

MarketPlace @ NEXTON



NEXTON PARKWAY AT CROSS PARK LANE
SUMMERTVILLE, SC 29483



UNDER CONSTRUCTION WITH ONLY 19,300 SF REMAINING
AVAILABLE FOR SALE OR LEASE
IDEAL FOR RETAIL, RESTAURANT, & SERVICE OFFICE USES

NEXTON PARKWAY LOCATION • EASILY ACCESSIBLE • SURROUNDING RESIDENTIAL

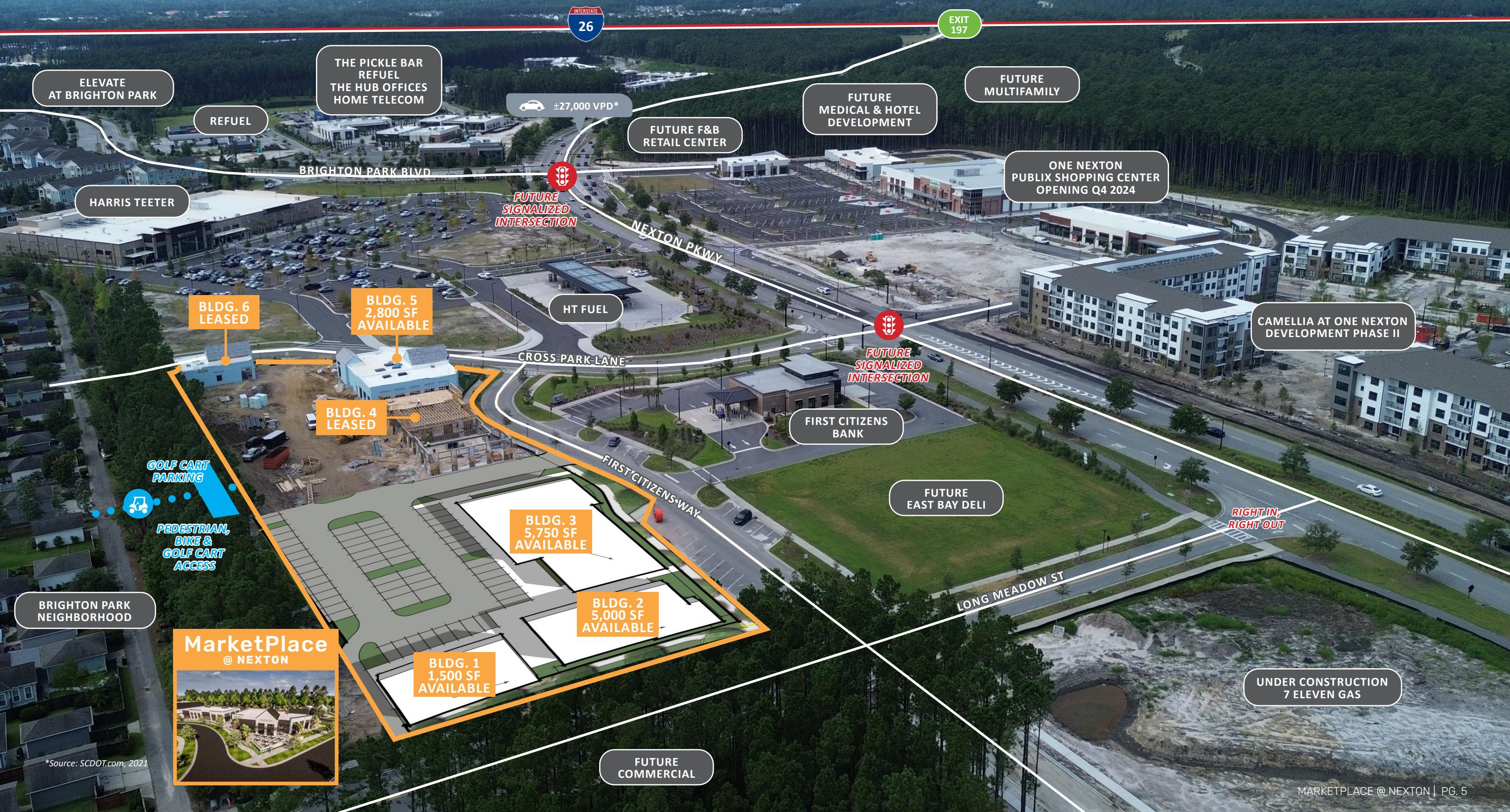
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UNDER CONSTRUCTION SPACE IS GOING QUICKLY

