



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



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:

Randall Donley
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Scott Benedict, CCIM
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Brent Case, CCIM
Broker in Charge/ President
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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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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



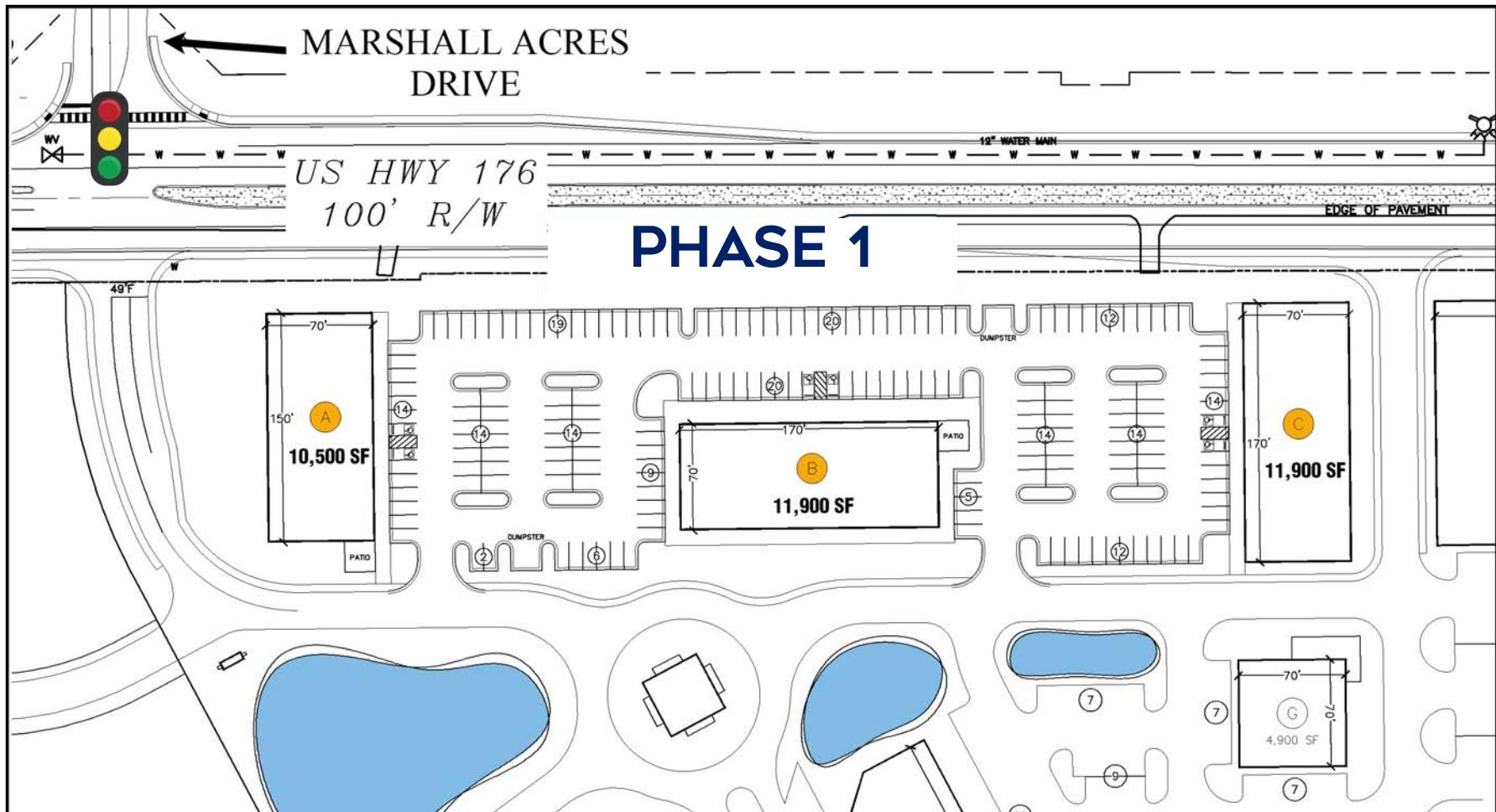
COUNTY

Berkeley County



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PHASE 1: PRE-LEASING NOW

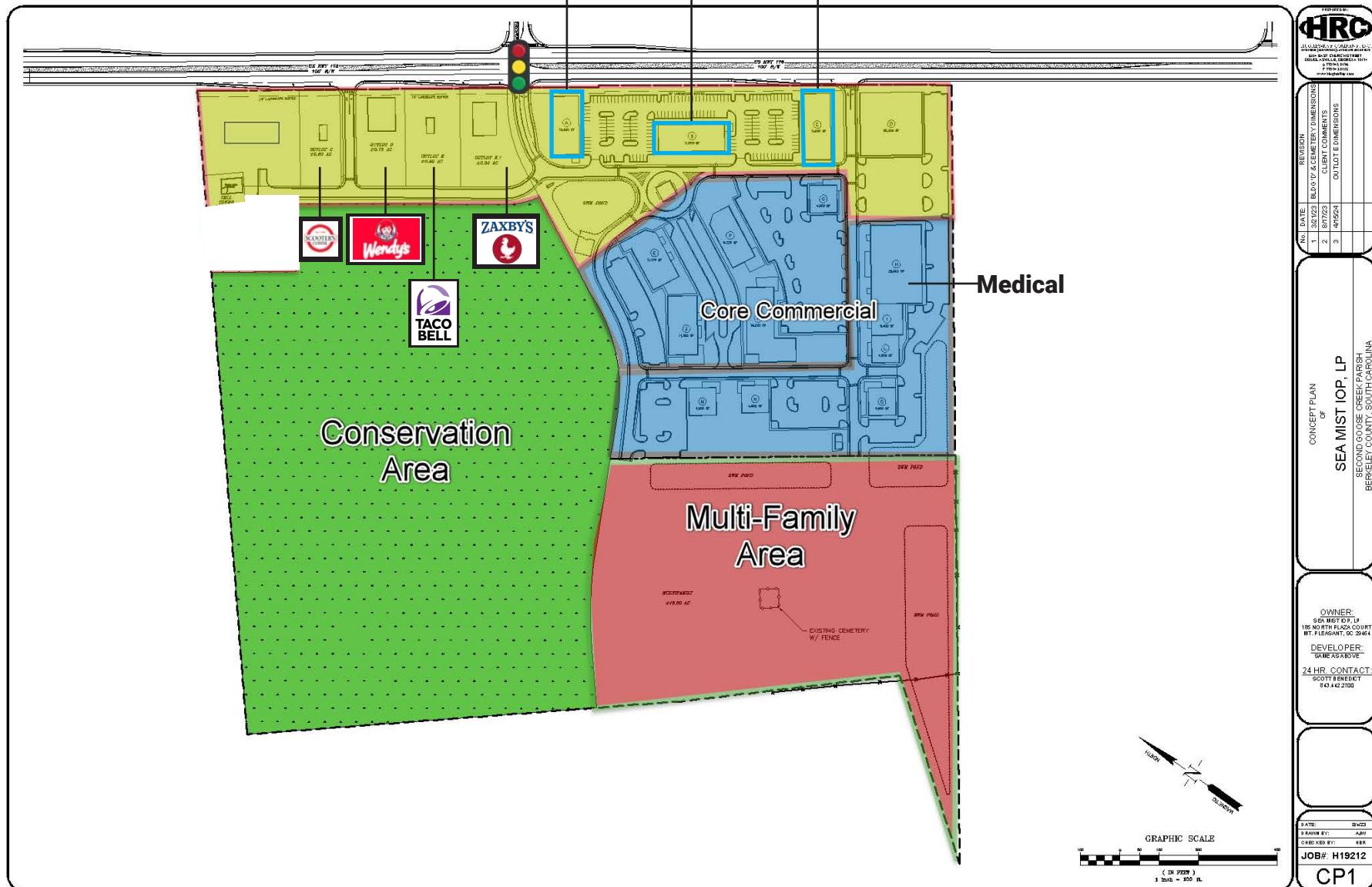


1,400 SF – 11,900 SF UNIT(S)

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



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AERIAL

N CREEK DRIVE



AutoZone



EGGS UP GRILL



MARSHALL ACRES DRIVE



DUNKIN'



