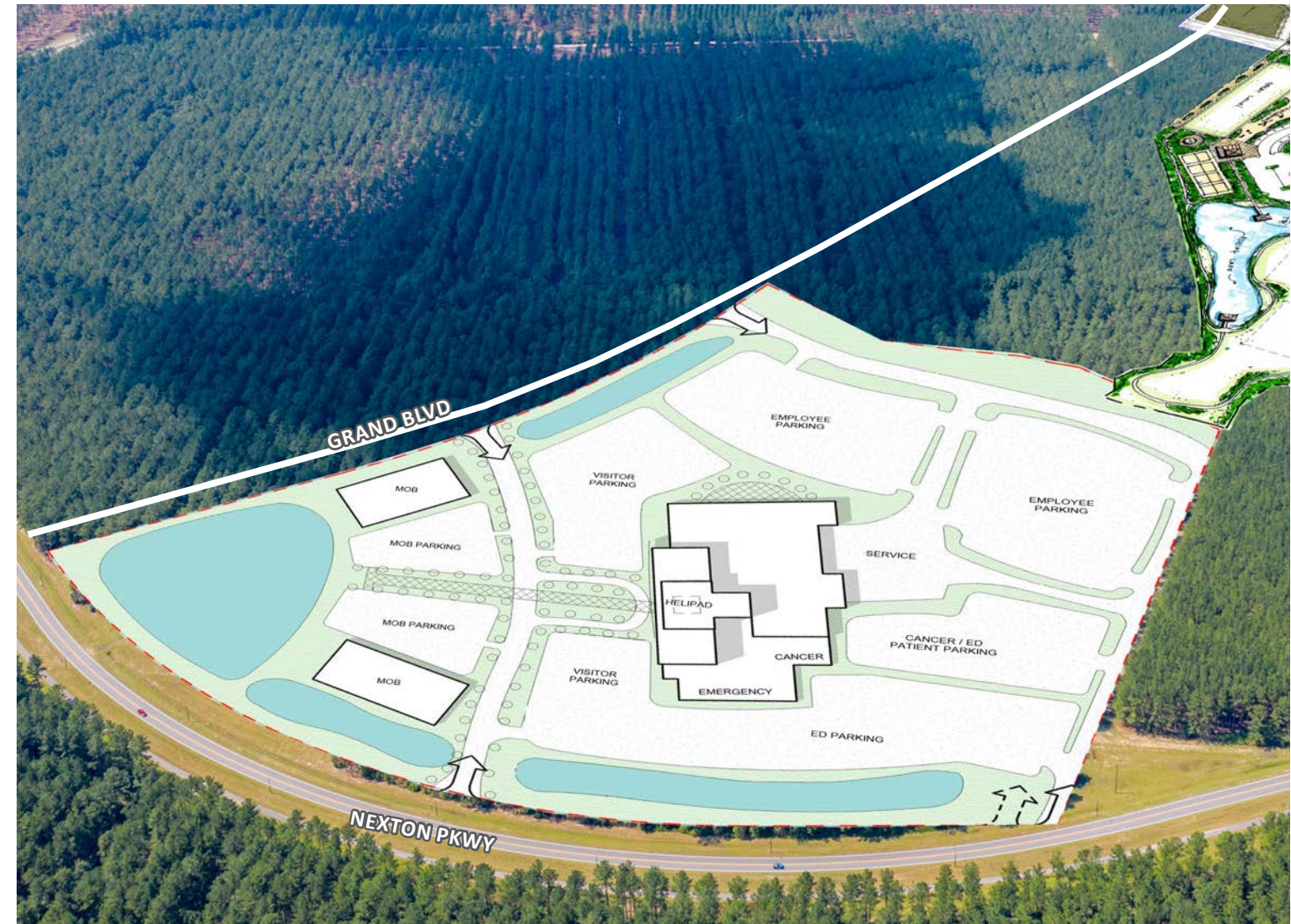
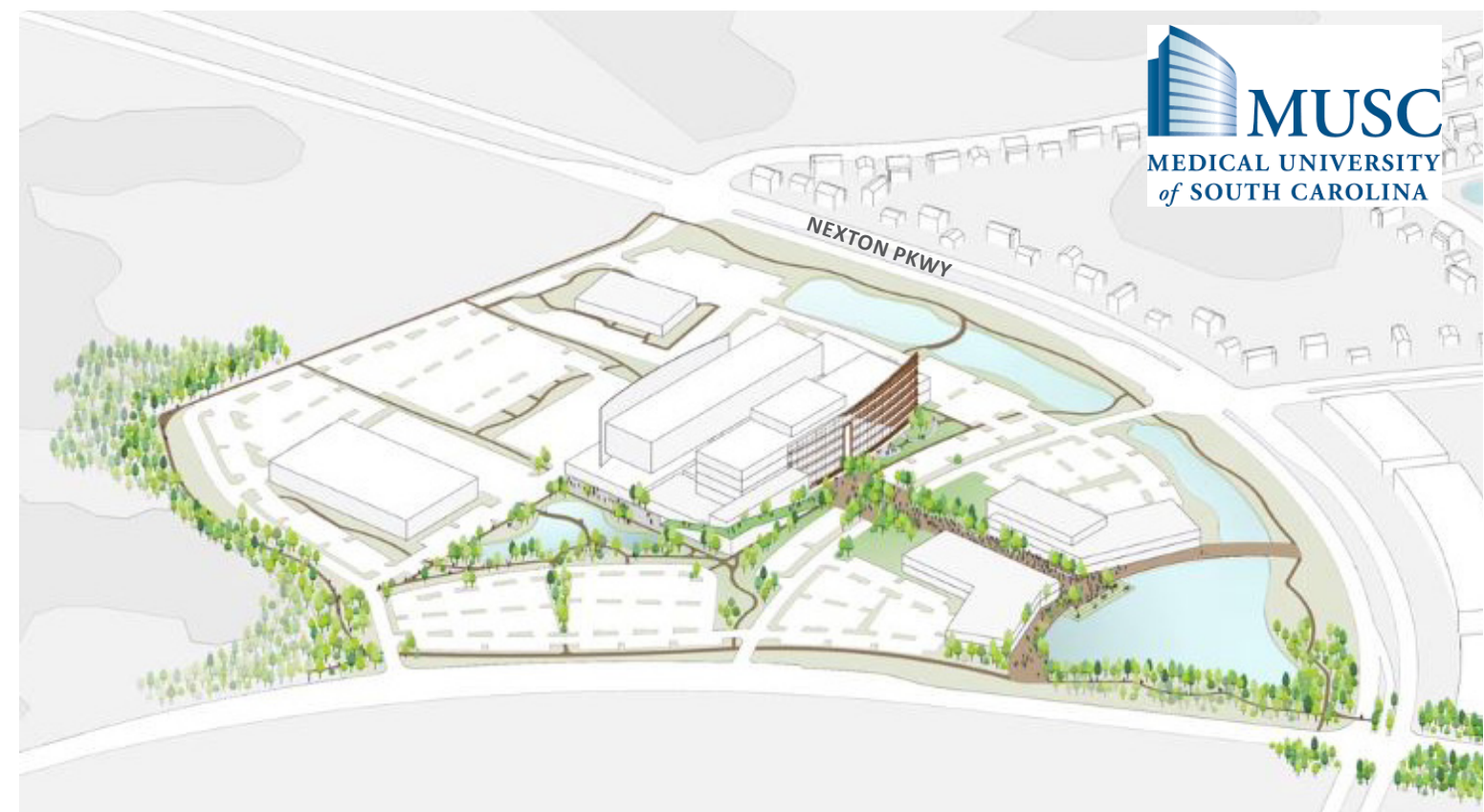
