



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.

*For Lease* **SEAMIST COMMONS**  
1601 State Road  
Summerville, SC 29486



Randall Donley  
Senior Commercial Agent  
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Scott Benedict, CCIM  
Broker in Charge  
scott.benedict@commercialspecialtygroup.com



**COLDWELL BANKER  
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**Brent Case, CCIM, CRE  
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**Davis Swing, Associate  
dswing@cbatlantic.com**

SEAMIST COMMONS

# ABOUT THE DEVELOPMENT



**The newest and most creative “Live, Work and Play Lifestyle” development, in Berkeley County, SC, is a 68-acre Mixed-Use Planned Development. Seamist Commons is designed with abundant retail, restaurants, professional office space and apartment living which will interact with the “Commons” area and a 28-acre forest with walking trails. This community will include golf cart accessibility and the latest EV charging stations.**

## Brokerage Contacts:

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bcase@cbcatlantic.com



## Development By:



## Confidentiality and Restricted Use Agreement

Disclosure: The listing realtors, Scott Benedict, CCIM and Randall Donley are also partners in the development and have a vested interest in the property.

Stone City Capital, LLC is pleased to offer this opportunity for Seamist Commons Summerville, SC 29486.

This Offering Memorandum has been prepared by Charleston Commercial Specialty Group of South Carolina (“Brokers”) and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

SEAMIST COMMONS

# PROPERTY OVERVIEW

Seamist Commons Blvd & US-176 is a +/- 230,000 SF proposed commercial development with lighted intersection and 1,950+ feet of roadway frontage. The site is surrounded by the + 22,000 new homes that make up the Nexton, Cane Bay and Carnes Crossroads master planned development neighborhoods. Wetland mitigation complete, groundbreaking Fall of 2024, Phase 1 availability 3rd quarter 2026.



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**CSG** CHARLESTON  
COMMERCIAL SPECIALTY GROUP

**CB** COLDWELL BANKER  
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ATLANTIC

SEAMIST COMMONS

# OFFERING SUMMARY



## LEASE RATE

\$38 - \$45 PSF NNN  
\$8 CAM



## AVAILABLE

1,400 SF - 11,900 SF



## ZONING

PD-MU - Berkeley County



## UTILITY INFORMATION

Berkeley Electric Cooperative  
Fiber Optic Internet  
Berkeley County Water & Sanitation  
Gas: Dominion Energy



## COUNTY

Berkeley County

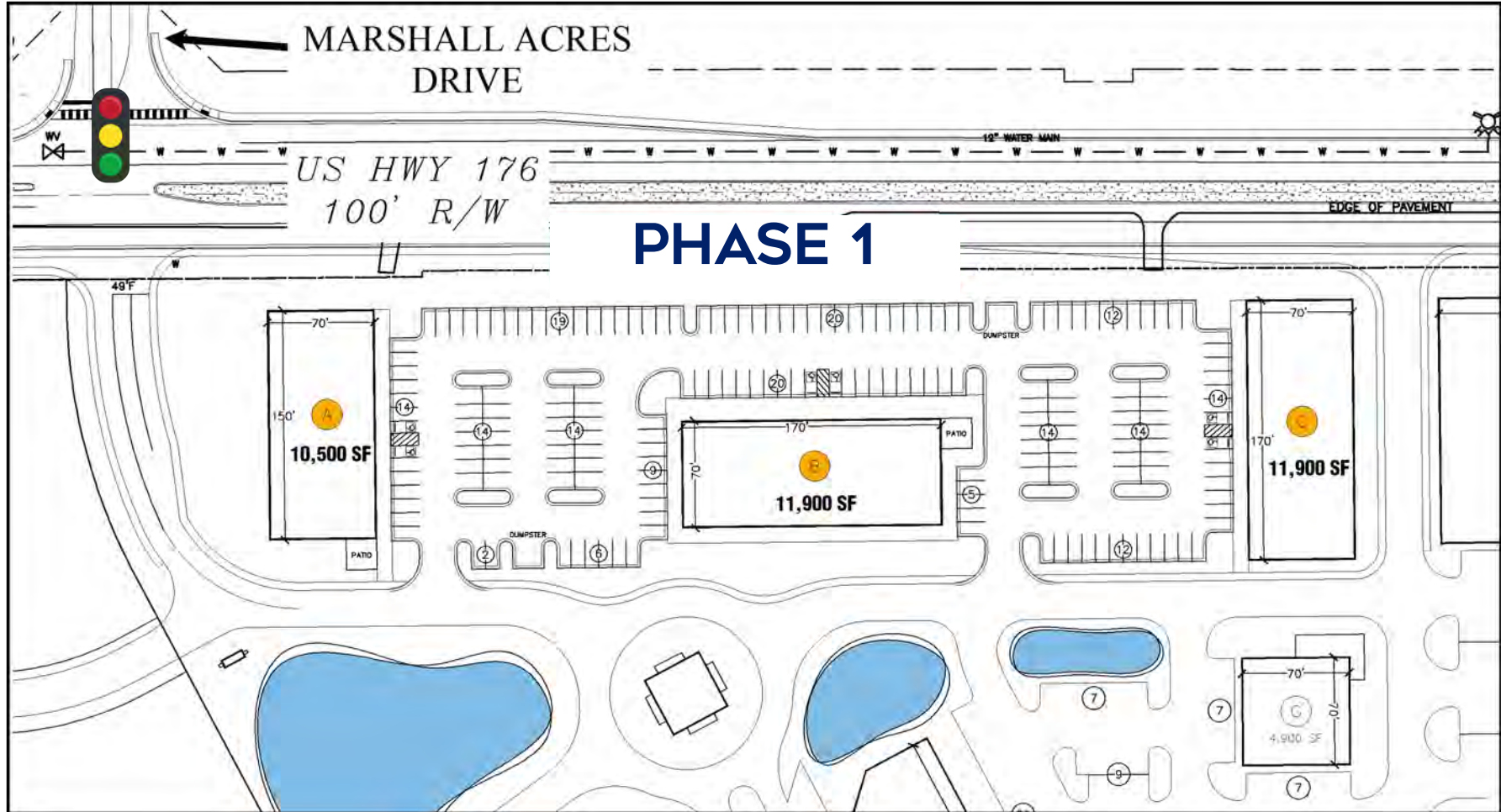
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# PHASE 1: PRE-LEASING NOW