AERIAL | AUGUST 2024



A BOUTIQUE RETAIL VILLAGE IN NEXTON

- Over 19,300 SF available for sale or lease. Space ranges from 1,500 SF to 10,000 SF.
- Well suited for service retail, restaurants and small office users.
- The site is easily accessible from multiple points and signalized traffic intersections.
- Proximate to other retail centers, restaurants, offices and residences along Nexton Parkway.
- Within walking or golf cart distance of an adjacent 3,000 homes in Brighton Park.
- Located within Nexton, an award-winning, master-planned community with ±10,000 residences at full build-out.
- Minutes to MUSC's new 128-bed hospital, 200,000 SF medical office campus that is anticipated to open in 2024.



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REMAINING OPPORTUNITIES FOR SALE OR LEASE

SCHOLAR WAY

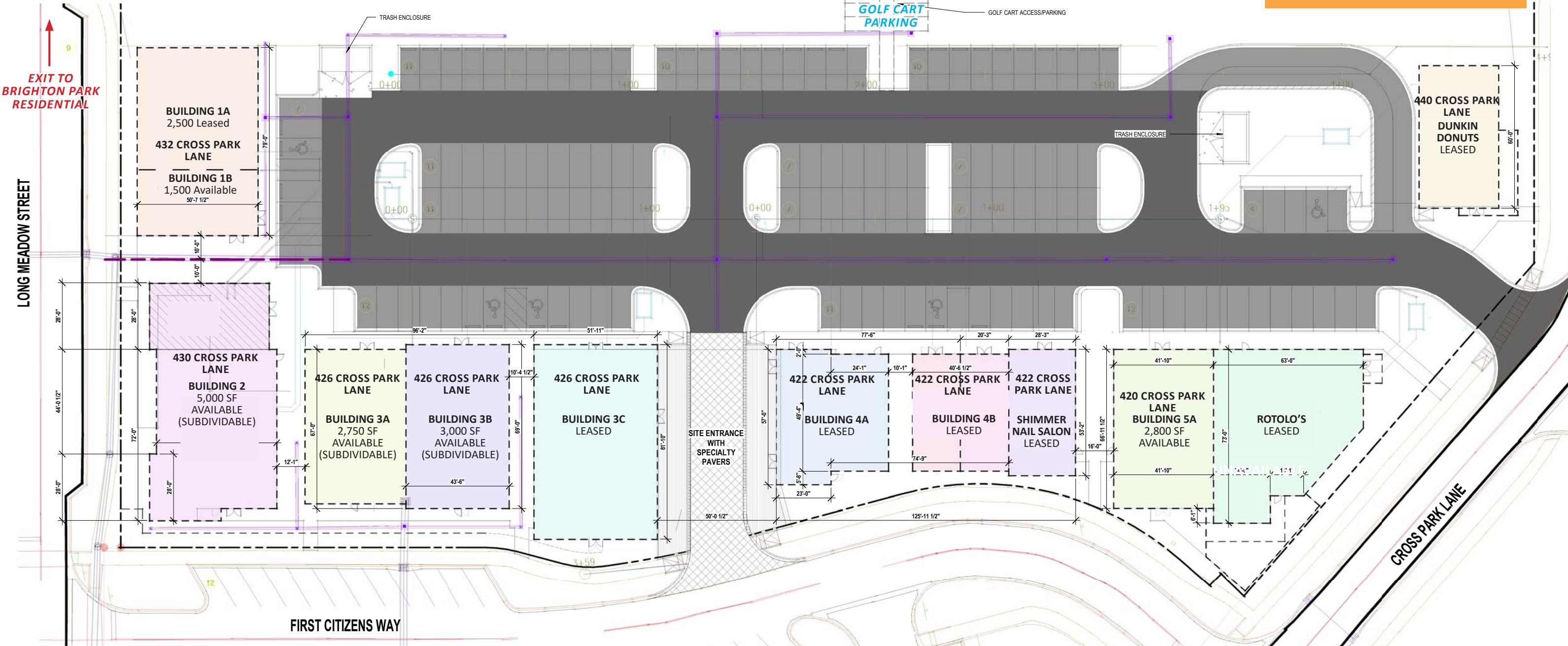
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1,500 - 5,000 SF AVAILABLE FOR SALE OR LEASE

