

# MIDTOWN

# COMMERCIAL DEVELOPMENT OPPORTUNITIES

0 NEXTON PARKWAY, SUMMERVILLE, SC 29483

- FOUR PARCELS AVAILABLE RANGING FROM 3 TO 6 ACRES
- NEXTON LOCATION
- ADJACENT TO MUSC & MIDTOWN'S COMMERCIAL CORE DISTRICT
- PROXIMATE TO EMPLOYERS, I-26, AND RETAIL AMENITIES



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# COMMERCIAL SITES FOR SALE

## THE OPPORTUNITY

Bridge Commercial is pleased to present the opportunity to purchase four parcels for commercial development. The sites range from 3 to 6 acres and are located within Nexton, an award-winning, master-planned community in Summerville, SC. Spanning on approximately 5,000 acres, Nexton features 10,000 residences, 6 MSF of commercial, and 20 miles of walking trails, at full build-out.

The site is located in Midtown, a section of Nexton that includes approximately 3,000 residences, home to the future MUSC 70-bed hospital and 192,000 SF medical campus, a new middle school, and a commercial village featuring retailers and restaurants; all within a walkable distance. Additionally, the site is approximately 2.5 miles from I-26 along Nexton Parkway and will also have future direct access to Highway 176 via High Market Street. The site is located at a lit intersection.

The Charleston region continues to experience strong economic and population growth, driven by its high quality of life, coastal setting, and expanding employment base. Known for its historic downtown, acclaimed dining and cultural scene, and proximity to Atlantic beaches, Charleston remains one of the Southeast's most attractive places to live, work, and retire. The regional economy is anchored by major employers including Boeing, Volvo Cars, Mercedes-Benz Vans, the Port of Charleston, MUSC, and Roper St. Francis, all of which have contributed to sustained job creation, corporate investment, and low unemployment. This growth has fueled increasing demand for residential, office, and mixed-use development throughout the metro area, particularly in fast-growing suburban markets like Summerville, where strong schools, infrastructure investment, and master-planned communities such as Nexton continue to attract new residents and businesses.

## HIGHLIGHTS

- ±3 to 6-acre sites for commercial development.
- Located in Nexton, an award-winning master-planned community in Summerville.
- Near established employers, medical facilities, schools, hotels, restaurants, other retail centers, and parks.
- Adjacent to Midtown's future commercial core district.
- Adjacent to MUSC's new 70-bed hospital and 192,000 SF medical office campus, anticipated to open in 2027.
- Easily accessible via Nexton Parkway and approximately 2.5 miles from I-26, exit 197, and approximately 3.5 miles from Highway 176.

## THE OFFERING PROCESS

The Northeast Village Parcels are well located site available for development within Nexton.

The parcels are ideal for commercial development including:

- Office
- Medical office
- Service retail
- Standalone concepts.

## PROPERTY SUMMARY

ADDRESS:	0 Nexton Parkway, Summerville, SC 29483		
SIZE:	Parcel B:	3.23 Acres	
	Parcel C:	3.80 Acres	
	Parcel D:	6.66 Acres	
	Parcel E:	3.24 Acres	
	Residual 2:	1.19 Acres	
TMS:	195-00-00-137		
MUNICIPALITY:	Berkeley County		
CONDITION:	Trees up, utilities at site, and road in place.		
UTILITIES:	At site		
ENTITLEMENTS:	BerkeleyCountyPlannedUnitDevelopment (PUD)		