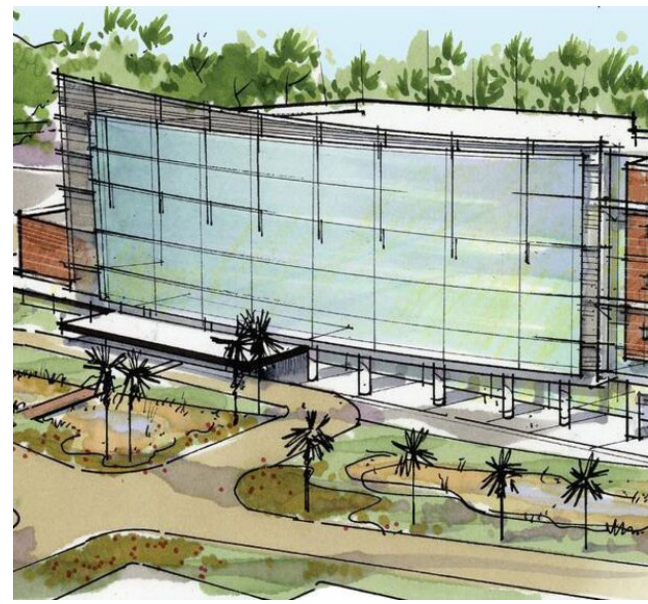
AZAZLEA SQUARE SHOPPING CENTER