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PROPERTY SUMMARY

SIZE: ±37,913 SF Total Project
Subdividable 5,000 SF to
±1,500 SF

USES: Retail, Restaurant, Fitness,
Service Office (No Medical)

AVAILABLE SF: 13,550 SF

MUNICIPALITY: Berkeley County

BUILDING CONDITION:

Warm, dark shell with
ribbon slab, rock floor
and power in place

ACCESS:

Full access at Cross Park Lane,
Long Meadow Street, and
Scholar Way via First Citizens
Way

DISTANCE TO I-26:

0.7 miles

**BUILDINGS AVAILABLE
FOR SALE OR LEASE
IN SHELL CONDITION OR
TURN-KEY BUILDING**

BUILDING 2: 5,000 SF

BUILDING 3A: 2,750 SF

BUILDING 3B: 3,000 SF

BUILDING 5A: 2,800 SF

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EASILY ACCESSIBLE & WELL CONNECTED







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SURROUNDED BY
RESIDENTIAL & COMMERCIAL

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 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.

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.

+ **2023 Residential Housing Community of the Year - Masterplan**
Grand Aurora Award

+ **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

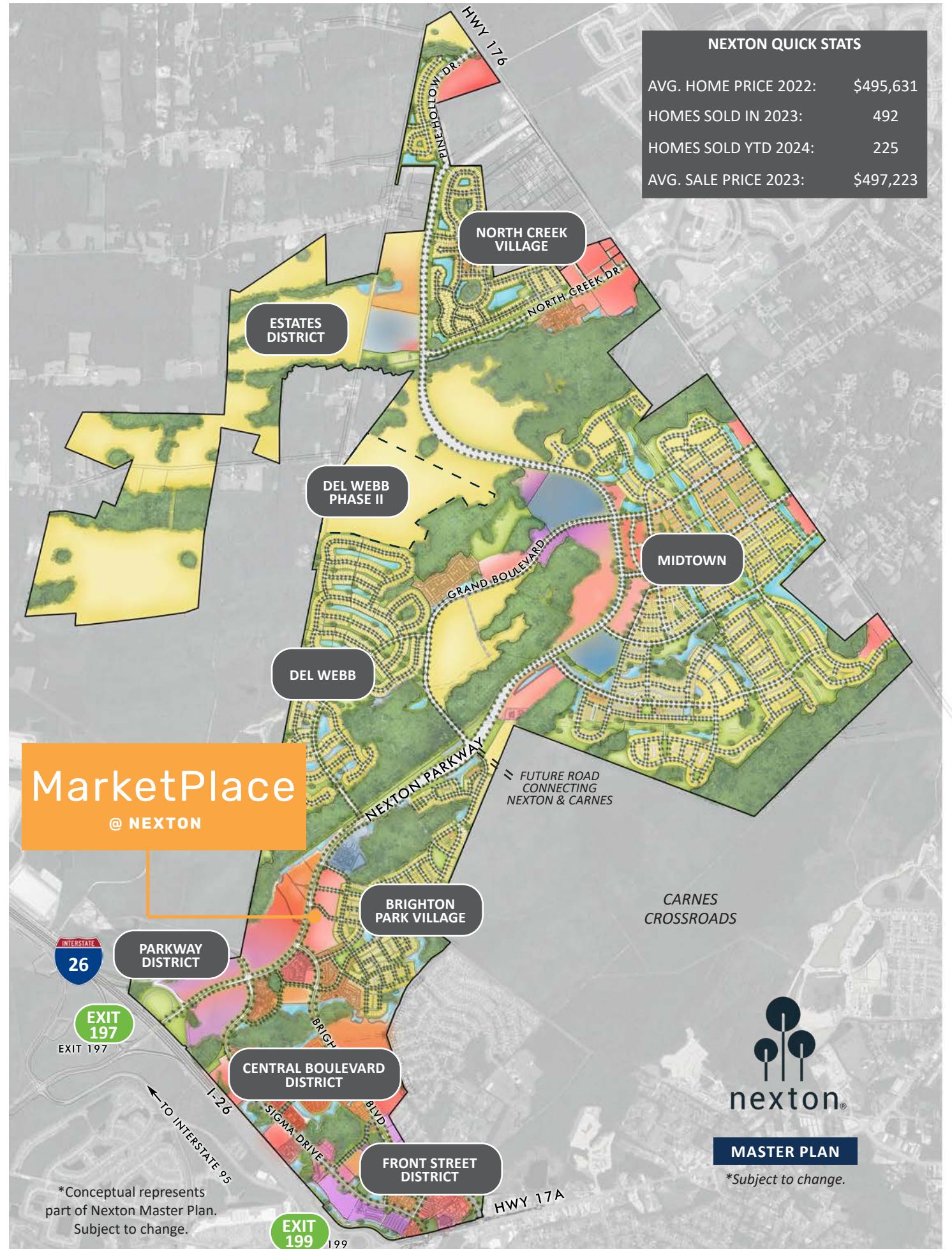
+ **2017 Best Apartment Community**
Charleston Home Builders Association

+ **2016 Best Community**
The Post and Courier

+ **2015 Rockstar Award**
Charleston Metro Chamber of Commerce



GigaFi™
Delivered by Home Tel
WIFI
HIGH SPEED INTERNET





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.
10 YEARS IN A ROW

TRAVEL + LEISURE / 2013 - 2022



WHY CHARLESTON?