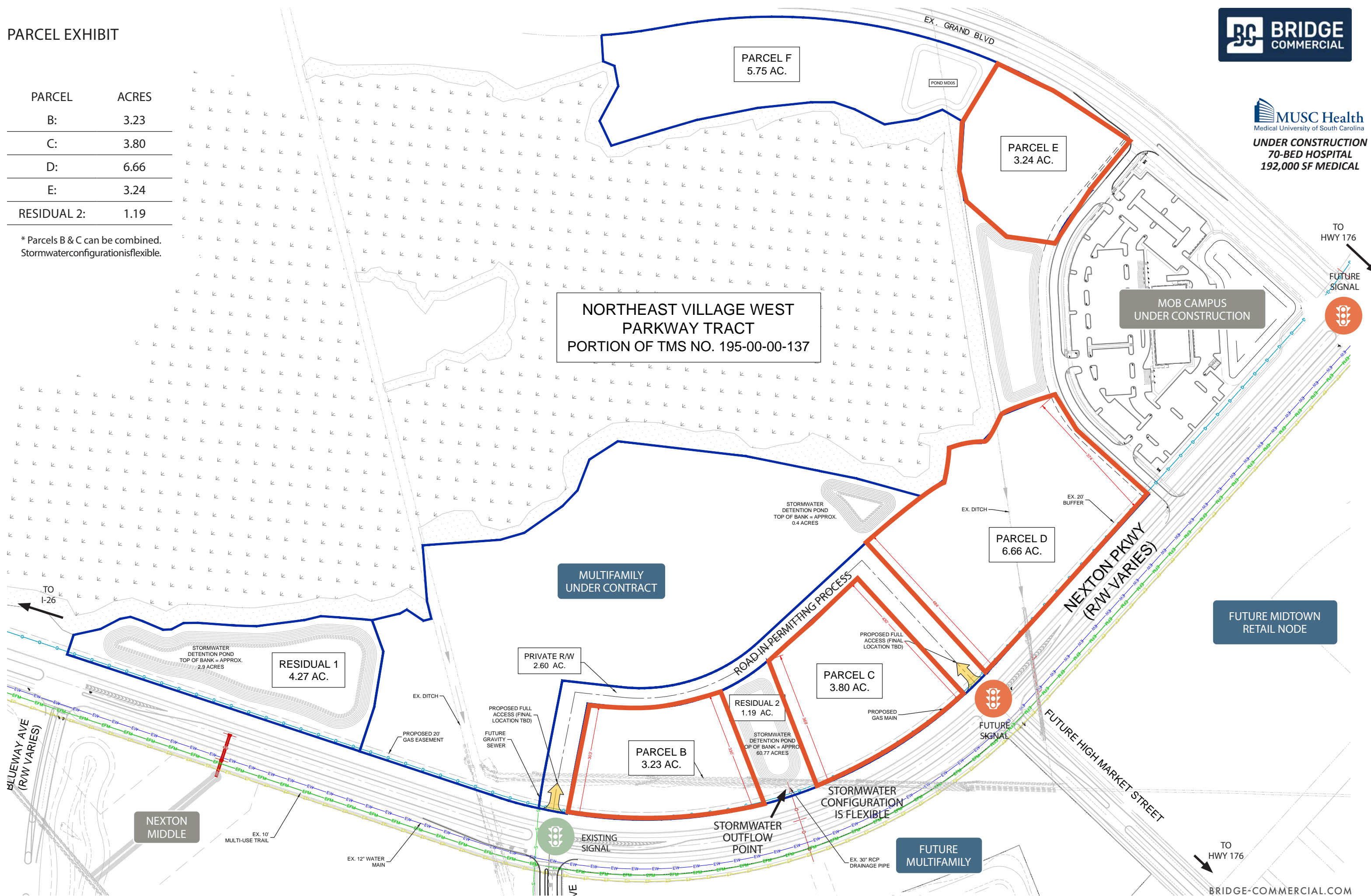
PARCEL EXHIBIT



PARCEL	ACRES
B:	3.23
C:	3.80
D:	6.66
E:	3.24
RESIDUAL 2:	1.19

\* Parcels B & C can be combined.  
Stormwater configuration is flexible.

