

# MarketPlace

## @ NEXTON



NEXTON PARKWAY AT CROSS PARK LANE  
SUMMERVILLE, 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



\*Source: SCDOT.com, 2021



# 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.



## MarketPlace @ NEXTON





REMAINING OPPORTUNITIES  
FOR SALE OR LEASE

MarketPlace  
@ NEXTON

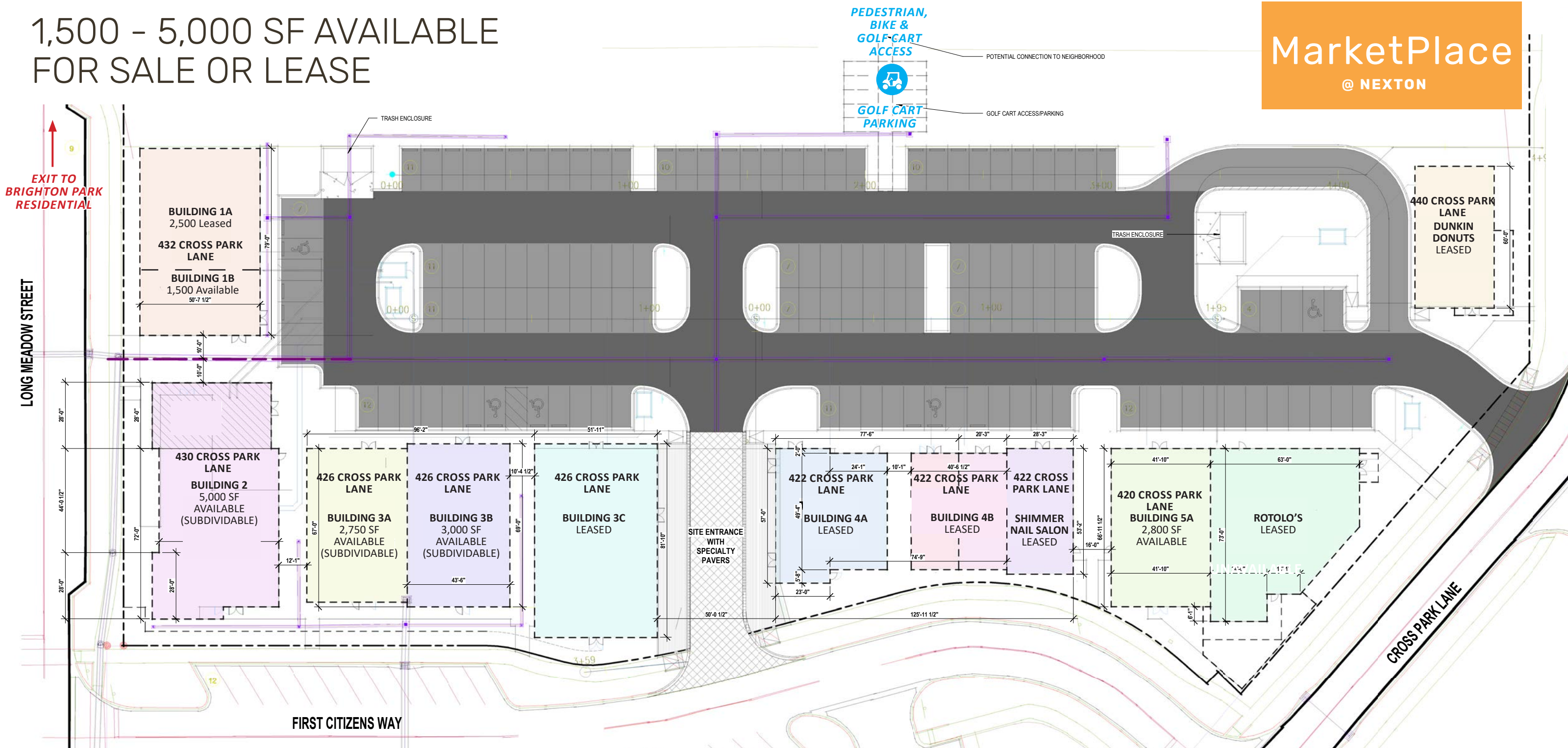


TURN-KEY OR SHELL CONDITION		
RETAIL, RESTAURANT, OR SERVICE OFFICE		
BUILDING 1	432 Cross Park Lane	1,500 SF
BUILDING 2	430 Cross Park Lane	5,000 SF
BUILDING 3	426 Cross Park Lane	5,750 SF
BUILDING 4	422 Cross Park Lane	LEASED
BUILDING 5	420 Cross Park Lane	2,800 SF
BUILDING 6	440 Cross Park Lane	LEASED

