



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
randall.donley@CommercialSpecialtyGroup.com

Scott Benedict, CCIM
Broker in Charge
scott.benedict@commercialspecialtygroup.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Brent Case, CCIM
President / Broker in Charge
bcase@cbcatlantic.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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(C) 803.847.0800
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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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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

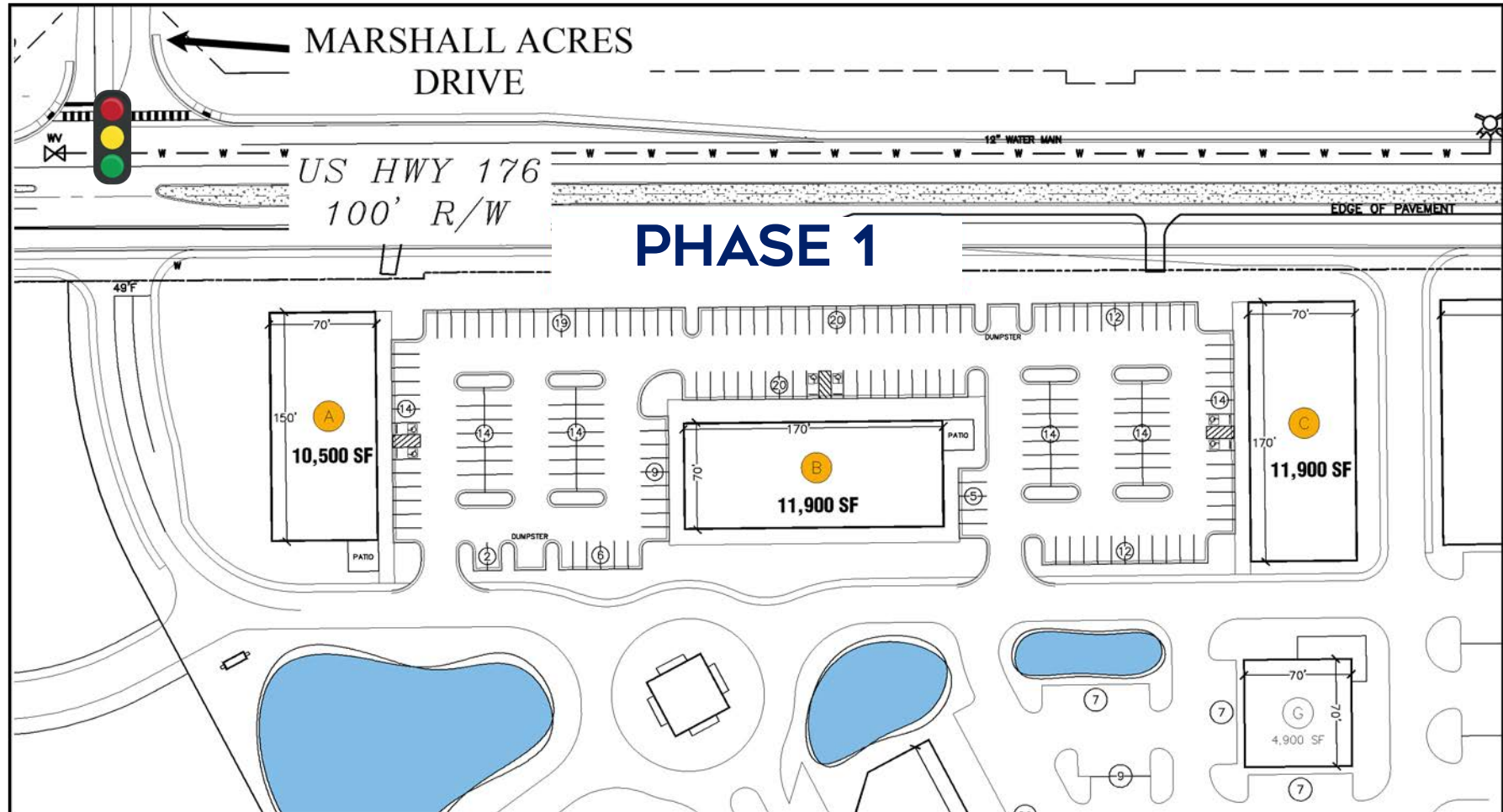
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PHASE 1: PRE-LEASING NOW



