



NEXTON SQUARE

REALTYLINK
LLC



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NEXTON QUICK FACTS

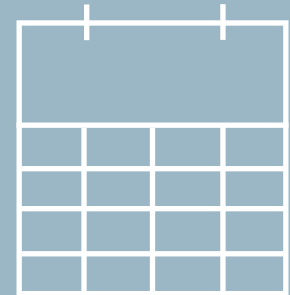
CHARLESTON, SC MSA
SUMMERVILLE SUBMARKET



+/- 160,000 SF
OF BEST IN MARKET AND REGION RETAILERS
AND RESTAURANTS



DELIVERING
SUMMER/FALL 2018



	POPULATION	MEDIAN INCOME	ANNUAL GROWTH RATE
3 MILES	41,593	\$59,000	1.94%
5 MILES	107,870	\$58,067	1.88%
10 MILES	300,146	\$55,000	2.16%



28,000 PERMITTED HOMES
NEXTON, CANE BAY, AND CARNES
CROSSROADS

The Nexton Vision

The South Carolina Lowcountry offers amazing landscapes and a wealth of resources, a storied past that has been the context for some of the most important events of our nation, traditions that typify the American South and a diverse and rich culture that reflects the shared admiration of its inhabitants. The region has inspired authors, musicians, weavers, and artists of all types. A rich tradition of vernacular architecture was born out of a necessary response to the climate. And its strategic geography as a great port city has afforded Charleston and its environs with some of the best examples of place making, architecture, and landscape design.



Nexton is centrally located within the Charleston Lowcountry and within the path of regional growth. Conveniently connected to the area's towns and villages via Interstate 26 and 17-A, two of the region's major transportation arteries, Nexton is 15 minutes to North Charleston and the Charleston International Airport, 25 minutes to historic downtown Charleston, and about 40 minutes to the area's amazing beaches. A planned parkway through Nexton will offer an additional interchange with I-26 and will connect to Route 176 to the east.

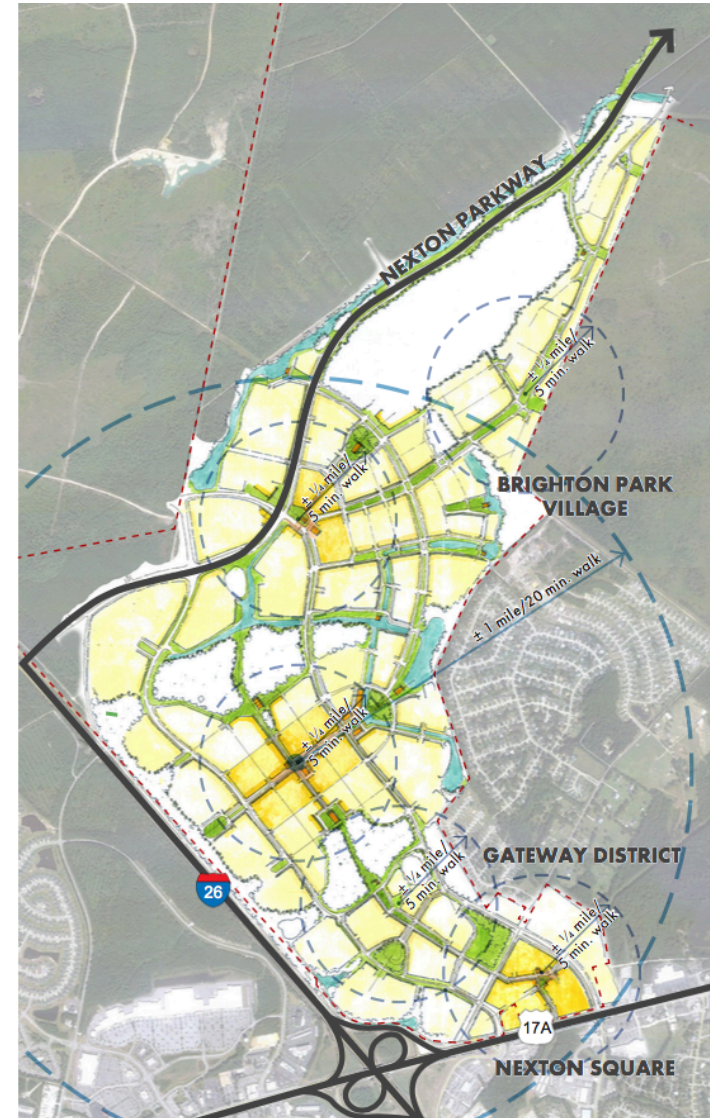
Nexton's closest neighbor, Summerville, is 5 minutes away and was once a haven for Charlestonians escaping the summer heat, has earned the nickname "Flower Town in the Pines" due of the abundance of native azaleas in the area.