BUFFALO WILD WINGS



STICKY FINGERS



JERSEY MIKE'S
SUBS

+/- 68 ACRES



176

State Rd

1601 State Road | Summerville, SC 29486

CSG CHARLESTON
COMMERCIAL SPECIALTY GROUP

COLDWELL BANKER
COMMERCIAL
ATLANTIC

SEAMIST COMMONS

LOCATION



Cane Bay
PLANTATION

10,000+
Households



Windwood



CHARLESTON



inexton®

7,000+
Households



CARNES
CROSSROADS

5,000+
Households

Wide Awake

Google

SEAMIST COMMONS

LOCATION



CAMP
HALL

NEIGHBORHOOD COMMERCIAL PARK | CAMPHALL.COM

**US HWY 176
STATE ROAD
24,000 VPD**

SITE

Google

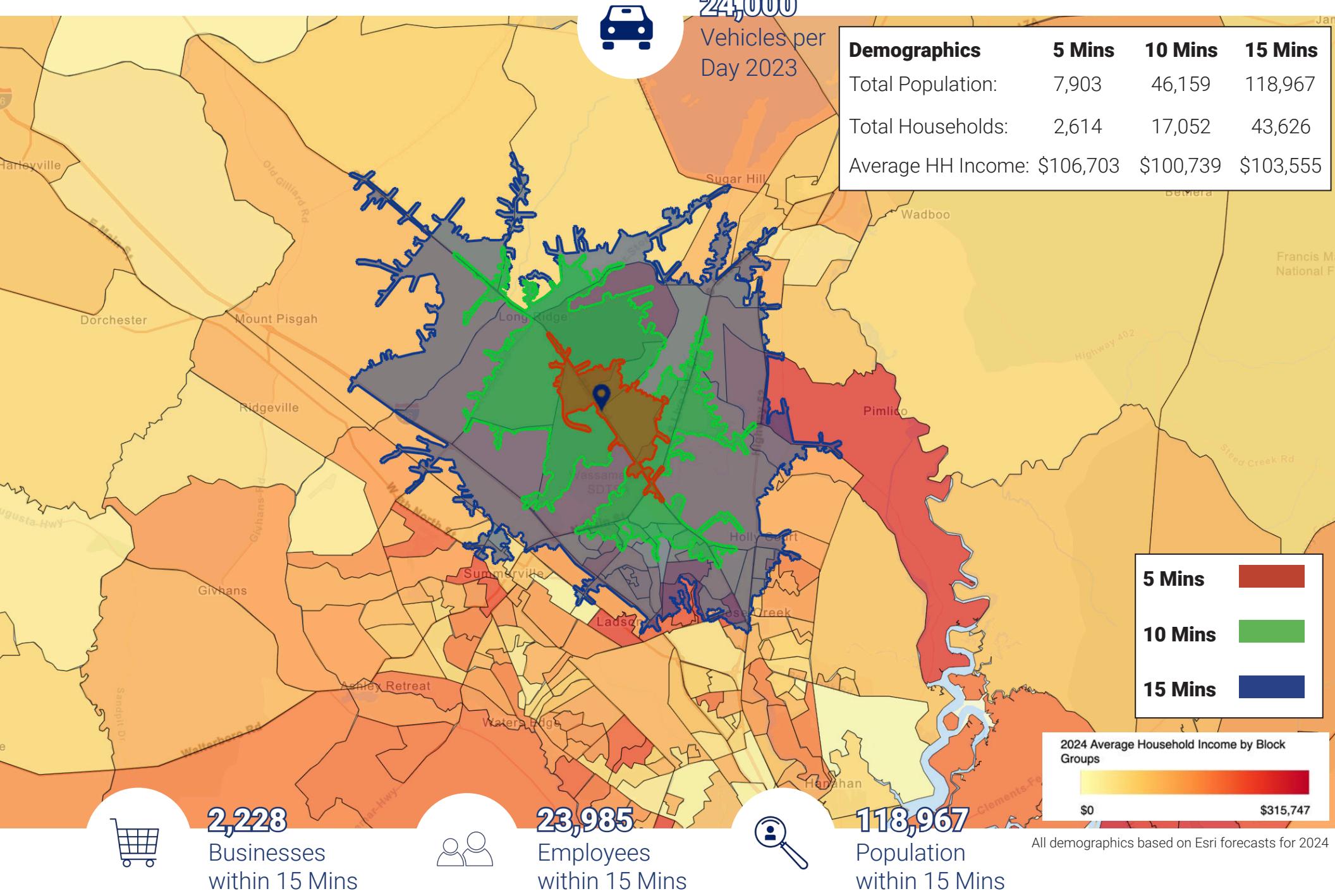
- **30 Minutes/20 Miles to Charleston International Airport**
- **19 Minutes/12.9 Miles to Camp Hall**
- **15 Minutes/7.5 Miles to Google Data Center**

