

MarketPlace

@ NEXTON



NEXTON PARKWAY AT CROSS PARK LANE
SUMMERVILLE, SC 29483

ONLY 6,750 SF REMAINING IN BUILDING 3



**AVAILABLE FOR SALE OR LEASE
IDEAL FOR RETAIL & SERVICE OFFICE USES**

NEXTON PARKWAY LOCATION • EASILY ACCESSIBLE • SURROUNDING RESIDENTIAL

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A BOUTIQUE RETAIL VILLAGE IN NEXTON

- 6,750 SF available for sale or lease. Space ranges from 1,000 - 2,950.
- 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.



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1,000 – 6,750 SF REMAINING
FOR SALE OR LEASE

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Harris Teeter

BLDG. 6
LEASED

DUNKIN'

BLDG. 5
LEASED

ROTOLO'S
PIZZERIA

BLDG. 4
LEASED

EL PATRON
SWEET FROG
SHIMMER

GOLF CART
PARKING

PEDESTRIAN,
BIKE &
GOLF CART
ACCESS

BLDG. 3
1,000 - 2,950 SF
3 SUITES AVAILABLE

SPICE
PALETTE
RESTAURANT

BLDG. 2
LEASED

DOG & DUCK
FOOD & SPIRITS

BLDG. 1
LEASED

DM DANCE
MOVES
TOTALITY

First Citizens
Bank

TURN-KEY OR
SHELL CONDITION

RETAIL OR SERVICE OFFICE

BUILDING 1	LEASED
432 Cross Park Lane	
BUILDING 2	LEASED
430 Cross Park Lane	
BUILDING 3	6,750 SF
426 Cross Park Lane	
BUILDING 4	LEASED
422 Cross Park Lane	
BUILDING 5	LEASED
420 Cross Park Lane	
BUILDING 6	LEASED
440 Cross Park Lane	