1 SMALL CITY
IN THE U.S.

10 of the last 11 years

CONDE NAST TRAVELER | 2011 - 2020; 2023

1

Inbound Migration

NORTH AMERICAN VAN LINES | 2023

#2

IN THE U.S. FOR
INBOUND MOVES

HIREAHELPER.COM | 2023

no. 4

HIGHEST DEMAND
FOR OUTBOUND
TRUCKS

U-HAUL | 2023

CHARLESTON METRO RANKS #53

BEST PLACE TO LIVE
IN THE USA

U.S. NEWS | 2023

#6

best job market
among small metros

WSJ | 2023

NO. 24

best
performing
city

MILIKEN INSTITUTE | 2023

22ND
BEST RUN CITIES
IN AMERICA

WALLETHUB | 2023

#6

MOST FUN
PLACE TO LIVE
IN THE U.S.
U.S. NEWS | 2023

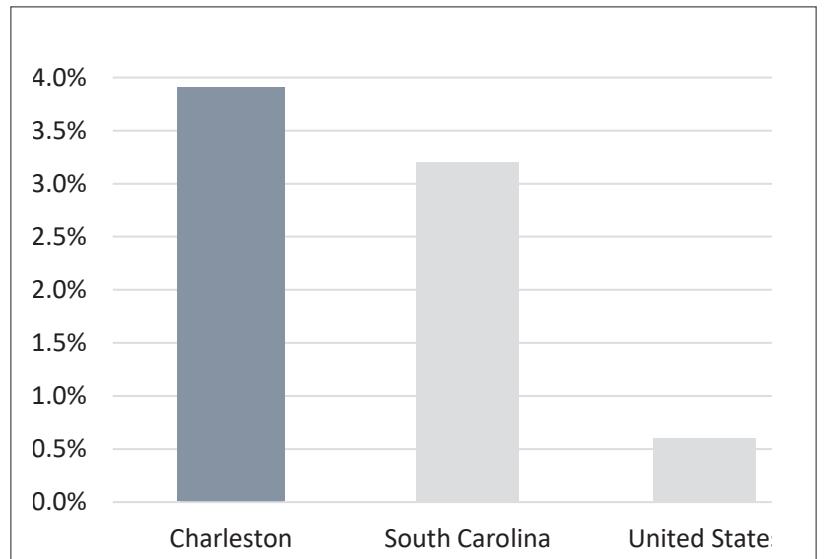
BEST CITIES IN THE U.S.
CHARLESTON RANKS

#43

NICHE.COM | 2022

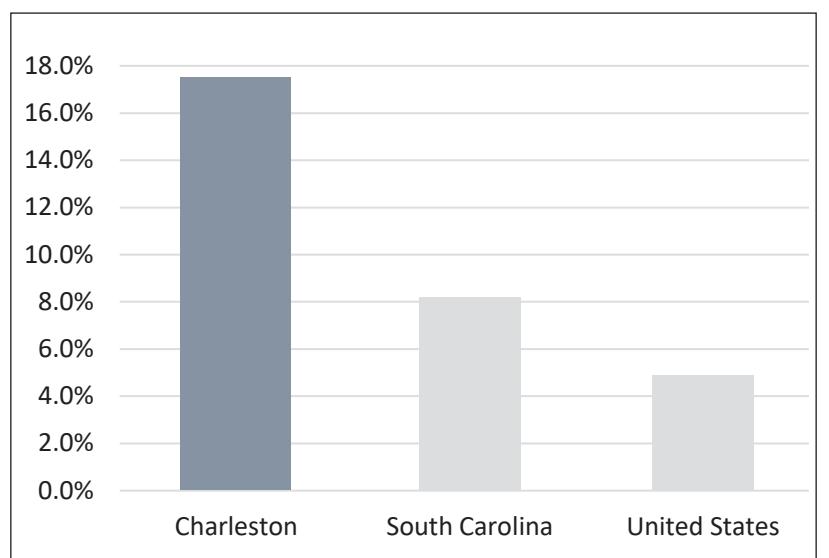
IDEALLY POSITIONED IN THE PATH OF GROWTH

POPULATION GROWTH:



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

WORKFORCE GROWTH:



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

30+

PEOPLE MOVE TO
THE REGION EACH DAY

3X

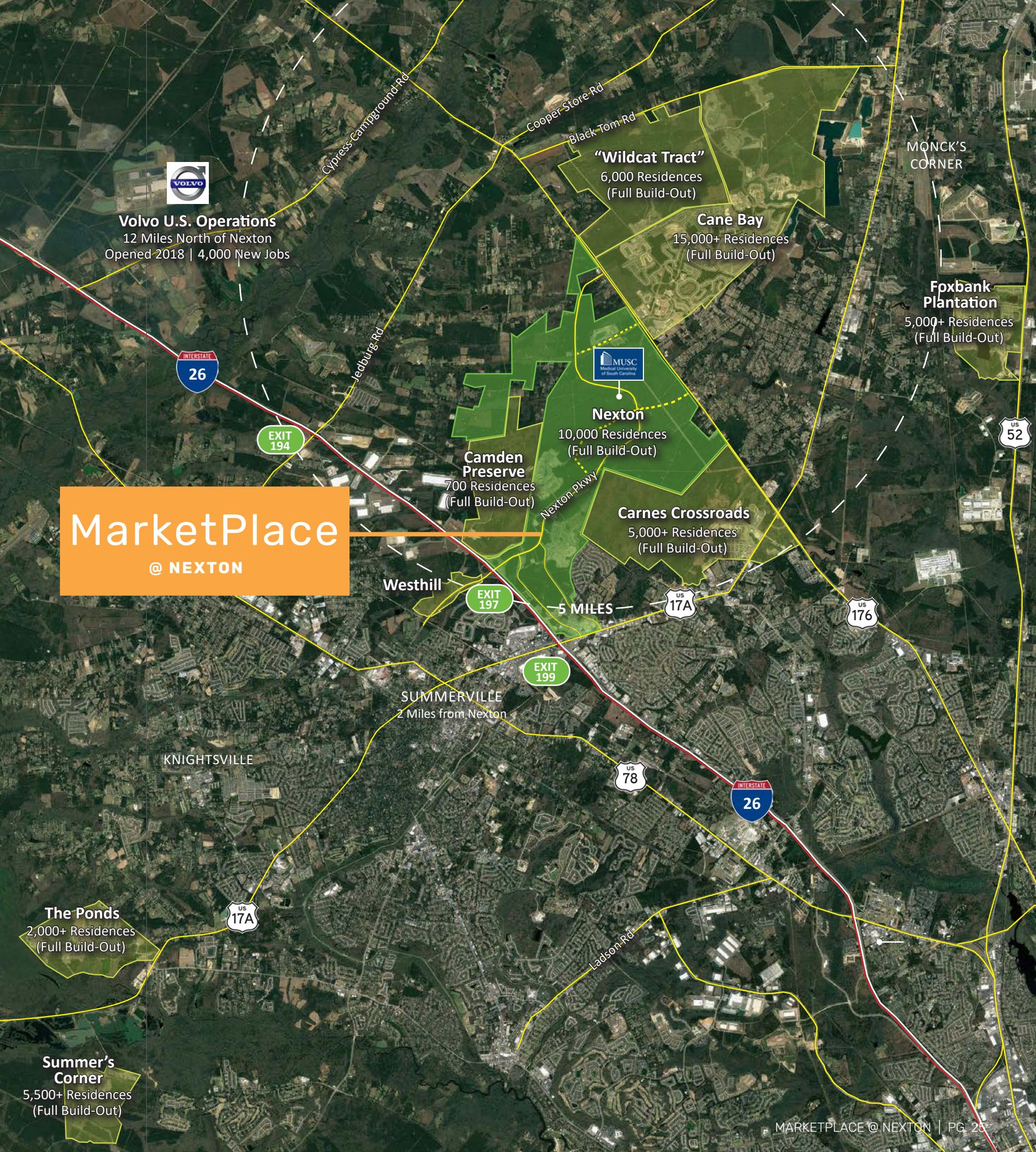
UNITED STATES
AVERAGE GROWTH

4X

WORKFORCE GROWTH THAN
UNITED STATES AVERAGE

37.5%

ADULTS WITH A
BACHELOR'S DEGREE



SURROUNDED BY HOMES AND WORKFORCE GROWTH

#24

CHARLESTON IS WHERE
THE JOBS WILL BE

2023 | FORBES

**BEST CITIES
FOR JOBS**