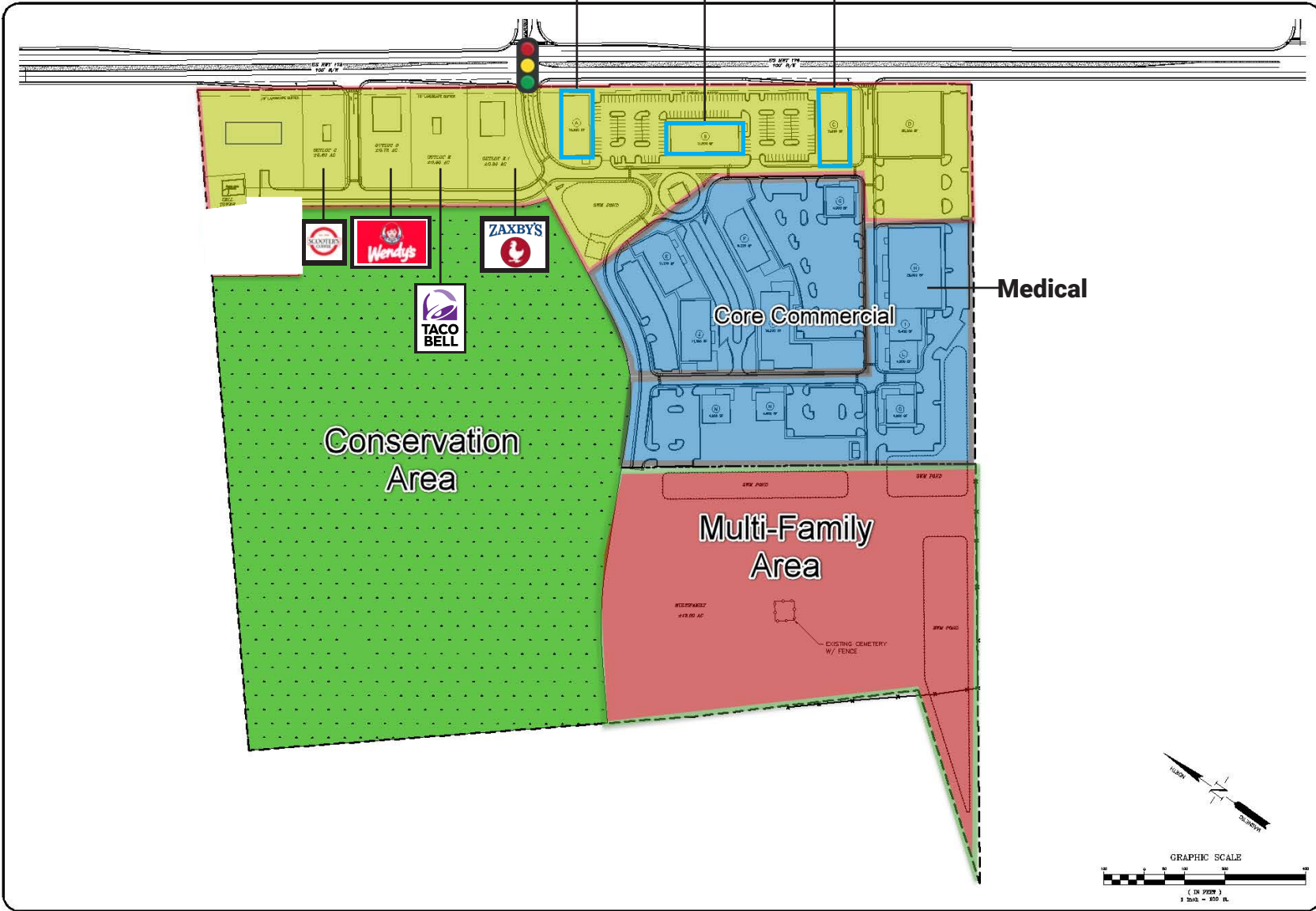
1,400 SF – 11,900 SF UNIT(S)