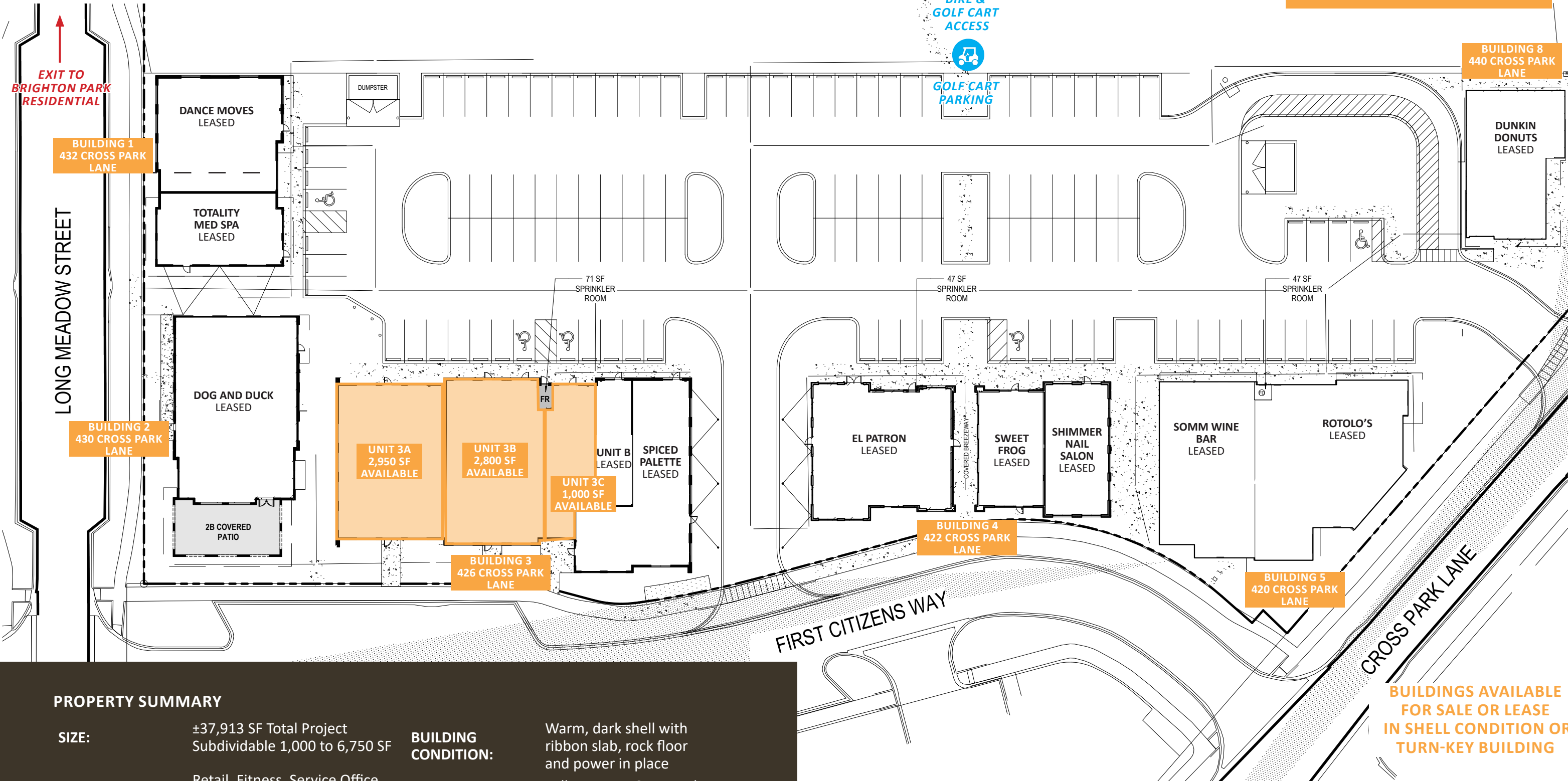
EAST BAY
DELI

COMING SOON

RIGHT IN,
RIGHT OUT

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1,000 - 6,750 SF AVAILABLE
FOR SALE OR LEASE



PROPERTY SUMMARY

SIZE:	±37,913 SF Total Project Subdividable 1,000 to 6,750 SF	BUILDING CONDITION:	Warm, dark shell with ribbon slab, rock floor and power in place
USES:	Retail, Fitness, Service Office (No Medical)	ACCESS:	Full access at Cross Park Lane, Long Meadow Street, and Scholar Way via First Citizens Way
AVAILABLE SF:	1,000 - 6,750 SF		
MUNICIPALITY:	Berkeley County	DISTANCE TO I-26:	0.7 miles

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BUILDINGS AVAILABLE
FOR SALE OR LEASE
IN SHELL CONDITION OR
TURN-KEY BUILDING

UNIT 3A
2,950 SF

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UNIT 3B
2,800 SF

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UNIT 3C
1,000 SF



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EASILY ACCESSIBLE
& WELL CONNECTED



FUTURE MEDICAL CAMPUS

FUTURE MULTIFAMILY

THE VILLAGE @ NEXTON

THE MURRAY APARTMENTS

PLANNED MIXED USE DEVELOPMENT

Publix

ONE NEXTON FULLY LEASED

CAMELLIA AT ONE NEXTON

PICKLE BALL BAR
REFUEL
THE HUB
HOME TELECOM

FUTURE ENTERTAINMENT DEVELOPMENT

ELEVATE AT BRIGHTON PARK

NEXTON GREAT LAWN & POCKET PARK

Harris Teeter

Harris Teeter Fuel

First Citizens Bank

EAST BAY DELI

PLANNED RETAIL

PEDESTRIAN,
BIKE &
GOLF CART
ACCESS

BRIGHTON PARK RESIDENTIAL

FUTURE SIGNALIZED INTERSECTION

FUTURE SIGNALIZED INTERSECTION

RIGHT IN RIGHT OUT

FULL ACCESS INTERSECTION

MULTIPLE INGRESS/EGRESS POINTS

FIRST CITIZENS WAY

LONGMEADOW ST

SCHOLAR WAY

NEXTON PKWY

BRIGHTON PARK BLVD

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SURROUNDED BY
RESIDENTIAL & COMMERCIAL

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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