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



PROPERTY SUMMARY

SIZE:	±37,913 SF Total Project Subdividable 5,000 SF to ±1,500 SF	BUILDING CONDITION:	Warm, dark shell with ribbon slab, rock floor and power in place
USES:	Retail, Restaurant, Fitness, Service Office (No Medical)	ACCESS:	Full access at Cross Park Lane, Long Meadow Street, and Scholar Way via First Citizens Way
AVAILABLE SF:	13,550 SF	DISTANCE TO I-26:	0.7 miles
MUNICIPALITY:	Berkeley County		

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



NEXTON  
ELEMENTARY

BRIGHTON PARK  
RESIDENTIAL

NEXTON  
GREAT LAWN &  
POCKET PARK

ELEVATE AT  
BRIGHTON PARK

PEDESTRIAN,  
BIKE &  
GOLF CART  
ACCESS

MULTIPLE  
INGRESS/EGRESS  
POINTS

FUTURE  
OUTPARCEL

Harris Teeter

FUTURE  
OUTPARCEL

FUTURE  
OUTPARCEL

THE PICKLE BAR  
REFUEL  
THE HUB  
HOME TELECOM

FULL ACCESS  
INTERSECTION

RIGHT IN  
RIGHT OUT

FUTURE  
SIGNALIZED  
INTERSECTION

FUTURE  
SIGNALIZED  
INTERSECTION

CAMELLIA AT  
ONE NEXTON

ONE NEXTON  
FULLY LEASED

Publix





MarketPlace  
@ NEXTON



NEXTON  
ELEMENTARY

SCHOLAR WAY

7-ELEVEN  
UNDER CONSTRUCTION

LONG MEADOW DR

FUTURE  
EAST BAY DELI

FIRST CITIZENS  
BANK

CAMELLIA AT  
ONE NEXTON

FUTURE  
SIGNALIZED  
INTERSECTION

UNDER CONSTRUCTION &  
FULLY LEASED  
  
ONE NEXTON  
PUBLIX SHOPPING CENTER

BLDG. 2  
460 CROSS PARK LN  
5,000 SF  
AVAILABLE

BLDG. 1  
432 CROSS PARK LN  
1,500 SF  
AVAILABLE

BLDG. 3  
426 CROSS PARK LN  
5,750 SF  
AVAILABLE

BLDG. 4  
422 CROSS PARK LN  
LEASED

BLDG. 5  
420 CROSS PARK LN  
2,800 SF  
AVAILABLE

BRIGHTON PARK  
RESIDENTIAL

BLDG. 6  
440 CROSS PARK LN  
LEASED

HARRIS TEETER FUEL  
NOW OPEN

NEXTON PKWY

BRIGHTON PARK BLVD



SURROUNDED BY  
RESIDENTIAL & COMMERCIAL

MarketPlace  
@ NEXTON

MUSC  
128-BED HOSPITAL

MIDDLE SCHOOL  
UNDER CONSTRUCTION

DEL WEBB  
PHASE II

CARNES  
CROSSROADS  
5,000 RESIDENCES

DEL WEBB  
PHASE I

NEXTON  
ELEMENTARY

CAMELLIA  
ONE NEXTON

PUBLIX  
ONE NEXTON

PLANNED  
MULTIFAMILY

MEDICAL  
OFFICE

F&B  
RETAIL CENTER

CAMDEN  
PRESERVE  
700 RESIDENCES

HARRIS  
TEETER

HOME TELECOM  
HUB OFFICE & RETAIL  
THE PICKLEBAR

ELEVATE AT  
BRIGHTON PARK

SENIOR  
HOUSING

TOWNHOMES &  
CONDOS

DAYFIELD  
OFFICE PARK

MEDICAL OFFICE

PINNACLE BANK

BRIGHTON PARK BLVD

AMES  
MULTIFAMILY

RENTAL  
TOWNHOMES

ATELIER  
OFFICE PARK

THE MURRAY

PLANNED  
MULTIFAMILY

dtn  
nex  
DOWNTOWN  
NEXTON

RADLER  
MULTIFAMILY

HILTON HOTEL

JOB GENERATOR  
SITE

SIGMA DR

C-STORE

RESTAURANT

THE LOFTS APARTMENTS &  
GROUND FLOOR RETAIL

AC HOTEL

FUTURE  
RETAIL

BAKER MOTOR

EXIT  
197

INTERSTATE  
26



WESTHILL  
DEVELOPMENT

CAMDEN PRESERVE  
700 RESIDENCES

HWY 176 WIDENING  
PHASE II: 6.5 MILES  
TO CAMP HALL

WILDCAT TRACT  
6,000 RESIDENCES

NEXTON  
10,000 RESIDENCES

CANE BAY  
15,000 RESIDENCES

CARNES CROSSROADS  
5,000 RESIDENCES

AZALEA SQUARE

SUMMERVILLE  
MARKETPLACE

NORTH MAIN  
MARKETPLACE

CONSTRUCTION

FINISH  
1/2 MILE

MarketPlace  
@ NEXTON

FUTURE ROAD  
CONNECTING  
NEXTON & CARNES

MARKETPLACE AT  
CARNES CROSSROADS

FUTURE

SHEEP ISLAND RD

NEXTON PKWY

NORTH CREEK DR

GRAND BLVD

SIGMA DR

BRIGHTON PARK BLVD

HOLIDAY DR

DROP OFF DR

EXIT 197

EXIT 199

US 17A

INTERSTATE 26

US 176

THE MARKET AT CANE BAY

NORTH CREEK AT NEXTON

ICE CREAM SHOP

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

NEARBY RETAILERS



# 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- fice, 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, enter- tainment, 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.