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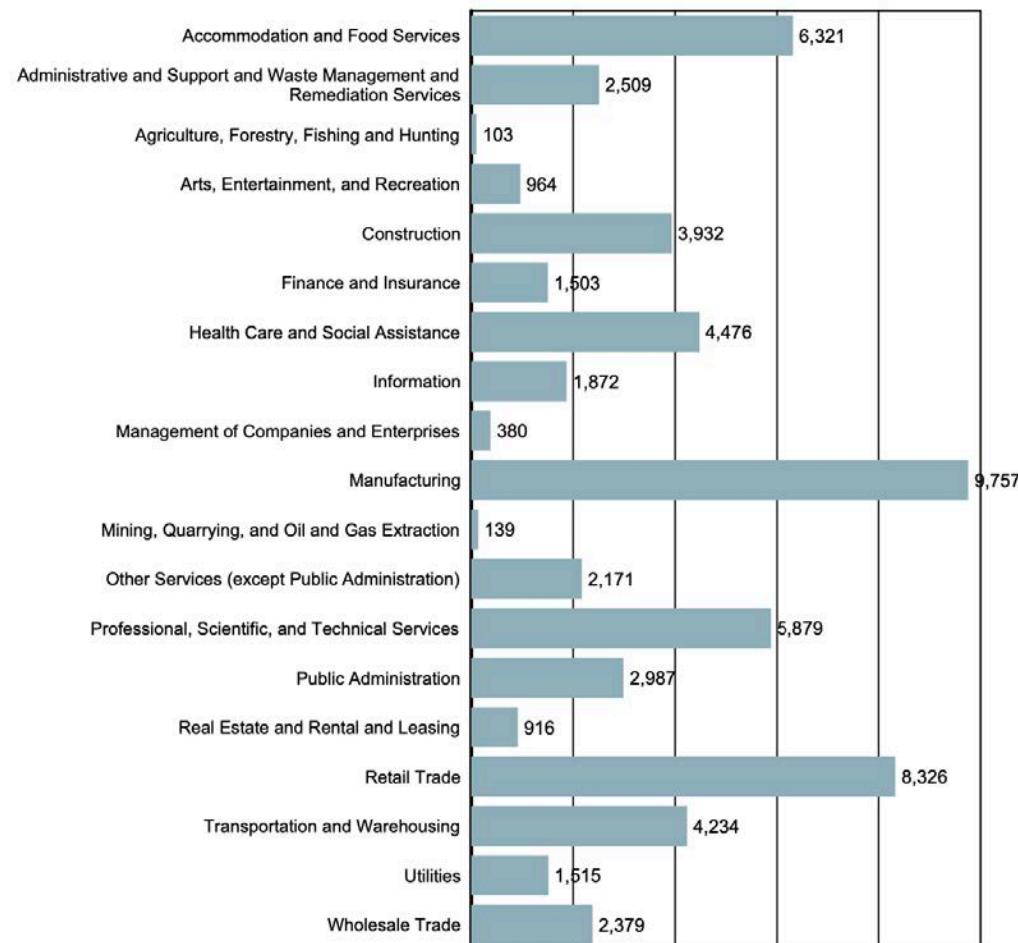
COLDWELL BANKER
COMMERCIAL
ATLANTIC

DEMOGRAPHICS

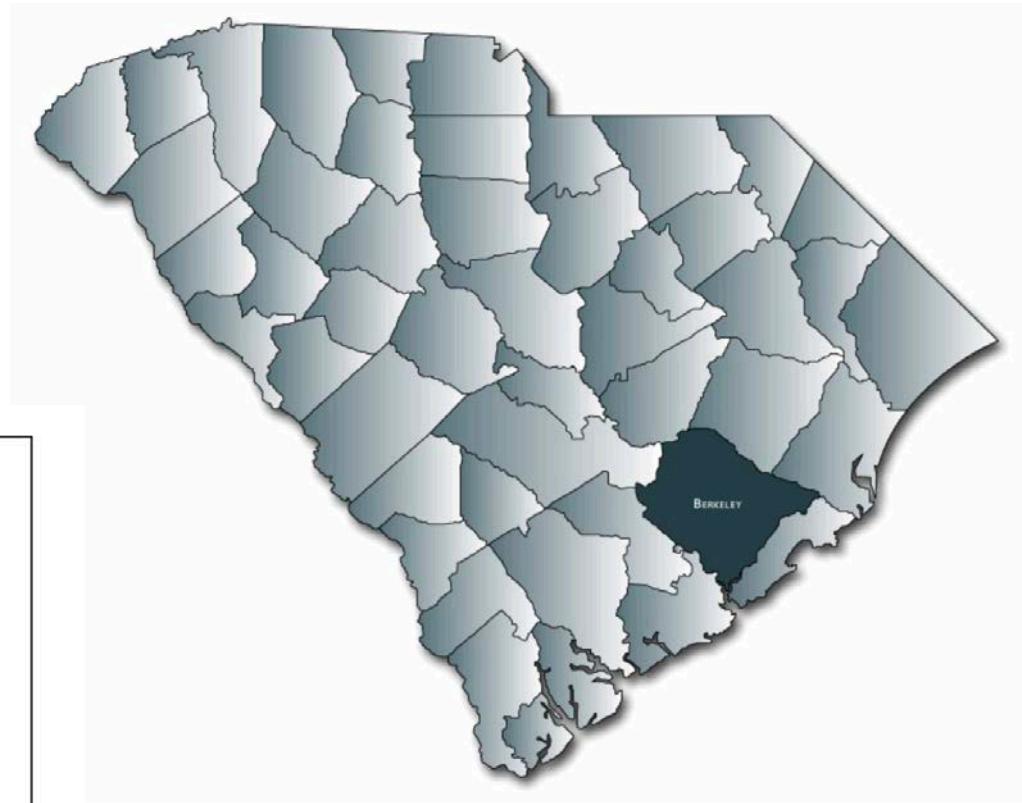


BERKELEY COUNTY

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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