MarketPlace
@ NEXTON

MARKETPLACE AT
CARNES CROSSROADS

FUTURE

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



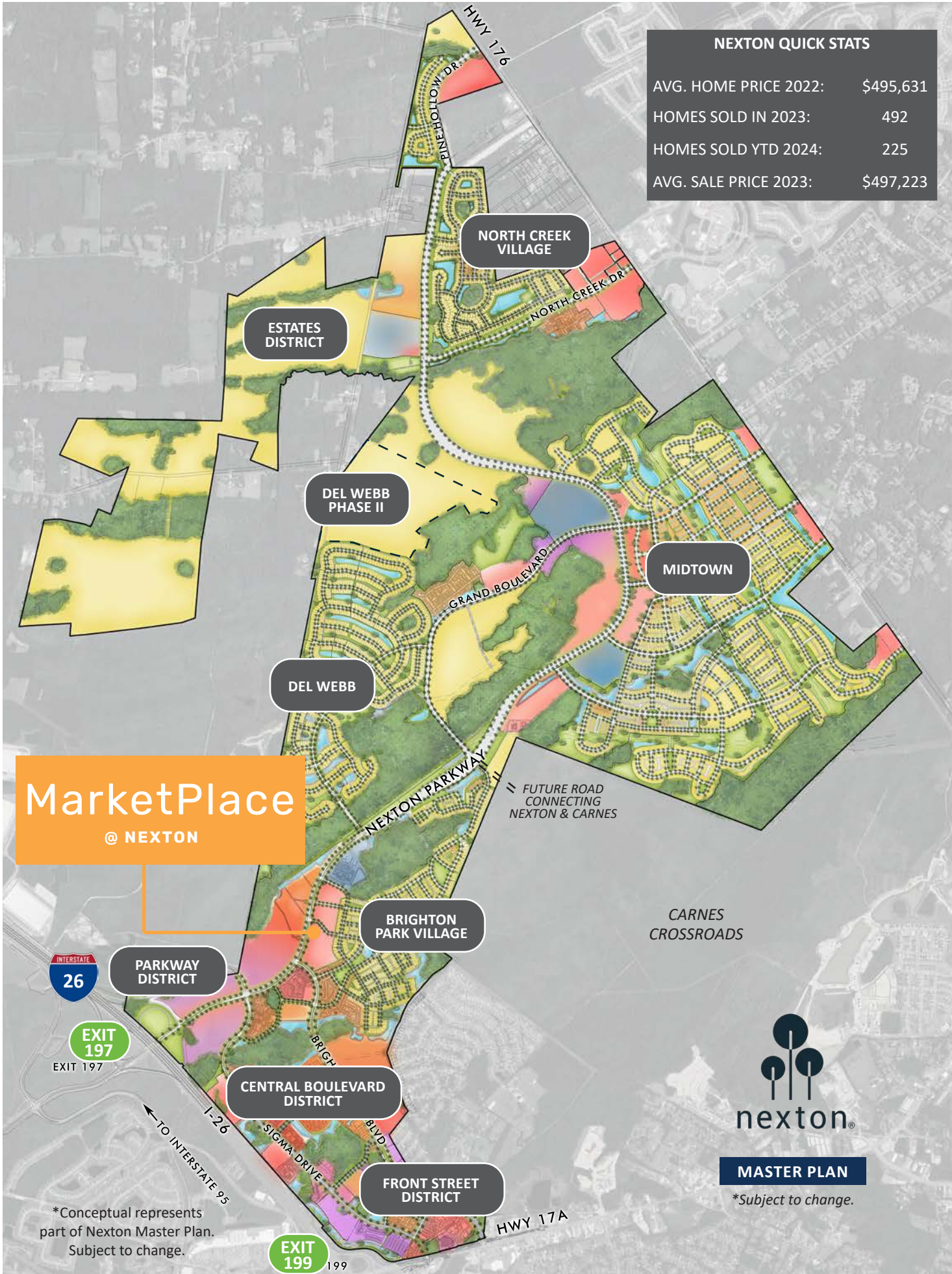
2,000
ACRES OF PARKS



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 | 2014 - 2025



WHY CHARLESTON?