- + **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



**10,000**  
RESIDENCES



**700**  
ACRES OF  
COMMERCIAL



**1.5**  
MILES OF  
INTERSTATE FRONTAGE



**3**  
SCHOOLS



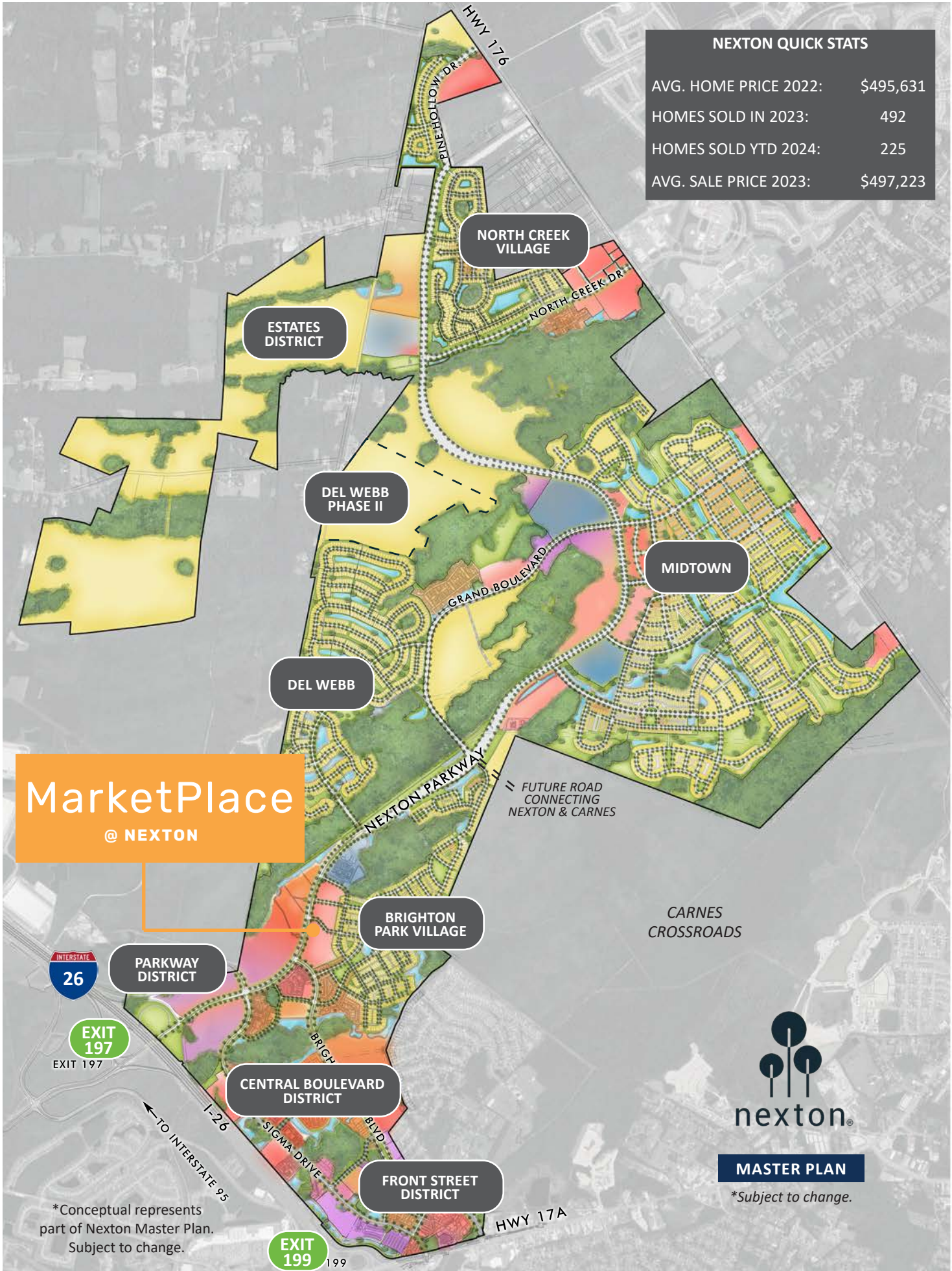
**2,000**  
ACRES OF PARKS



**15**  
MILES OF MULTI-  
PURPOSE TRAILS