**MUSC Health**  
Medical University of South Carolina  
**UNDER CONSTRUCTION**  
70-BED HOSPITAL  
192,000 SF MEDICAL



**NORTHEAST VILLAGE WEST  
PARKWAY TRACT  
PORTION OF TMS NO. 195-00-00-137**

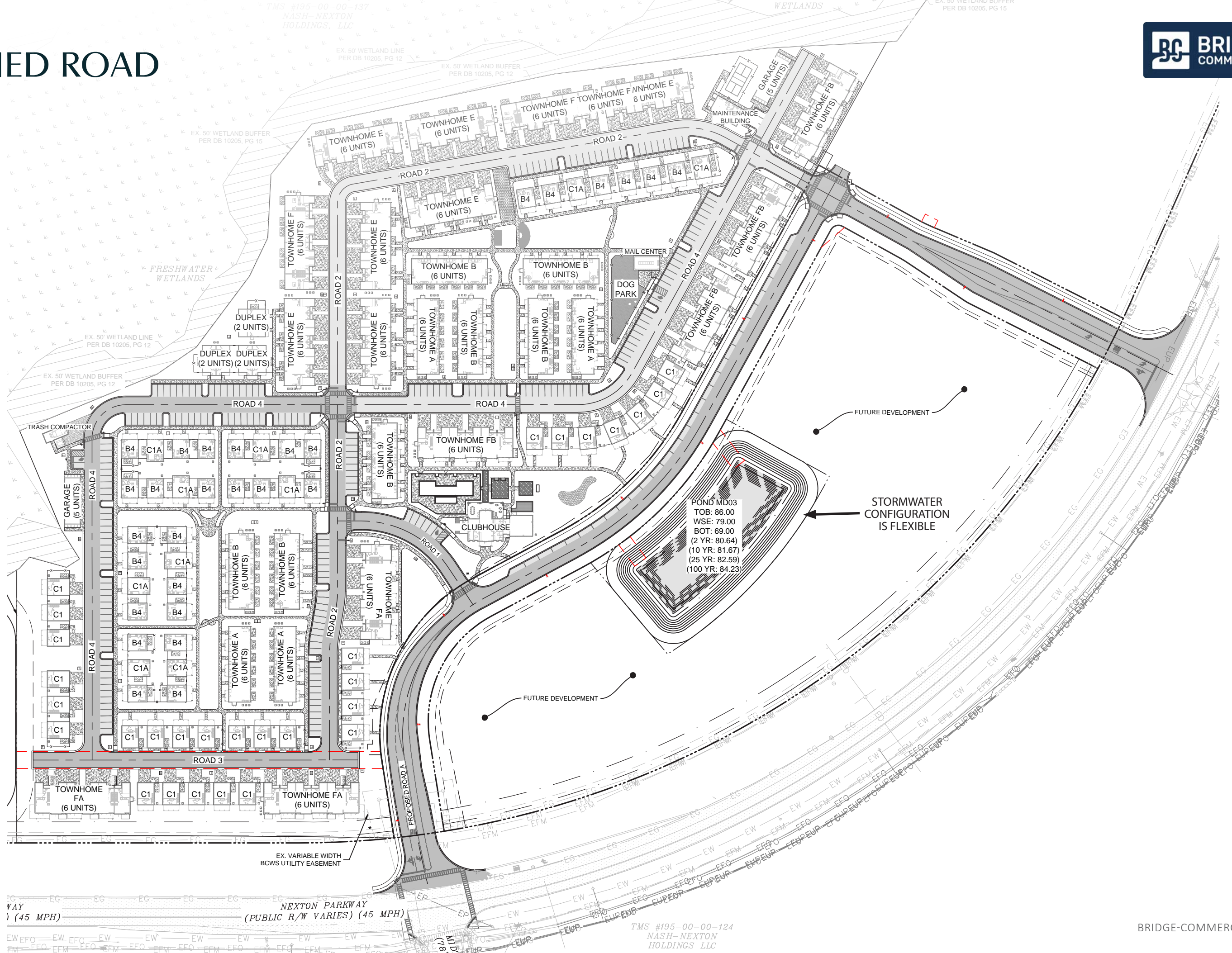
**MULTIFAMILY  
UNDER CONTRACT**

**MOB CAMPUS  
UNDER CONSTRUCTION**

**FUTURE MIDTOWN  
RETAIL NODE**

**FUTURE  
MULTIFAMILY**

# PLANNED ROAD



MIDTOWN MASTER PLAN

MIDTOWN



**PHASE 5**  
258 Single Family Homes  