- 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

SEAMIST COMMONS

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 & CEMETERY DIMENSIONS
2	8/7/23	CLIENT COMMENTS
3	4/15/24	OUTLOT DIMENSIONS

CONCEPT PLAN
OF
SEAMIST IOP, LP
SECOND GOOSE CREEK PARISH
BERKELEY COUNTY, SOUTH CAROLINA

OWNER:
SEA MIST IOP, LP
100 NTH PLAZA COURT
MT. PLEASANT, SC 29524

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
SCOTT BENEDET
843.442.2700

DATE:	8/15/23
DESIGNED BY:	AKB
CHECKED BY:	KBR
JOB#	H19212
CP1	

SEAMIST COMMONS



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SEAMIST COMMONS AERIAL

N CREEK DRIVE

MARSHALL ACRES DRIVE

22,000 VPD 2023

+/- 68 ACRES



176

State Rd

1601 State Road | Summerville, SC 29486



SEAMIST COMMONS
LOCATION



Cane Bay
PLANTATION
10,000+
Households

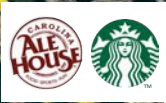
Windwood



CHARLESTON



nexton®
7,000+
Households



CARNES
CROSSROADS
5,000+
Households

Wide Awake

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CSG CHARLESTON
COMMERCIAL SPECIALTY GROUP



COLDWELL BANKER
COMMERCIAL
ATLANTIC

SEAMIST COMMONS

LOCATION



US HWY 176
STATE ROAD
24,000 VPD

SITE



- 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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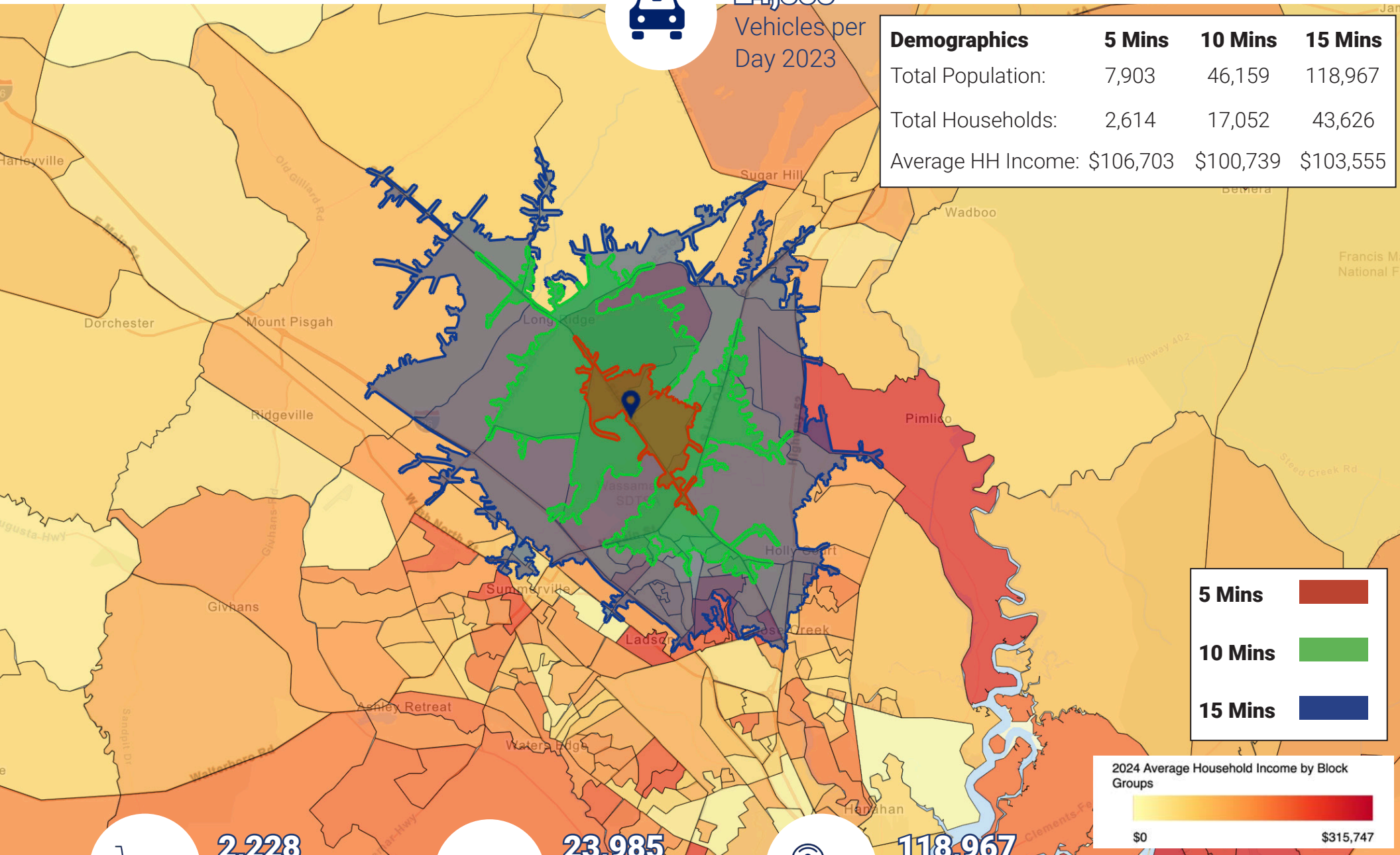
DEMOGRAPHICS