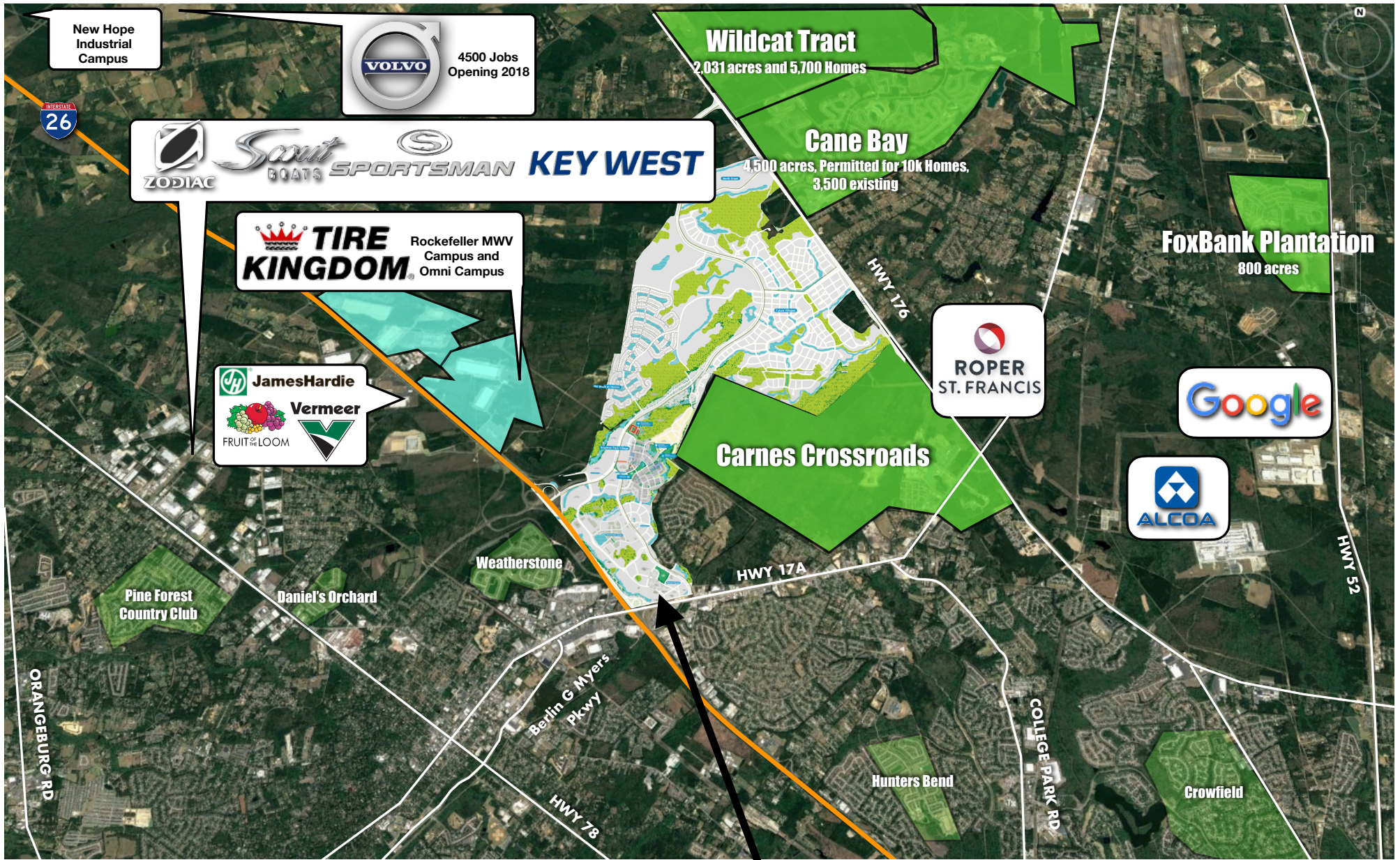
Project Highlights

- Nexton Square is the retail town center planned for roughly 160,000 Square Feet and located along Highway 17-A and Brighton Park Boulevard. Nexton Square is part of the larger master planned development of Nexton, a project planned for more than 10,000 residential units.
- The site is positioned in an area of Berkeley County that will draw from neighborhoods other than just Nexton. Cane Bay, which is currently permitted for more than 15,000 homes, and Carnes Crossroads, which is permitted for more than 5,000. Within these developments, homes are selling for a higher price point than the Charleston MSA average due to the fact that they are highly amenitized communities, with new schools, walking trails, recreational opportunities and provide easy access to the interstate.
- Adjacent to Nexton Square, there is heavy activity on the commercial development front, with office uses driving daytime employment and traffic. 25K SF was recently leased to a large corporation, with plans to expand. The South Carolina Research Authority has built a 75k campus.

Leasing

- Inline space is available for lease in the shopping center and opportunities exist along the public square.
 - Call for Lease Details
 - Tenant Improvement Allowances are available
 - Flexible Lease Terms
- Outparcel and Freestanding Opportunities
 - \$35.00 NNN - \$40.00 NNN
 - Tenant Improvement Allowance Available
- Junior Anchor Opportunities
 - Contact Leasing Staff