Delivery 2028

**RENTAL TOWNHOMES**  
75 Townhomes  
Delivery 2029

**RENTAL HOUSING**  
235 Units  
Delivery 2028

**RENTAL HOUSING**  
275 Units  
Delivery 2028

**PHASE 6**  
328 Homes  
132 Single Family Homes  
196 Townhomes  
Delivery 2029

**PHASE 1**  
551 Homes  
493 Single Family Homes  
58 Townhomes  
Delivered

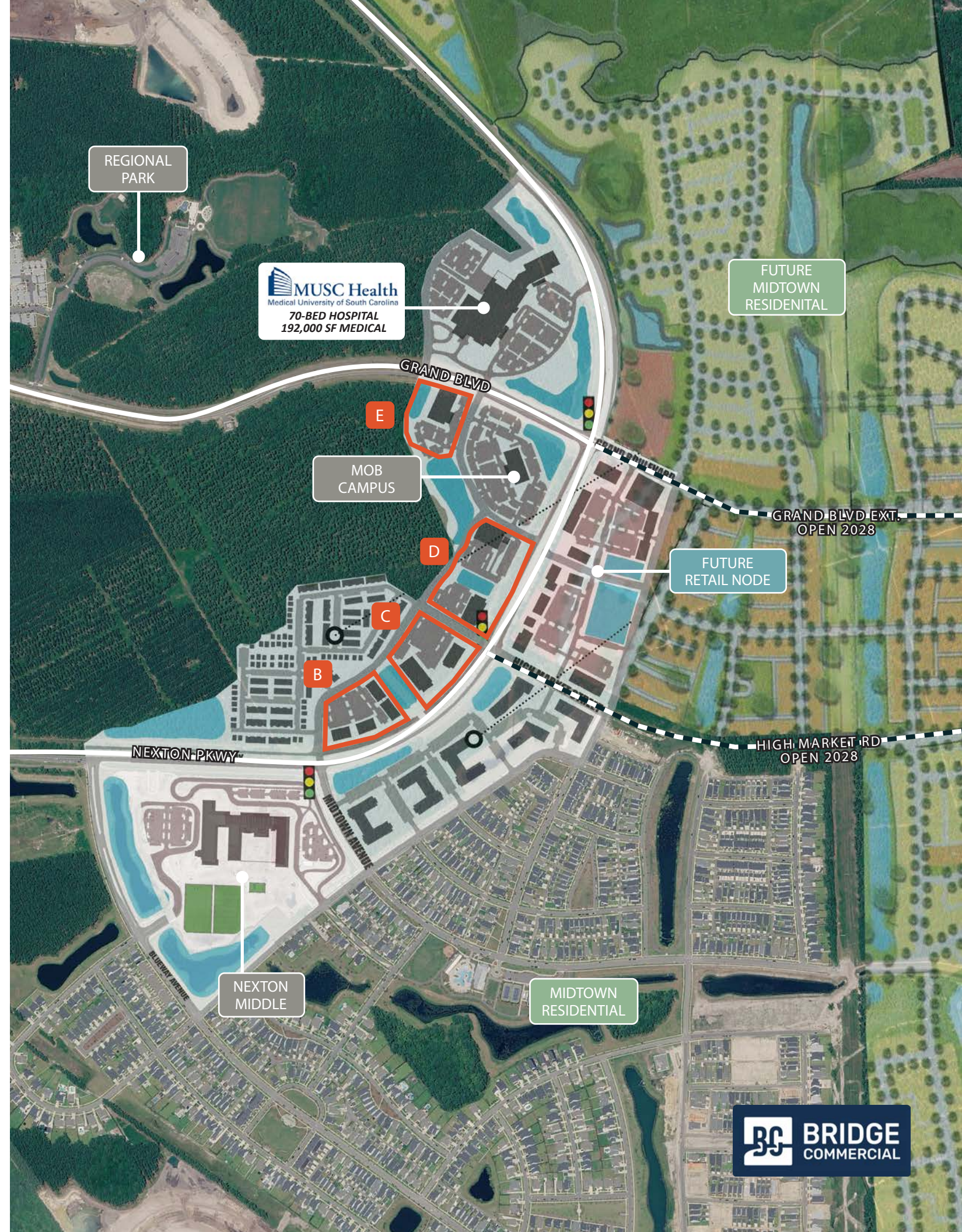
**PHASE 2**  
273 Homes  
246 Single Family Homes  
27 Townhomes  
Delivered