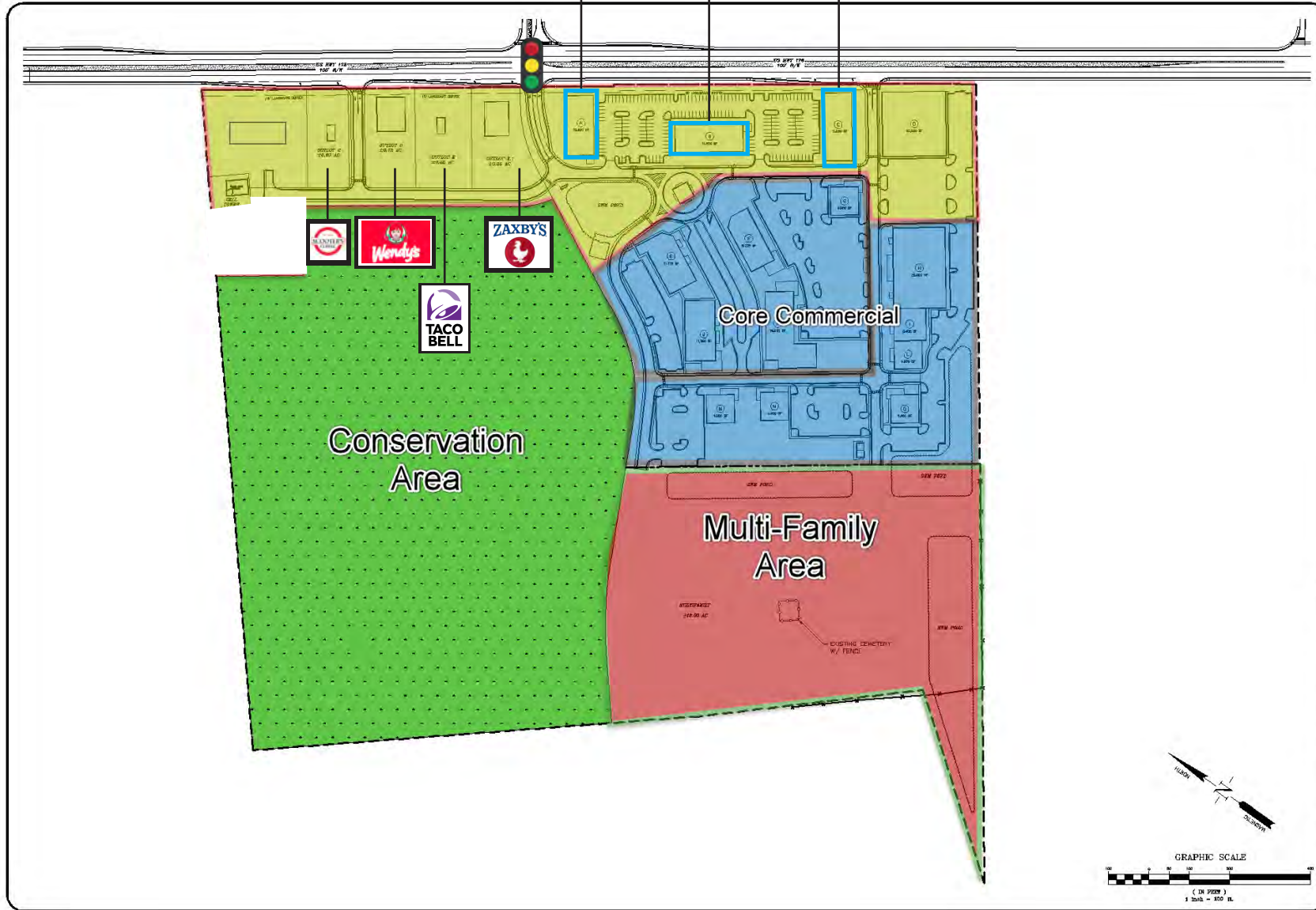


## 1,400 SF – 11,900 SF UNIT(S)

- 200-amp Electrical Panel/Unit
- Polished Finish Slab
- Natural Gas
- Grease Trap Availability
- HVAC Undistributed - 1 Ton/350 SF
- LED Lighting
- Primed Demising Wall
- 1 ADA Unisex Lavatory
- Outlets to Code
- Fiber Optic Data

# SITE PLAN

Building A 10,500 SF    Building B 11,900 SF    Building C 11,900 SF



REV. DATE	REVISION
1 3/2/23	BUILDING DIMENSIONS