# Minutes to a variety of amenities at Nexton Square



# Minutes to MUSC's 128-Bed Hospital

- 128-bed hospital on 40 acres with additional land for medical office buildings.
- Walking distance to a variety of restaurants, retail services, future new county park and residential developments.
- MUSC has received its Certificate of Need from DHEC for acute care hospital.
- A large number (approximately 29%) of downtown patients area actually from Summerville and Moncks Corner.
- Development costs for the hospital are around \$325 million.
- The Hospital facility will contain Imaging, Non Invasive Cardiology, Nuclear Medicine, Laboratory Space, General Services Emergency Services, Cancer Center, Pharmacy, Critical Care, Surgical Center, Mother and Baby Specialty Center, Rehab, Renal Dialysis, and a community cornerstone center.



# Gateway Location to Charleston

Comprised of three counties – Berkeley, Charleston and Dorchester – the Charleston region is a highly diverse market, advantageously located on the Atlantic coast half-way between New York and Miami. The region, which covers more than 3,100 square miles (8,192 kilometers), combines a thriving economy, rich history and breathtaking environment to offer an outstanding business climate and a quality of life that is second to none.

The Charleston metro's economy has transformed over the past decade from service-based to STEM-based, thanks in large part, to Boeing, Mercedes, Volvo and many others calling our region home. Charleston ranks number 20 among the nation's top 100 metros for growth in the Advanced Industry Sector, according to the Advanced Industries Study by the Brookings Institution, which examines growth in STEM-intensive occupations including logistics and transportation, advanced manufacturing and healthcare. The growth of this sector is helping to fuel the region's overall economic growth and transform the economy from a service-based to skills-based job market. Advanced Industry jobs are among the nation's fastest growing and highest paying.

Charleston Harbor will soon be the deepest port on the East Coast of the U.S. – all in time to welcome Post Panamax ships 24/7. There is no question that the Charleston metro is a profoundly different place than it was 25 years ago when the economy was centered on the nation's third largest Navy Base. And there is no doubt that we will be profoundly different a decade from now when Boeing, Volvo and Mercedes are all fully operational with their supply chains in place and our airport and port are offering thriving logistics and transportation options to reach the global supply chain. Charleston has earned its place on the global map as a visitor destination and now we are also recognized as a global business destination.

-Charleston Metro Chamber of Commerce

## #2

BEST PLACE TO LIVE  
ON THE EAST COAST

U.S. NEWS | 2024

## #1

SMALL CITY IN  
THE U.S.

CONDE NAST TRAVELER | 2025

## #2

BEST PLACE TO LIVE  
ON THE EAST COAST

U.S. NEWS | 2024

CHARLESTON METRO RANKS #6  
MOST FUN PLACE TO  
LIVE IN THE U.S.