**PHASE 3**  
503 Homes  
459 Single Family Homes  
44 Townhomes  
Delivered

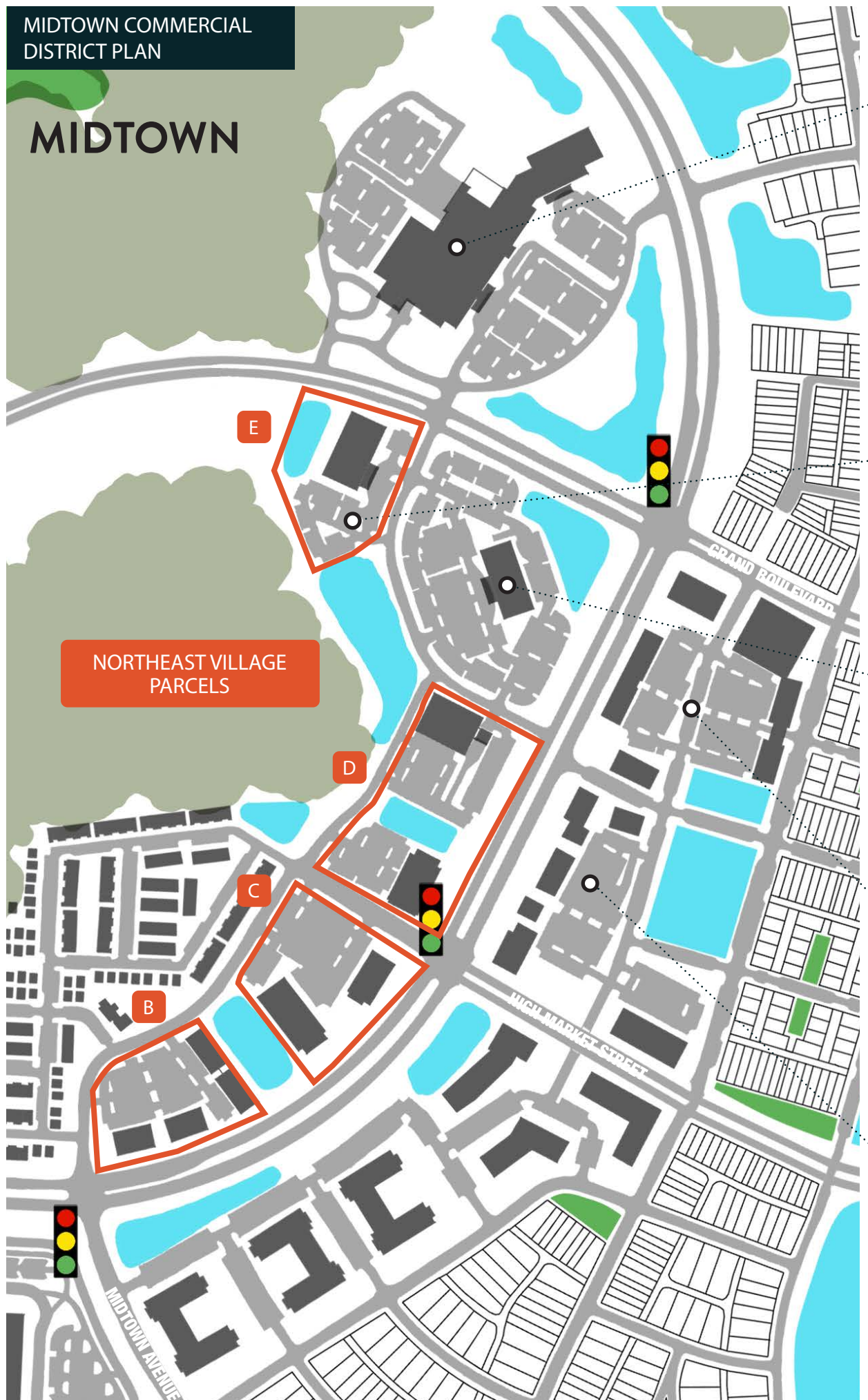
NORTHEAST VILLAGE PARCELS

TO 176

TO 176



# MIDTOWN



**UNDER CONSTRUCTION  
MUSC HOSPITAL**

**PHASE 1**  
 BEDS 74  
 MOB 40,000 GSF  
 Delivery 2028

**FUTURE PHASES**  
 ADD'L BEDS 60  
 ADD'L MOB 250,000 GSF  
 Delivery TBD

**MEDICAL OFFICE /  
SURGERY CENTER**  
 MOB 30,000 GSF  
 Delivery 2029

**UNDER CONSTRUCTION  
MEDICAL OFFICE**  
 MOB 80,000 GSF  
 Delivery 2027

**RETAIL  
PHASE 1**  
 Shop 25,000 GSF  
 Grocer 30,500 GSF  
 2 Pads 10,000 GSF

**RETAIL/OFFICE  
PHASE 2**  
 Shop 25,000 GSF  
 1 Pad 10,000 GSF  
 Office 16,800 GSF



- NEW MUSC HOSPITAL**
- 70 beds in a 192,000-square-foot hospital set on a 40-acre site.
  - \$130 million dollar investment.
  - Full-service emergency department, radiology, general medicine, general surgery, orthopedics, women's health, and cardiology.
  - 30,000 SF three story outpatient ambulatory cancer facility.
  - First phase to open summer of 2027.