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



2,228

Businesses
within 15 Mins



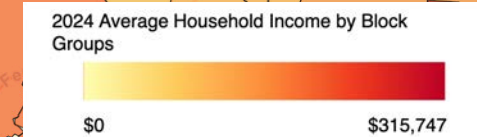
23,985

Employees
within 15 Mins



118,967

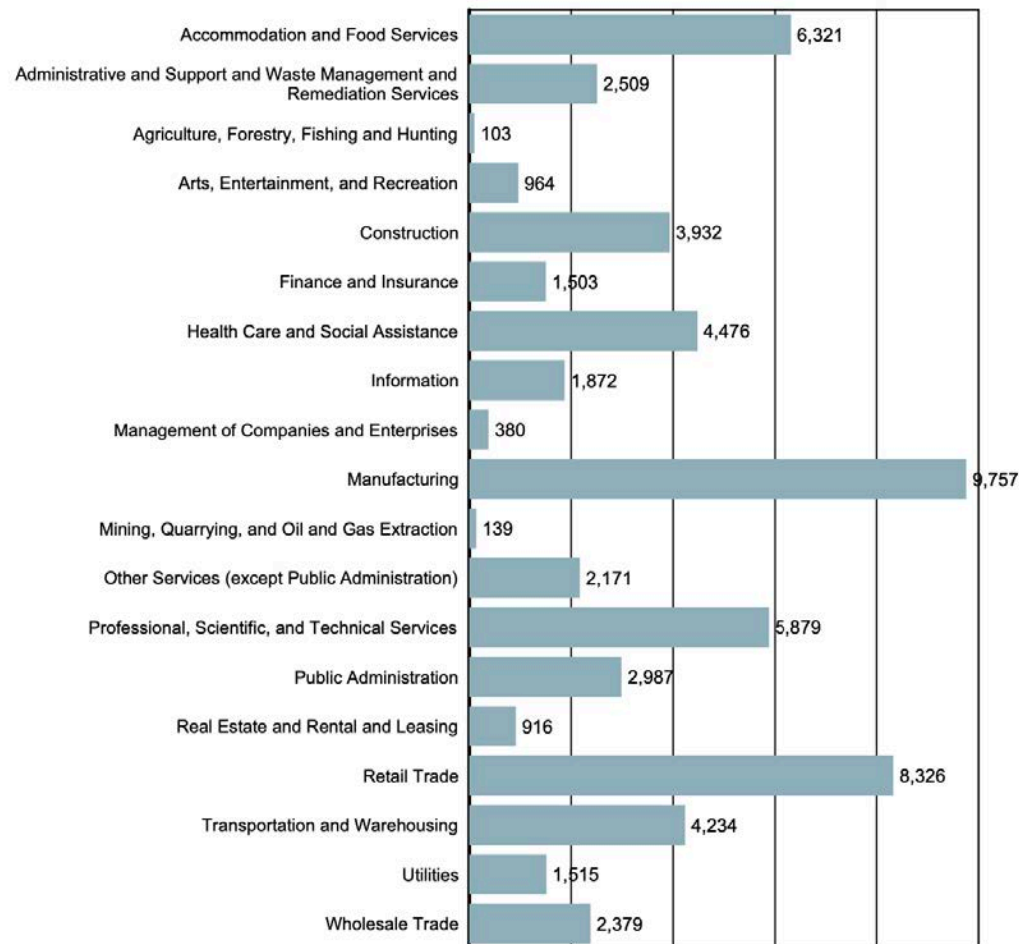