#1 CITY IN
THE U.S.
TRAVEL + LEISURE | 2014-2025

#2
IN THE U.S. FOR
INBOUND MOVES
HIREAHELPER.COM | 2023

CHARLESTON METRO RANKS #42
**BEST PLACE TO LIVE
IN THE USA**
U.S. NEWS | 2025

NO. 14
leading metro
locations: area
development
HOTSPOTS OF ECONOMIC GROWTH | 2025

#6 MOST FUN
PLACE TO LIVE
IN THE U.S.
U.S. NEWS | 2023

#1
Inbound Migration
NORTH AMERICAN VAN LINES | 2023

no. 7 TOP U.S. GROWTH
METROS AND CITIES
U-HAUL | 2025

#6
best job market
among small metros
WSJ | 2023

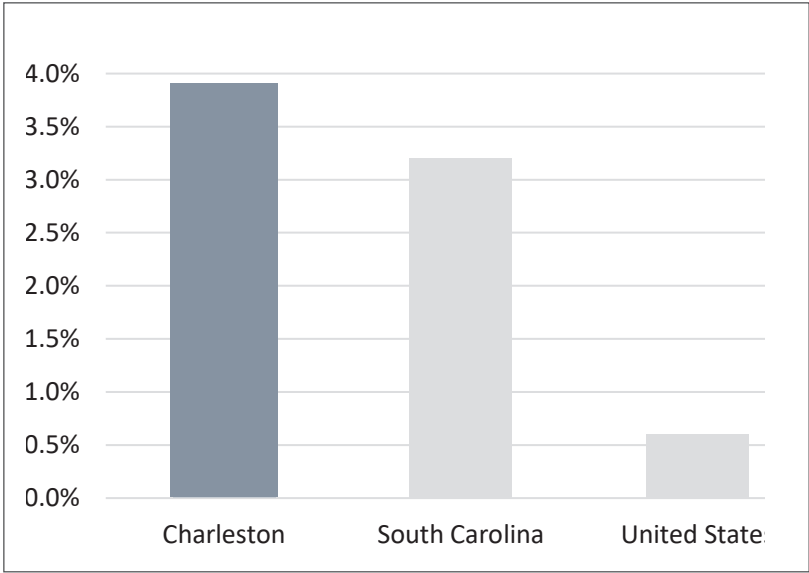
22ND
**BEST RUN CITIES
IN AMERICA**
WALLETHUB | 2023

20TH
IN THE U.S. FOR
ADVANCED INDUSTRIES
BROOKINGS INSTITUTION



IDEALLY POSITIONED IN THE PATH OF GROWTH

POPULATION GROWTH:

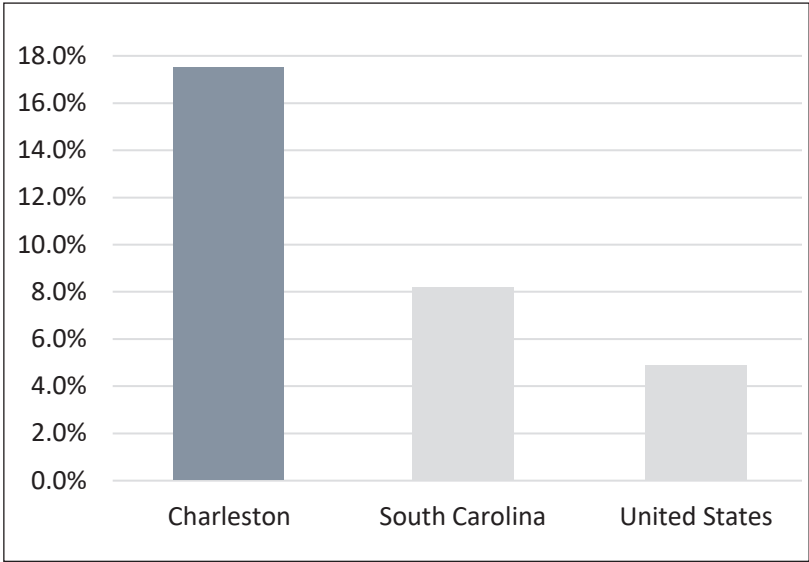


Sources: U.S. Bureau of Labor Statistics, CRDA.org

30+
PEOPLE MOVE TO
THE REGION EACH DAY

3X
UNITED STATES
AVERAGE GROWTH

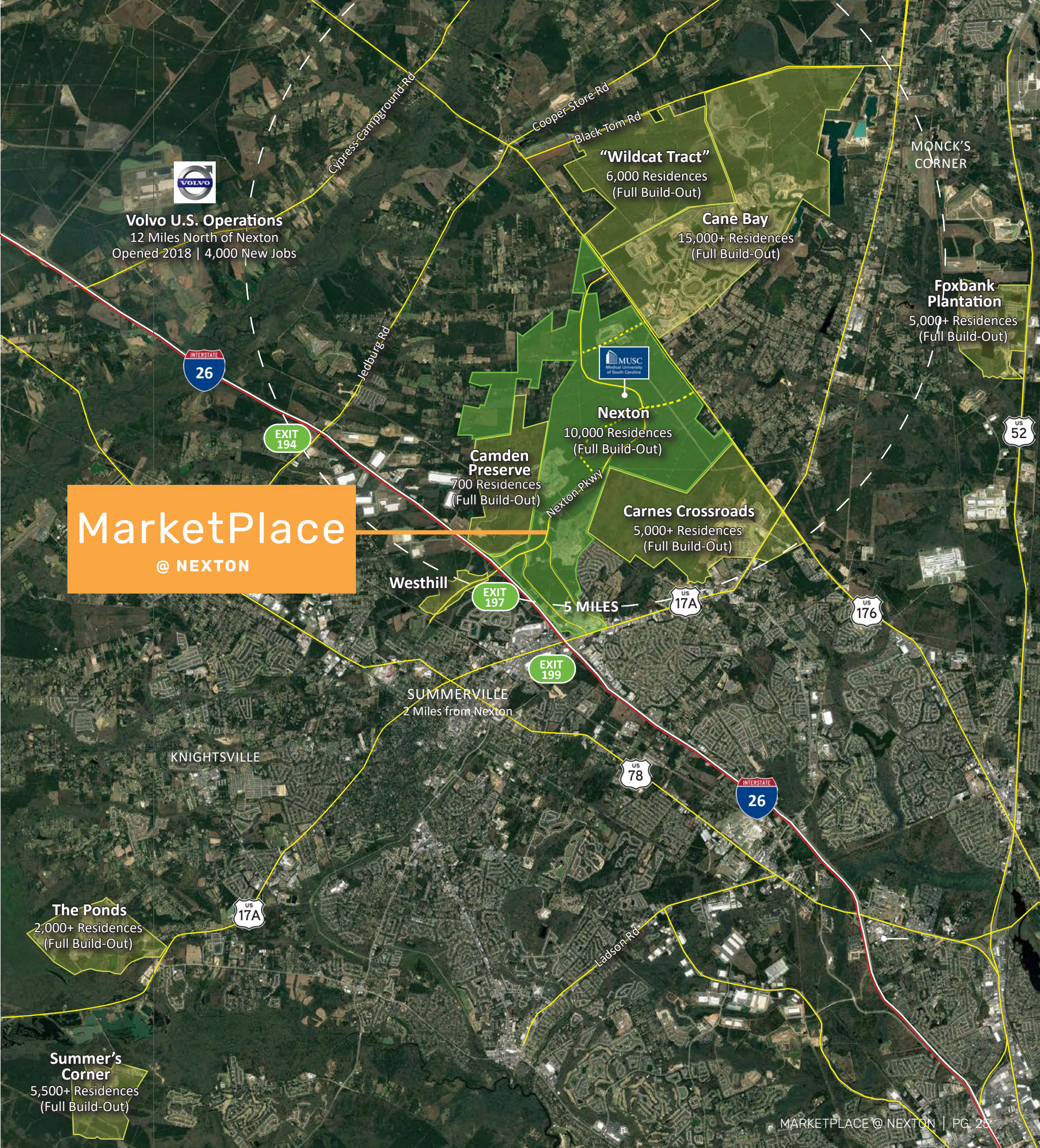
WORKFORCE GROWTH:



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

CHARLESTON IS WHERE
THE JOBS WILL BE
2023 | FORBES

CHARLESTON RANKS 31st
2023 / WALLETHUB

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



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