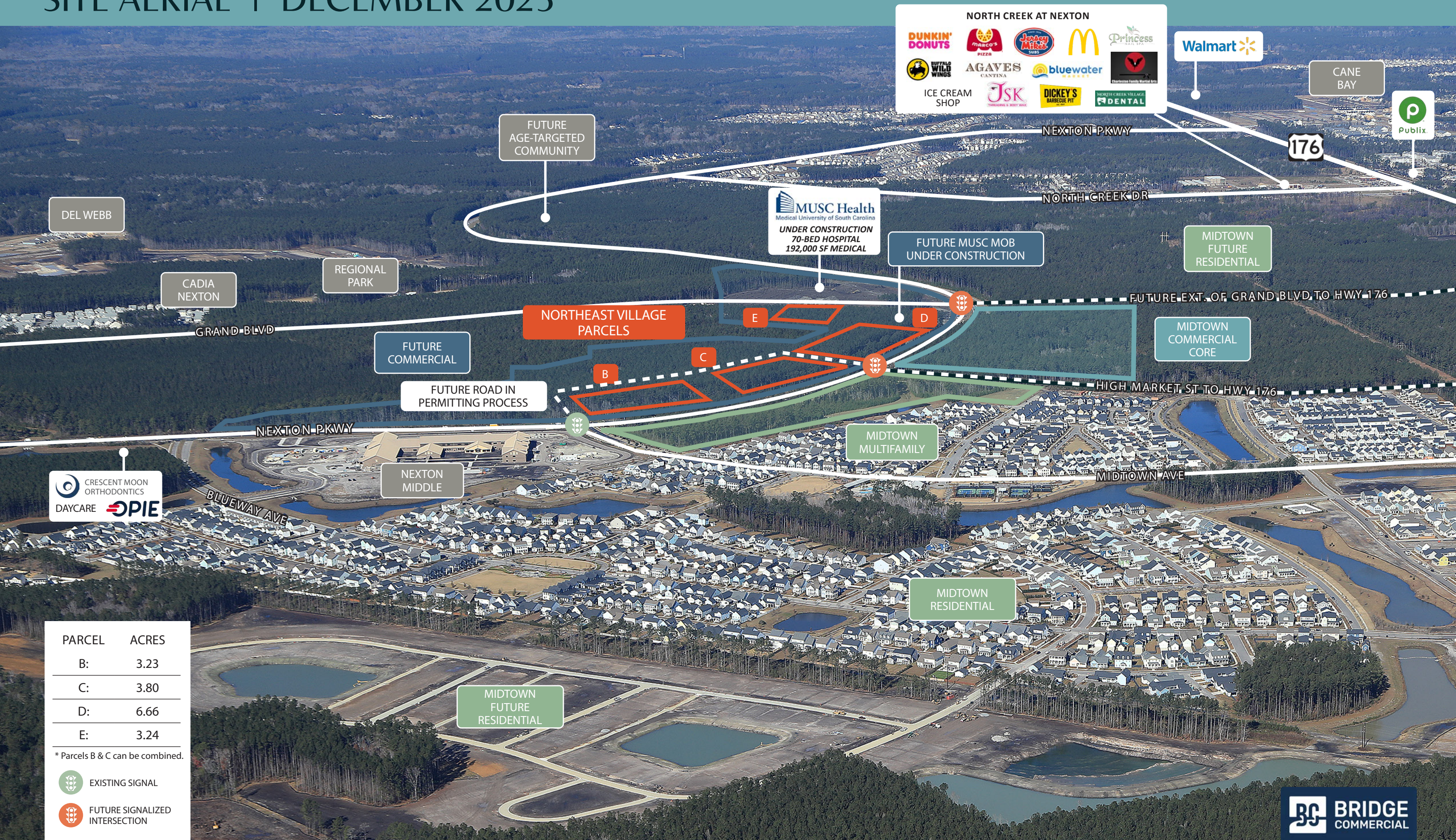


- NEXTON MEDICAL PAVILION**
- \$87 million 80,000 SF four story facility to serve 800 patients.
  - Imaging and therapy services to specialties like cardiology, neurology, and OB-GYN.
  - Construction commenced April 2026.
  - Patient-ready fall of 2027.



- NEW MIDDLE SCHOOL**
- Grades 6 through 8 with capacity for approximately 900 students.
  - 30-acre site.
  - Construction commenced December 2023.
  - Open for the 2026-27 school year.
  - Plans include cutting-edge facilities.
  - Total project budget estimated at \$103 million.

# SITE AERIAL | DECEMBER 2025



PARCEL	ACRES
B:	3.23
C:	3.80
D:	6.66
E:	3.24

\* Parcels B & C can be combined.

- EXISTING SIGNAL
- FUTURE SIGNALIZED INTERSECTION



# SURROUNDED BY A LARGE CONCENTRATION OF THE REGION'S EMPLOYERS

\*Midtown Avenue, High Market Street, and Grand Boulevard will connect to Highway 176 and will increase the drive time distances.

5 MINUTES

10 MINUTES

15 MINUTES

CAMP HALL & VOLVO  
16.7 MILES / 22 MIN

**VOLVO** \$1B TOTAL INVESTMENT  
2 PHASES

**REDWOOD MATERIALS** \$3.5B INVESTMENT  
CREATES 1,500 JOBS

**polestar** POLESTAR EXPANSION  
\$118M

**MUSC Health**  
Medical University of South Carolina  
UNDER CONSTRUCTION  
70-BED HOSPITAL  
192,000 SF MEDICAL

GOOGLE  
10.6 MILES / 19 MIN

**Google**  
\$2.4B OVER A  
10-YEAR PERIOD

CENTURY ALUMINUM  
9.5 MILES / 17 MIN

**Century ALUMINUM**  
\$225M INVESTMENT

JEDBURG INDUSTRIAL CORRIDOR  
5 MILES / 10 MIN

**RPM** **ORIGIN POINT** **JOFRAN INC.**  
**TBC CORPORATION** **GXO** **AMERICOLD**  
**HOOD PACKAGING CORPORATION** **Blue Arrow**  
**FRUIT & LOOM** **SVE** **PODS**  
**Gerber** **IFA**  
**BOSCH** **THORNE**

NORTHEAST VILLAGE PARCELS

**ROPER ST. FRANCIS**

RIDGEVILLE INDUSTRIAL CAMPUS  
15.3 MILES / 20 MIN

**Walmart**  
DISTRIBUTION FACILITY  
\$220M INVESTMENT  
CREATES 1,000 JOBS

EASTPORT COMMERCE PARK  
7.4 MILES / 14 MIN

**S SPORTSMAN** **a** **Scout BOATS** **AMERICAN TACTICAL**  
**KION GROUP** **Freeman** **THRACE LINQ**

PALMETTO COMMERCE PARK  
14.6 MILES / 20 MIN

**FedEx** **BOEING** **SHIMANO**  
**KEEL** **GE** **Cummins** **XPO**

**CHARLESTON SOUTHERN UNIVERSITY**

**TRIDENT MEDICAL CENTER**

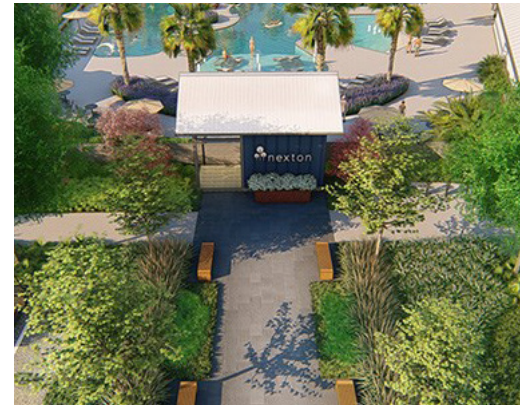
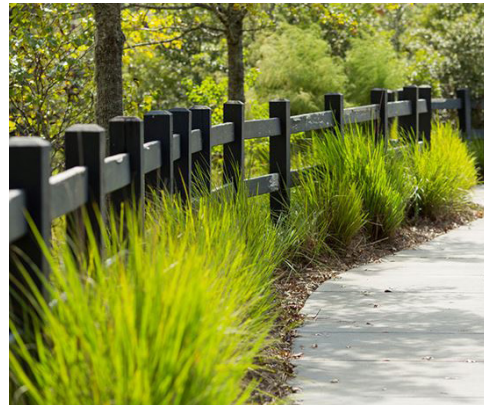
**BRIDGE COMMERCIAL**