New Hope Industrial Campus

 4500 Jobs Opening 2018

 *Scout* BOATS  **KEY WEST**

 **TIRE KINGDOM** Rockefeller MWV Campus and Omni Campus

 **JamesHardie**
 **Vermeer**
 **FRUIT OF THE LOOM**

Wildcat Tract
2,031 acres and 5,700 Homes

Cane Bay
4,500 acres, Permitted for 10k Homes, 3,500 existing

FoxBank Plantation
800 acres

 **ROPER ST. FRANCIS**



Carnes Crossroads

 **ALCOA**

Pine Forest Country Club

Daniel's Orchard

Weatherstone

HWY 17A

Berlin & Myers pkwy

HWY 78

Hunters Bend

COLLEGE PARK RD

HWY 52

Crowfield

N
S



**Palmetto Primary
Care Physicians
Medical Campus
300K SF / 1,200
Employees**

**SCRA Campus
75K SF**

**Parks at Nexton
Apartments - 320
Units**

**WestRock Office
Building - 97K SF**

**Courtyard by
Marriott**

**Residence Inn
- Under Construction**

26

HWY 17-A 31,000 VPD

63K VPD

THE Nexton Community
nexton.com

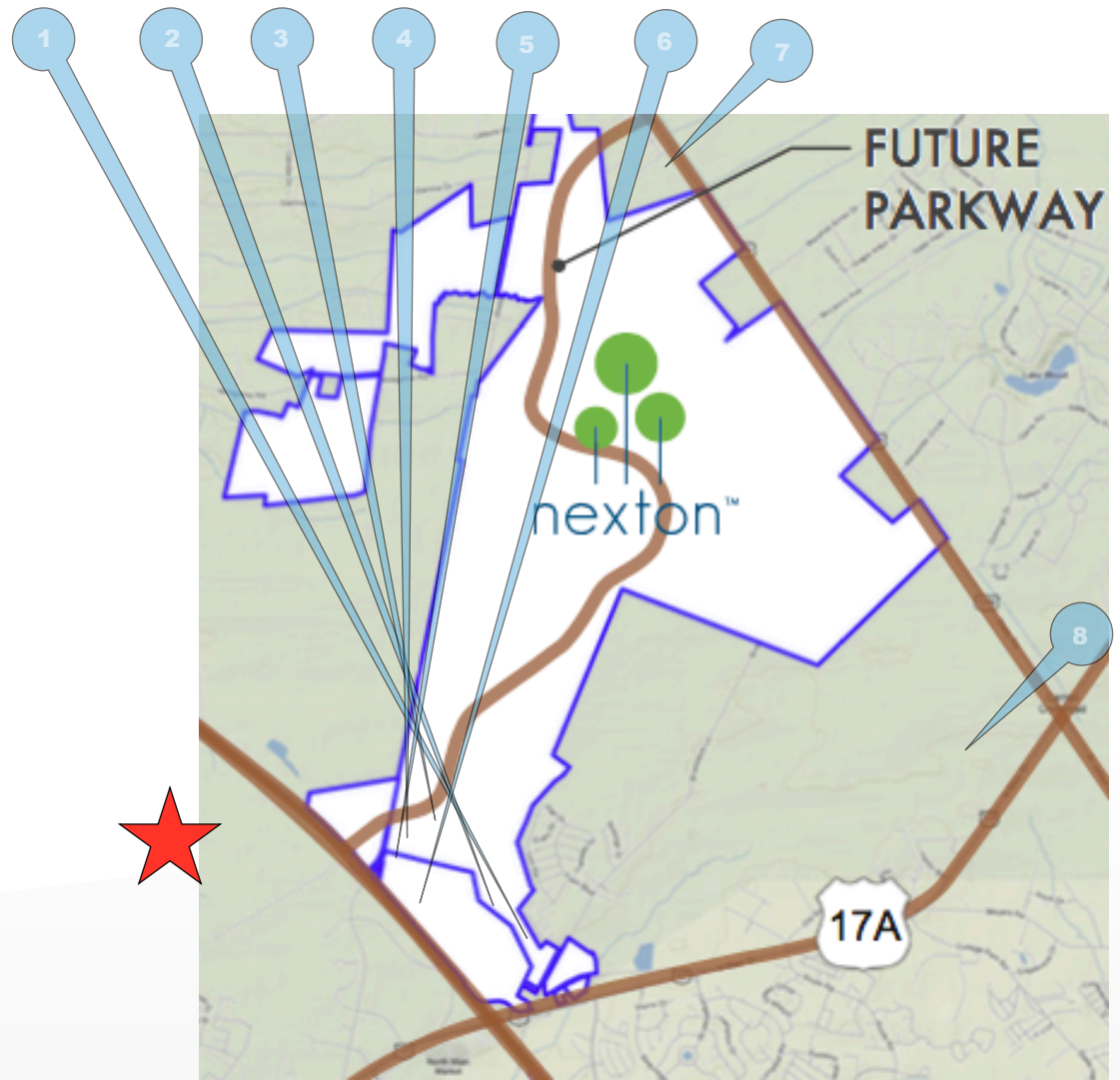
5,000 Acres with plans for approximately **50 miles** of multi-use walking and biking paths.

Located in **Berkeley County**, Nexton is planned for more than **8,000 New Homes and 2,000 MultiFamily Units.**

The Nexton community is South Carolina's first gigabit community, which is an attractive feature for high tech organizations and data processing.

Other Nexton Developments