2 8/17/23	CLIENT COMMENTS
3 4/15/24	OUTLINE DIMENSIONS

CONCEPT PLAN  
OF  
**SEA MIST IOP, LP**  
SECOND GOOSE CREEK PARISH  
BERKELEY COUNTY, SOUTH CAROLINA

OWNER:  
SEA MIST IOP, LP  
105 NORTH PLAZA COURT  
MT. LEONARD, SC 29444

DEVELOPER:  
SAME AS ABOVE

24 HR. CONTACT:  
SCOTT BENEDET  
943.442.2700

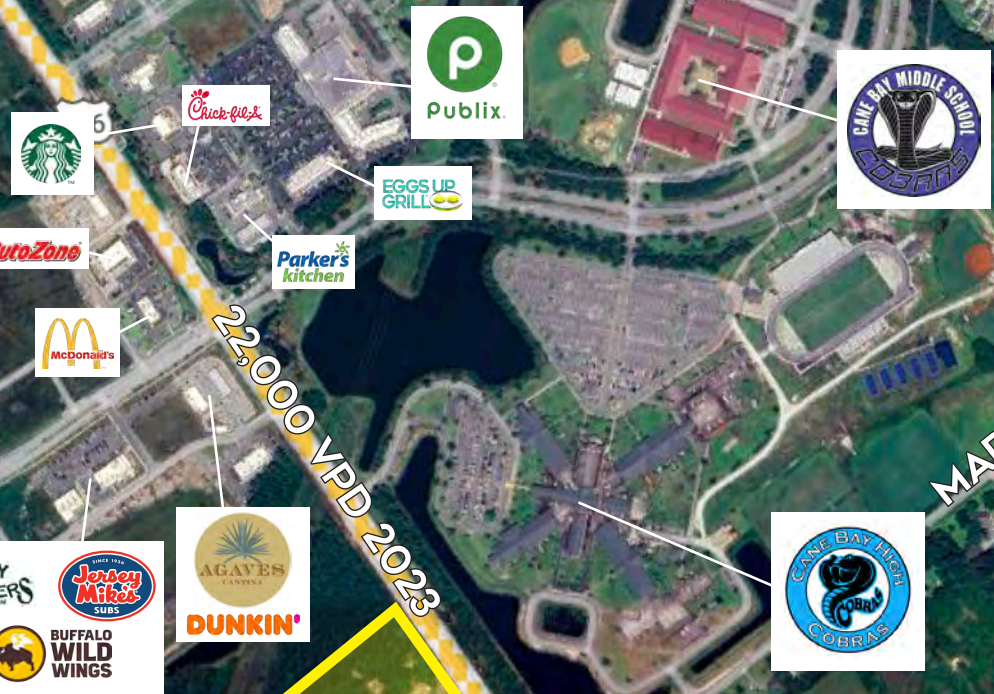
DATE:	8/15/23
DRAWN BY:	AKB
CHECKED BY:	HRK
<b>JOB# H19212</b>	
<b>CP1</b>	