# MIDTOWN NEIGHBORHOOD

## ABOUT MIDTOWN

We call it Midtown because it's the heart of Nexton. Located right on Nexton Parkway not even five minutes from the I-26 interchange, Midtown is Nexton's largest neighborhood and where most of Nexton's growth is currently focused. Midtown is already thriving and yet there's plenty more to come.



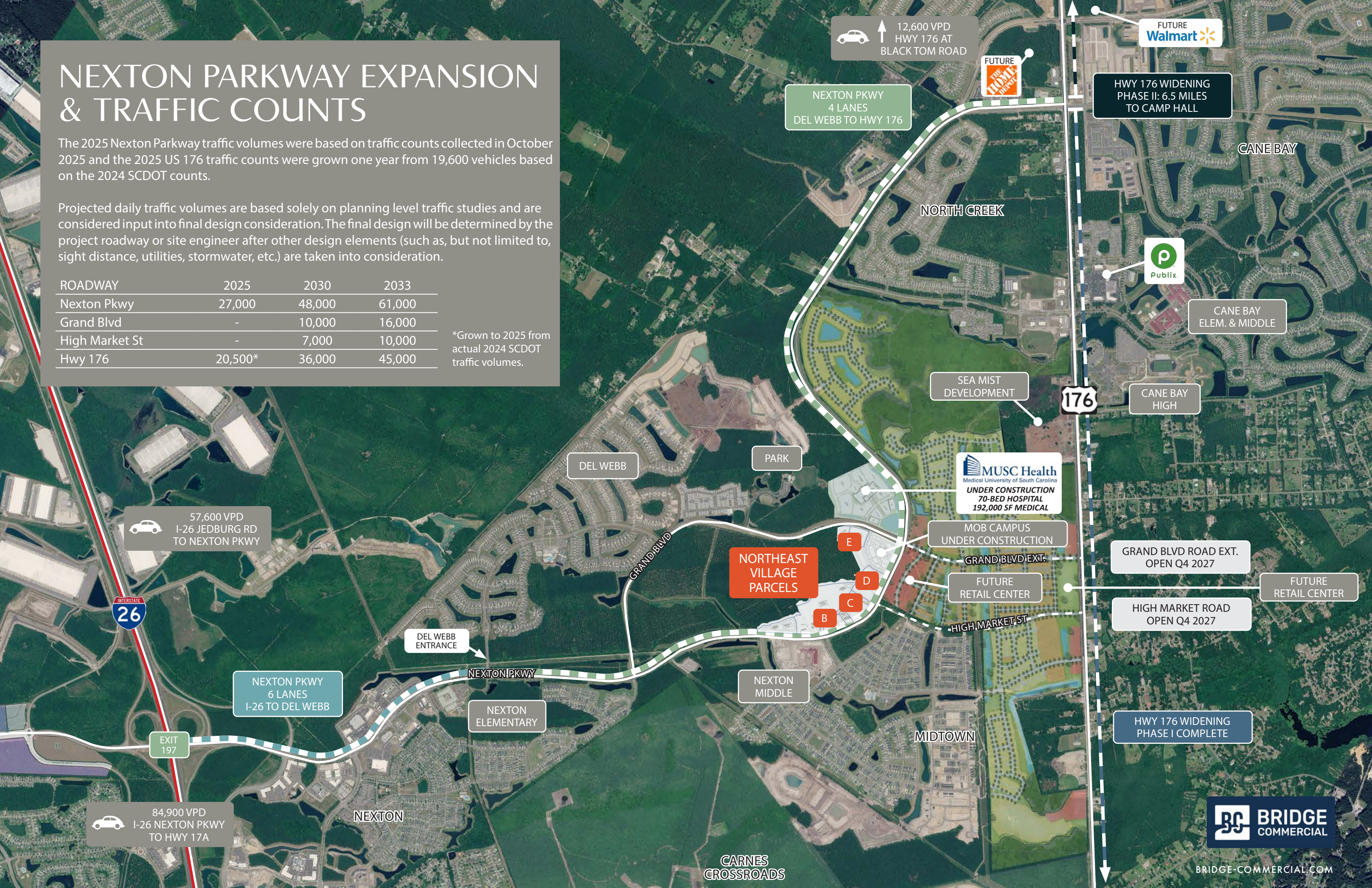
# NEXTON PARKWAY EXPANSION & TRAFFIC COUNTS

The 2025 Nexton Parkway traffic volumes were based on traffic counts collected in October 2025 and the 2025 US 176 traffic counts were grown one year from 19,600 vehicles based on the 2024 SCDOT counts.