- 1-** Palmetto Primary Care Campus (300k SF Medical Campus with 1,200 employees) and 250 room Hilton Garden Inn/ Homewood combo with conference space
- 2-** Nexton Town Center- no retailers publicly announced
- 3-** Harris Teeter breaking ground 2019
- 4-** Wood Partners MultiFamily and Townhome Project
- 5-** Sams Club
- 6-** Baker Motor Company Dealership
- 7-** Walmart
- 8-** Roper St. Francis Hospital- 90 acres in Carnes Crossroads, \$100 million+ facility



OTHER AREA DEVELOPMENTS



SAMS CLUB



OTHER NEXTON DEVELOPMENTS

Nexton 8,000 Homes Planned









Palmetto Primary Care Physicians
Medical Campus
300K SF / 1,200 Employees

Parks at Nexton
Apartments- 320 Apartments

SCRA Campus
75K SF

WestRock Office
Building- 97K SF

Courtyard by Marriott

Residence Inn
Under Construction

HWY 17-A 31,000 VPD

EXIT 199

INTERSTATE
26

BJ's

63K VPD

THE HOME DEPOT










 fabric and craft stores

TOTAL PERMITTED HOMES - 28,000 Homes
EXISTING 10 Mile Population- 110,000

New Interchange Adjacent to the Nexton Community

Camp Hall Industrial Park
700 acre Volvo Campus and 5,000 acres of industrial campus

Cane Bay Plantation
Permitted for 15,000 Homes with Wildcat Tract

Nexton
Permitted for 8,000 Homes

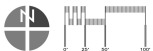
Carnes Crossroads
Permitted for 5,000 Homes