**WIFI**  
HIGH SPEED  
INTERNET







**100%  
LOWCOUNTRY**  
Town, sweet town



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*

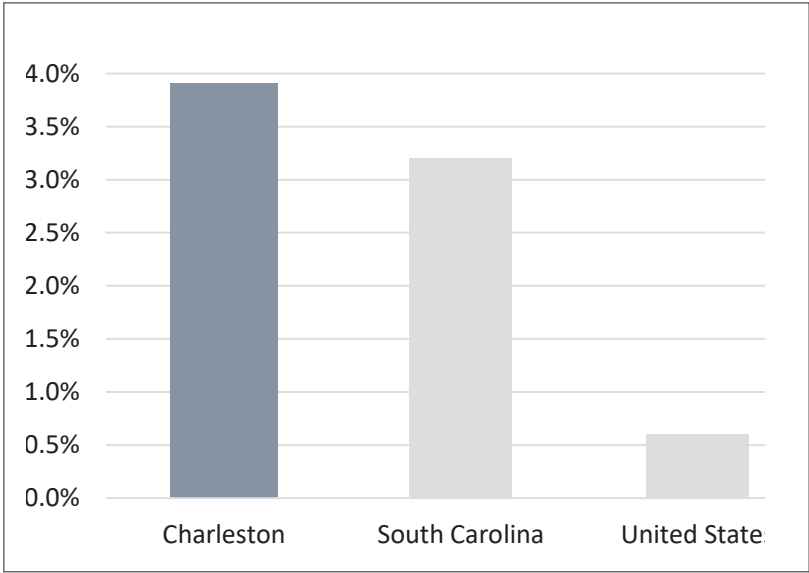
**BEST CITIES IN THE U.S.**  
CHARLESTON RANKS  
**#43**

*NICHE.COM | 2022*



# IDEALLY POSITIONED IN THE PATH OF GROWTH

POPULATION GROWTH:

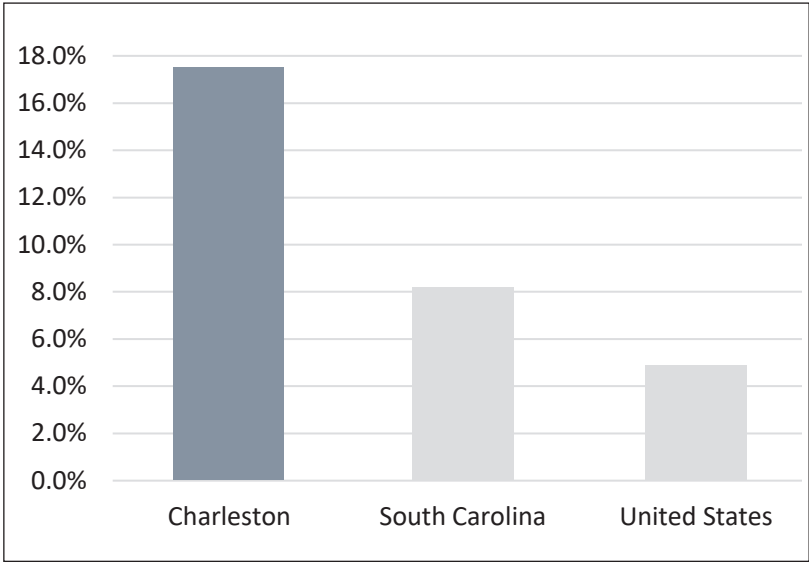


Sources: U.S. Bureau of Labor Statistics, CRDA.org

**30+**  
PEOPLE MOVE TO  
THE REGION EACH DAY

**3X**  
UNITED STATES  
AVERAGE GROWTH

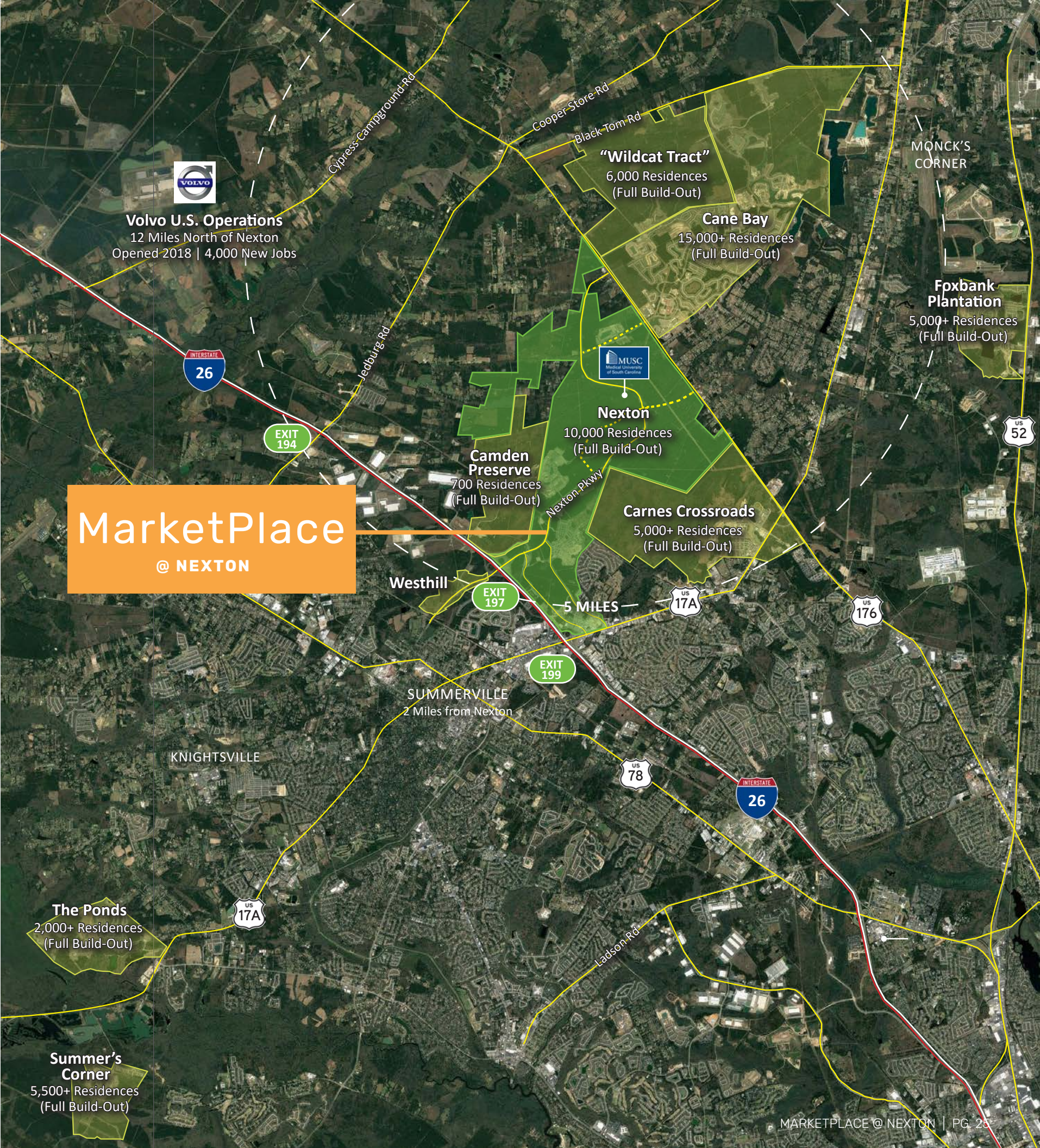
WORKFORCE GROWTH:



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

**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

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

nexton®

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





# MarketPlace

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