Population
within 15 Mins



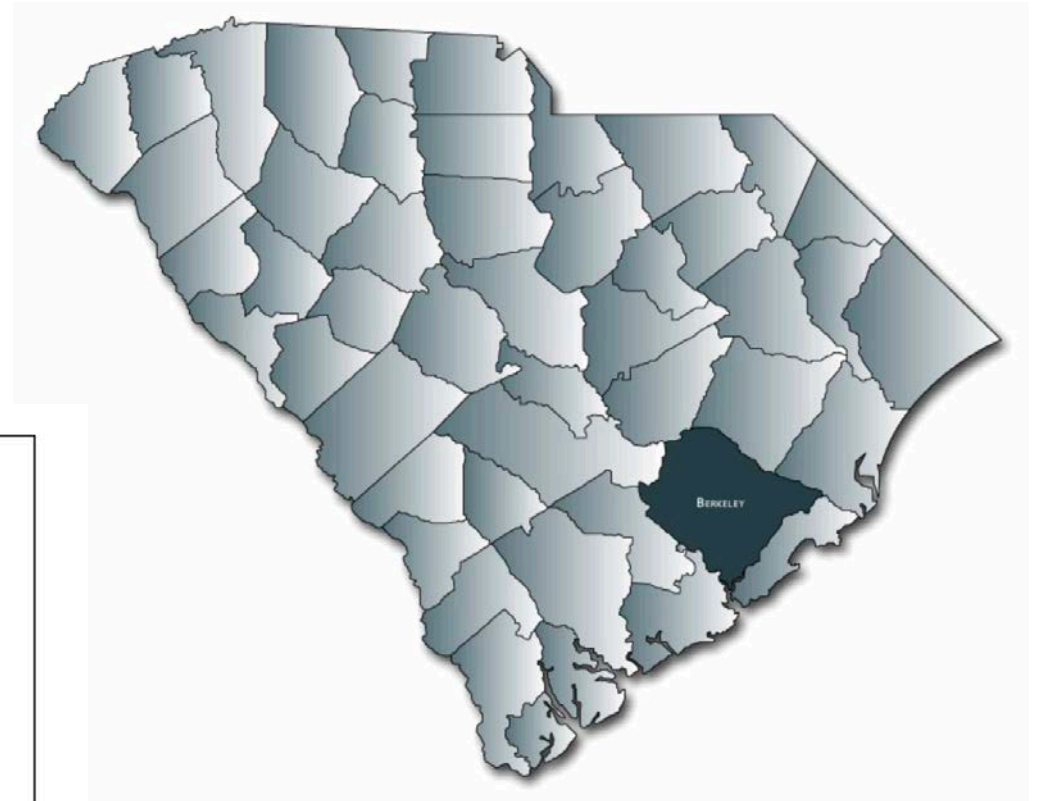
All demographics based on Esri forecasts for 2024

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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