NEXTON SQUARE

REALTYLINK
BERKELEY COUNTY, SC



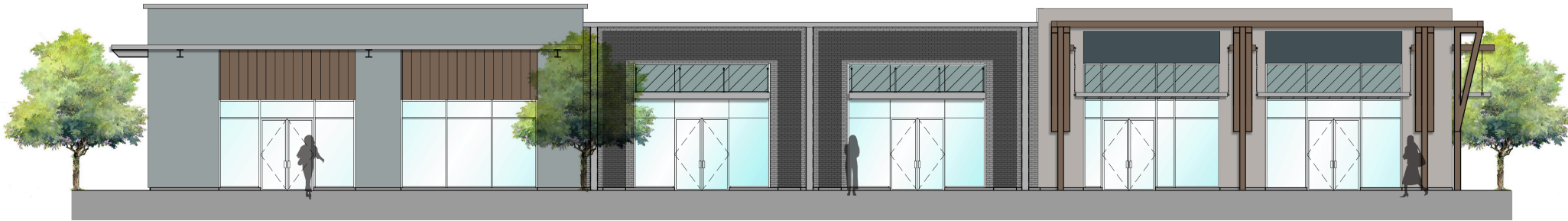
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



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Nexton Square Architecture

The development will feature first class architecture, that encourages outdoor dining, active sidewalks, and storefronts that draw customers to the Central Square

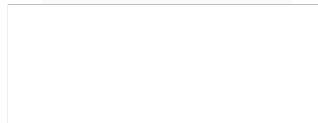
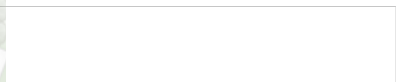
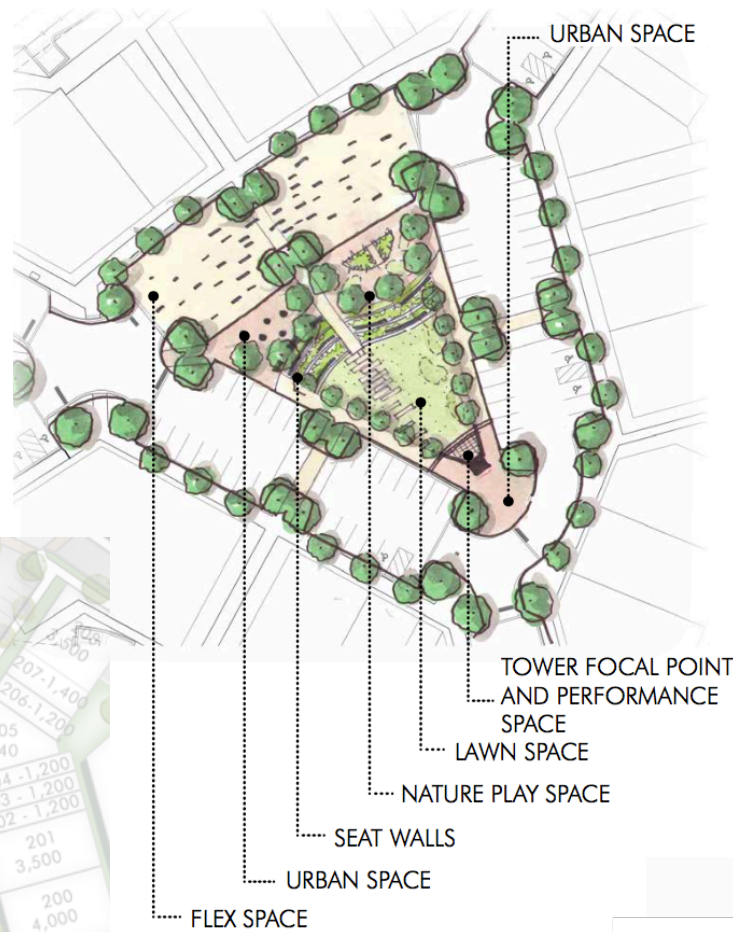


THE SQUARE & GATEWAY CORRIDORS

The Square will serve as the focal point of the development and the community gathering point for Nexton.

Nexton Square will become the community destination for 5k Races, holiday events, and tenant sponsored promotional events.

When an event requires more room, a portion of the parking can be blocked off for more pedestrian space.



GATEWAY CORRIDORS