U.S. NEWS | 2023

NO.

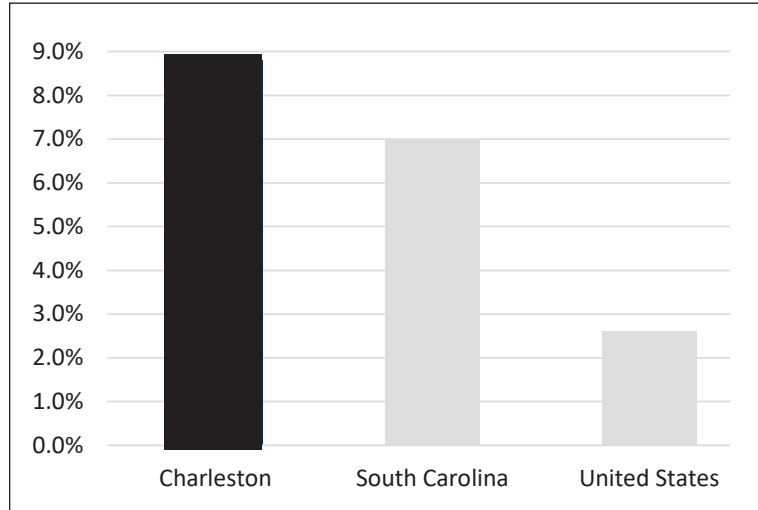
# 1

CITY IN THE U.S.  
12 YEARS IN A ROW



# Surrounded by Unprecedented Growth

## POPULATION GROWTH:

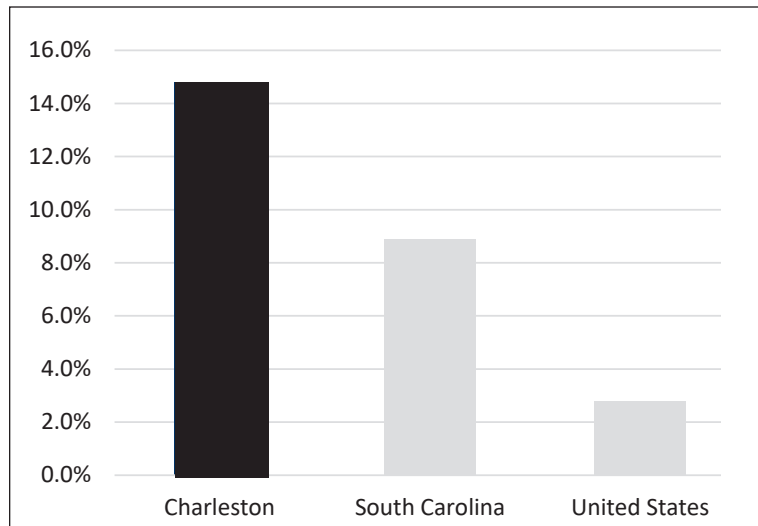


Sources: U.S. Bureau of Labor Statistics, CRDA.org

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

**3X**  
UNITED STATES AVERAGE GROWTH

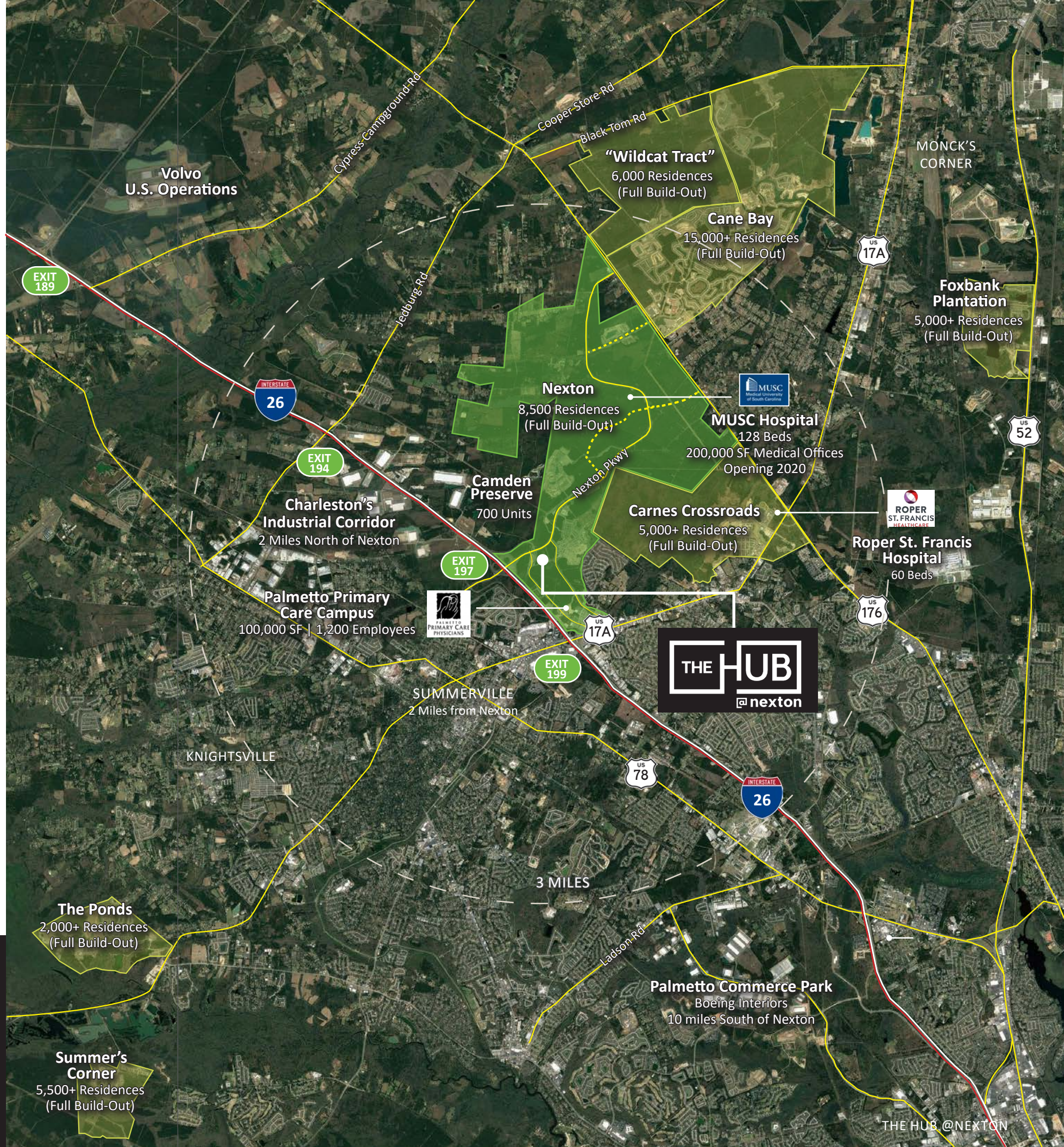
## WORKFORCE GROWTH:



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

**84%**  
AVERAGE ANNUAL PAY AS A PERCENTAGE OF U.S. AVERAGE

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



**#10**

STATE TO START A BUSINESS  
FORBES | 2024

**BEST CITIES FOR JOBS**

CHARLESTON RANKS 31st  
2023 | WALLETHUB

**#14**

LEADING METRO LOCATIONS FOR ECONOMIC GROWTH  
AREA DEVELOPMENT | 2023

# THE HUB

@nexton



1227 NEXTON PARKWAY, SUMMERVILLE, SC 29486

**DANIEL PELLEGRINO**  
+1 850 728 1050  
daniel.pellegrino@bridge-commercial.com

**SETH CLARK**  
+1 843 338 3804  
seth.clark@bridge-commercial.com

**MCKENZIE DEUTSCH**  
+1 540 287 4914  
mckenzie.deutsch@bridge-commercial.com



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

