



EXIT 199

HIGHWAY 17-A

Pace St

Brighton Park Blvd

Edge St



**±2.584 ACRES
IN NEXTON
FOR SALE**

BRIGHTON PARK BLVD & PACE ST
SUMMERVILLE, SC 29461

David Grubbs, SIOR
843.814.6111
dgrubbs@naicharleston.com

David Ellis Grubbs
843.343.9936
degrubbs@naicharleston.com

SUMMARY

NAI Charleston is pleased to offer 2.584 acres for sale at Brighton Park Boulevard and Pace Street in the heart of Nexton. Nexton is an award-winning, master planned community located in Summerville, SC that offers a mix of residential and commercial real estate in a live-work-play atmosphere. The parcel fronts a 100,000 SF Class A medical office building with MUSC and Palmetto Primary Care as anchor tenants. The Charleston Surgery Center at Nexton is also adjacent to the property. The access and visibility of the parcel make it ideal for development, and it is one of the last remaining for such use along the popular Brighton Park Blvd corridor. Some of the area's other projects include Refuel Convenience Store and The Hub at Nexton, a mixed-use concept that includes office, medical office, retail and restaurant. A new Harris Teeter anchored center has just been completed within close proximity, and Publix is nearing completion on Nexton Parkway. Major apartment complexes, neighborhoods, and developments surround the property as well.



Offering Summary

Sale Price:	\$2,800,000
Parcel Size:	± 2.584 AC
Accessibility:	Easy access to I-26 via Exit 199
Location:	Prominently located on the corner of Brighton Park Blvd & Pace St
Area Uses:	100,000 SF Nexton Class A Medical Office Building & Charleston Surgery Center both sit on this campus
Zoning:	Nexton PUD*
County:	Berkeley County
TMS #:	221-00-00-177

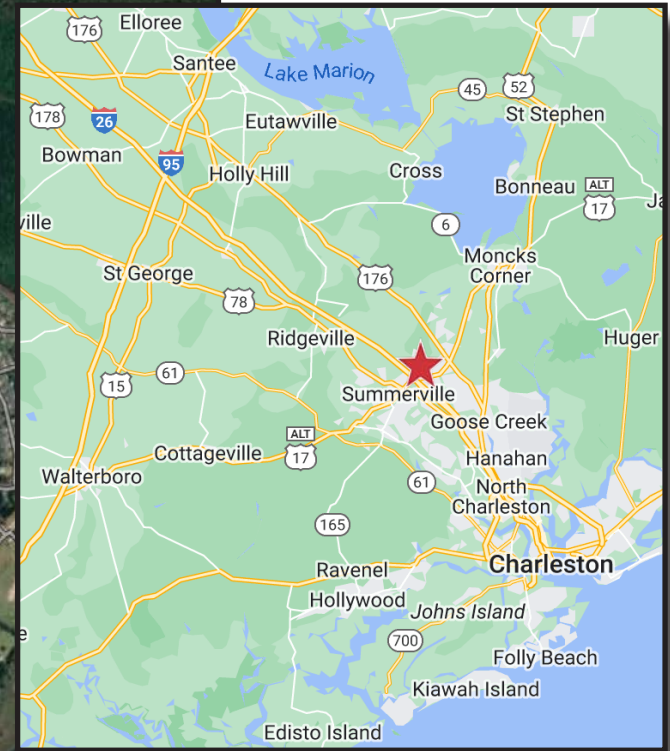
* See attached PUD information.

AERIAL 1



AERIAL 2





AREA MAPS



CONTACT:

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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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