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# SEAMIST COMMONS AERIAL



N CREEK DRIVE

22,000 VPD 2023

MARSHALL ACRES DRIVE



+/- 68 ACRES



176

State Rd

SEAMIST COMMONS

# LOCATION

**Cane Bay**  
PLANTATION  
10,000+  
Households



Windwood

176

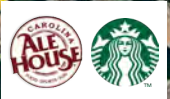


**nexton**  
7,000+  
Households



**CARNES**  
CROSSROADS  
5,000+  
Households

Wide Awake



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SEAMIST COMMONS

# LOCATION



US HWY 176  
STATE ROAD  
24,000 VPD



- 30 Minutes/20 Miles to Charleston International Airport
- 19 Minutes/12.9 Miles to Camp Hall
- 15 Minutes/7.5 Miles to Google Data Center



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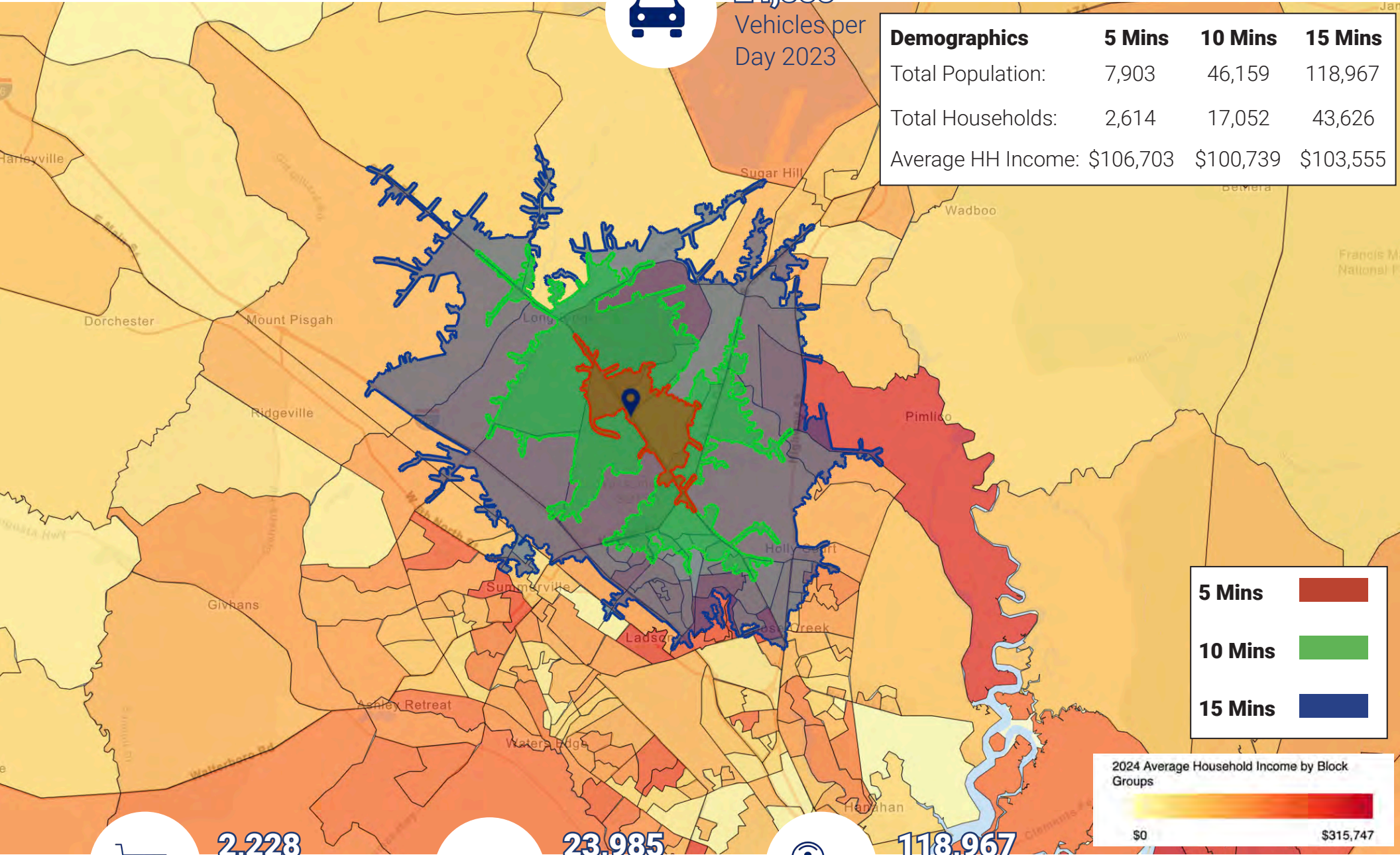