Projected daily traffic volumes are based solely on planning level traffic studies and are considered input into final design consideration. The final design will be determined by the project roadway or site engineer after other design elements (such as, but not limited to, sight distance, utilities, stormwater, etc.) are taken into consideration.

ROADWAY	2025	2030	2033
Nexton Pkwy	27,000	48,000	61,000
Grand Blvd	-	10,000	16,000
High Market St	-	7,000	10,000
Hwy 176	20,500*	36,000	45,000

\*Grown to 2025 from actual 2024 SCDOT traffic volumes.



# 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, office, 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, entertainment, homes, hotels, offices, parks, restaurants, shops, and schools; all connected by a network of trails and pathways. This design fosters a walkable, bikeable, and golf-cartable environment 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.

2026: The Nationals Award, Best Email Communications (NAHB)

2025: #27th Best-Selling Community in the USA (Zonda)

2025: Pinnacle Award, Community of the Year (HBASC)

2024 #28 Best Selling Master Plan (RCLCO)

2026: The Nationals Award Silver, Best Master Planned Community (NAHB)

2025: Builders Choice, Community of the Year (Zonda)

2025: Prism Awards, Community of the Year (CHBA)

2024 Mixed-Use Community of the Year (CHBA)



\*Conceptual represents part of Nexton Master Plan. Subject to change.



FUTURE WALMART

NORTHCREEK NEIGHBORHOOD

NORTHCREEK RETAIL

REGIONAL PARK

CANE BAY

MUSC Health  
Medical University of South Carolina  
UNDER CONSTRUCTION  
70-BED HOSPITAL  
192,000 SF MEDICAL

MOB CAMPUS  
UNDER CONSTRUCTION

NORTHEAST VILLAGE PARCELS

176

MIDTOWN NEIGHBORHOOD

CARNES CROSSROADS

DEL WEBB NEIGHBORHOOD

NEXTON PKWY

NEXTON MIDDLE

NEXTON ELEMENTARY

BRIGHTON PARK NEIGHBORHOOD

HARRIS TEETER & HT FUEL

ONE NEXTON PUBLIX

EXIT 197

THE HUB

PICKLEBAR

BRIGHTON PARK BLVD

DAYFIELD PARK

ATELIER

NEXTON MOB

WORKPLACE

BROWN PARK

RESIDENCE INN

N/SQ

FUTURE JOB HUB

HOMESWOOD SUITES / HILTON GARDEN INN

MARRIOTT COURTYARD

SIGMA DRIVE SELF STORAGE

SIGMA DR

BAKER AUTO

DOUBLETREE

SCRA OFFICE

201 SIGMA OFFICE

CAROLINA ALE HOUSE

INTERSTATE 26

HUDSON NISSAN

EXIT 199

HWY 177A

# NEXTON AERIAL VIEW FROM I-26 TO NORTHCREEK

AERIAL | DECEMBER 2025

AZALEA SQUARE SHOPPING CENTER

BRIDGE COMMERCIAL

# SUMMERVILLE, SC

Located approximately 25 miles northwest of Charleston along the I-26 corridor, Summerville has emerged as one of the region's most compelling residential growth markets. The town benefits from sustained in-migration, a high quality of life, and convenient access to major employment centers, including the Port, Charleston International Airport, healthcare systems, and a rapidly expanding advanced manufacturing base. This strategic connectivity, combined with a charming historic downtown and established suburban amenities, has positioned Summerville as a preferred destination for households seeking proximity to Charleston within a vibrant suburban setting.

Ongoing population growth and infrastructure investment have fueled significant residential and mixed-use development activity across the market, highlighted by nationally recognized master-planned communities such as Nexton. Pro-growth municipal leadership, thoughtful planning initiatives, and continued retail and healthcare expansion support strong long-term demand fundamentals and reinforce the town's evolution into a primary suburban hub within the Charleston MSA. For developers, Summerville offers a compelling combination of demographic momentum, strategic regional access, and an increasingly walkable, amenity-rich development landscape conducive to value creation.

## QUICK STATS

- Population: ±75,000
- Land Area: 25 Square Miles
- 7th Largest Municipality in SC
- Ranked among "Top Small Towns in SC"
- \$1.72 Billion in Retail Sales
- \$277.9 Billion in Accommodation & Food/Beverage Service Sales
- \$330K Average Owner-Occupied Home Value
- 8 Schools Received Excellence Ratings
- Flowertown Festival draws more than 230,000 visitors annually



  
*Summerville*  
SOUTH CAROLINA  
AT THE HEART of it ALL®

"The Birthplace of Sweet Tea"

"Flower Town in the Pines"

**#2** FASTEST GROWING  
COUNTY IN SC  
(BERKELEY COUNTY)  
CENSUS BUREAU

# MIDTOWN

# COMMERCIAL DEVELOPMENT OPPORTUNITY

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