CHARLESTON RANKS 31st
2023 | WALLETHUB

#13

BEST CITIES TO
START A CAREER
2023 | WALLETHUB



UNPRECEDENTED GROWTH

MORE ROOFTOPS = MORE RETAIL

Cane Bay
PLANTATION

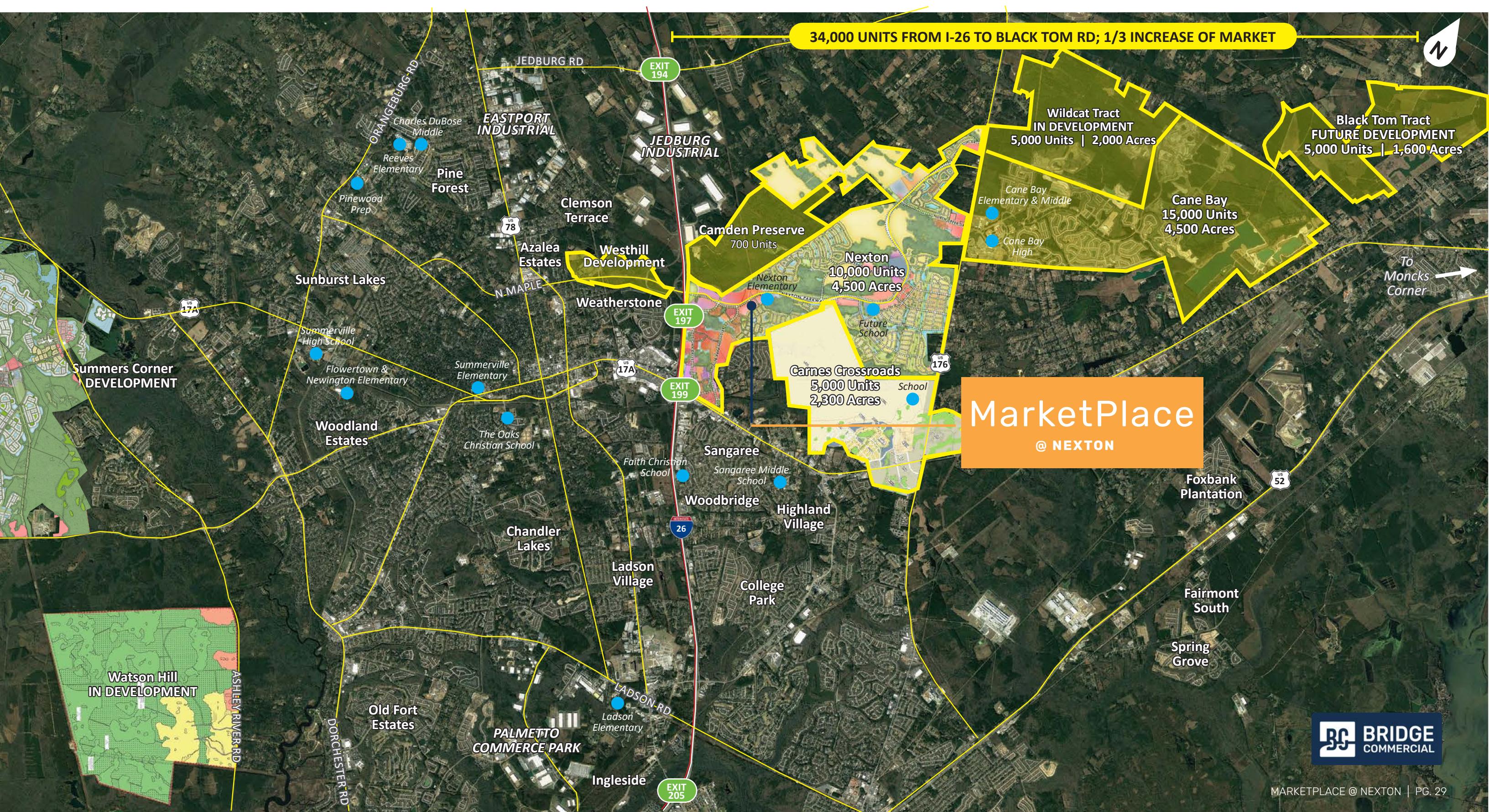
inexton®

#13

COMMUNITY IN THE U.S.
SOLD 775 HOMES IN 2023

#38

COMMUNITY IN THE U.S.
SOLD 492 HOMES IN 2023



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