# DEMOGRAPHICS



**24,000**  
Vehicles per  
Day 2023

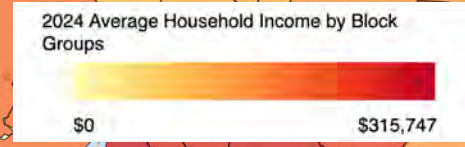
Demographics	5 Mins	10 Mins	15 Mins
Total Population:	7,903	46,159	118,967
Total Households:	2,614	17,052	43,626
Average HH Income: \$	\$106,703	\$100,739	\$103,555



**5 Mins**

**10 Mins**

**15 Mins**



**2,228**  
Businesses  
within 15 Mins



**23,985**  
Employees  
within 15 Mins

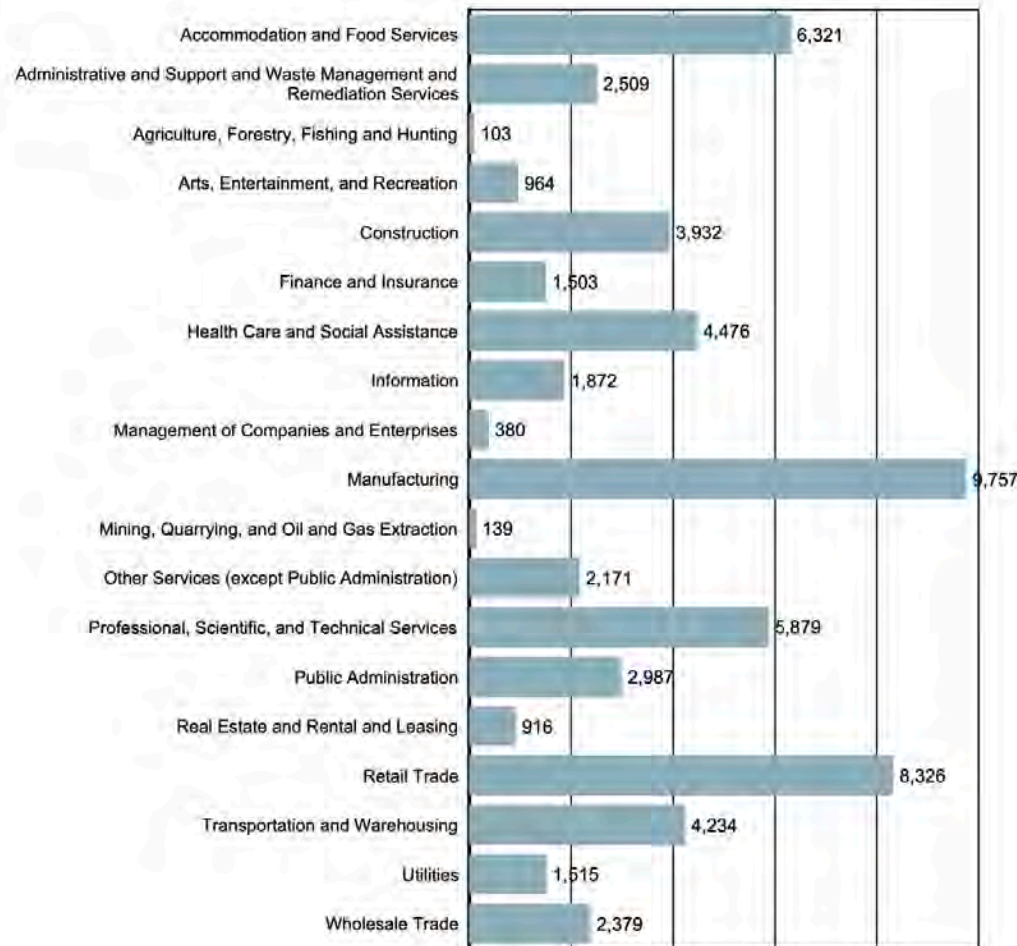


**118,967**  
Population  
within 15 Mins

All demographics based on Esri forecasts for 2024

# BERKELEY COUNTY

## EMPLOYMENT BY INDUSTRY



Source: S.C. Department of Employment & Workforce  
Quarterly Census of Employment and Wages (QCEW) - 2023 Q4



# TOTAL POPULATION 256,013 2023

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**Development By:**



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