



Available



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.

Ground
Lease or
Sale

SEAMIST COMMONS
1601 State Road
Summerville, SC 29486



Randall Donley
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Scott Benedict, CCIM
Broker in Charge
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Brent Case, CCIM
President / Broker in Charge
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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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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 4th quarter 2025.

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SEAMIST COMMONS

OFFERING SUMMARY



LEASE RATE

\$10,000/month/acre
Available to Purchase



ZONING

PD-MU - Berkeley County



ACRES

+/- 0.60 Acres



LEASE TYPE

Ground Lease (Absolute
Net)



COUNTY

Berkeley County



UTILITY INFORMATION

Berkeley Electric Cooperative
Fiber Optic Internet
Berkeley County Water & Sanitation
Gas: Dominion Energy
Cleared and graded lot

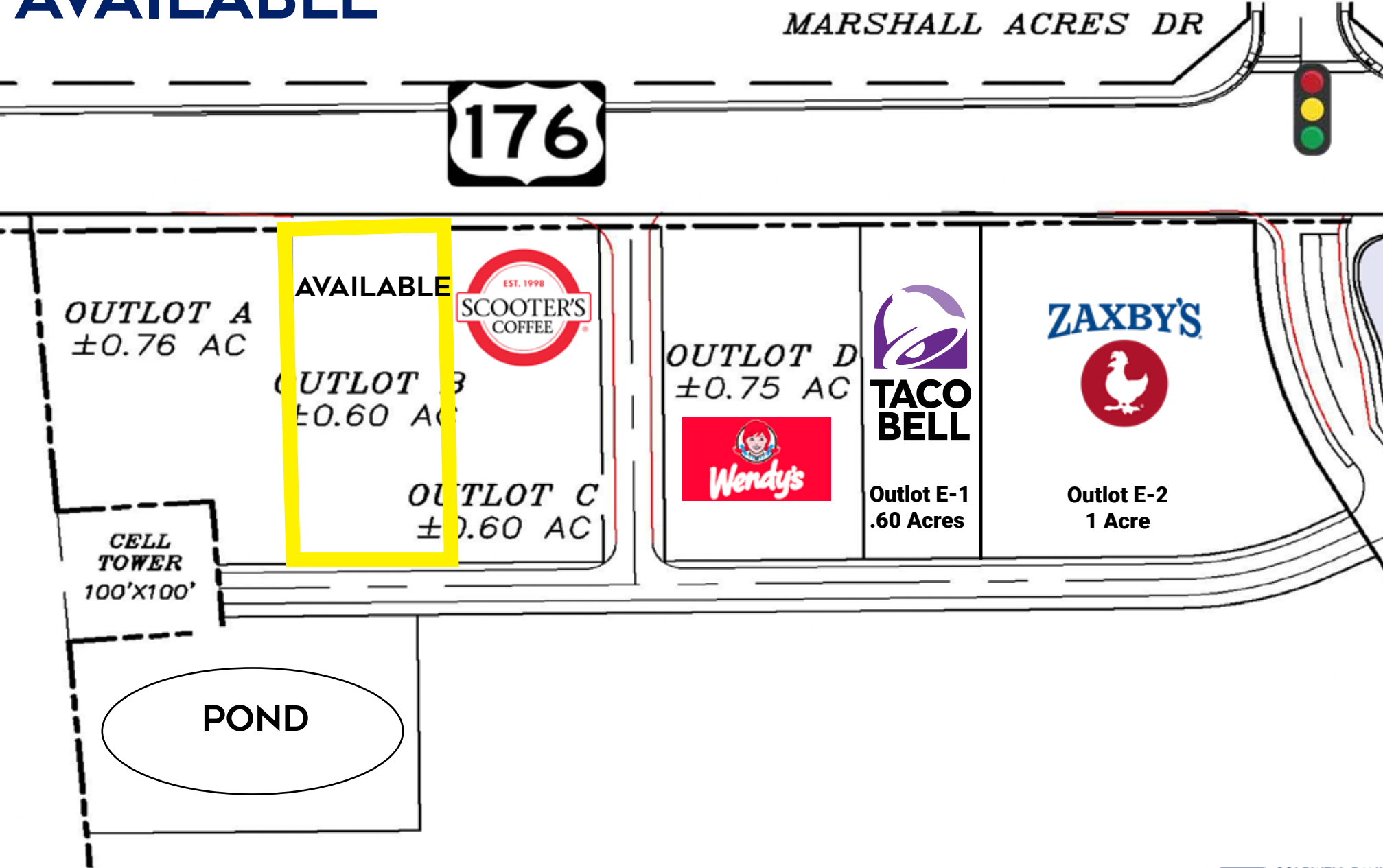
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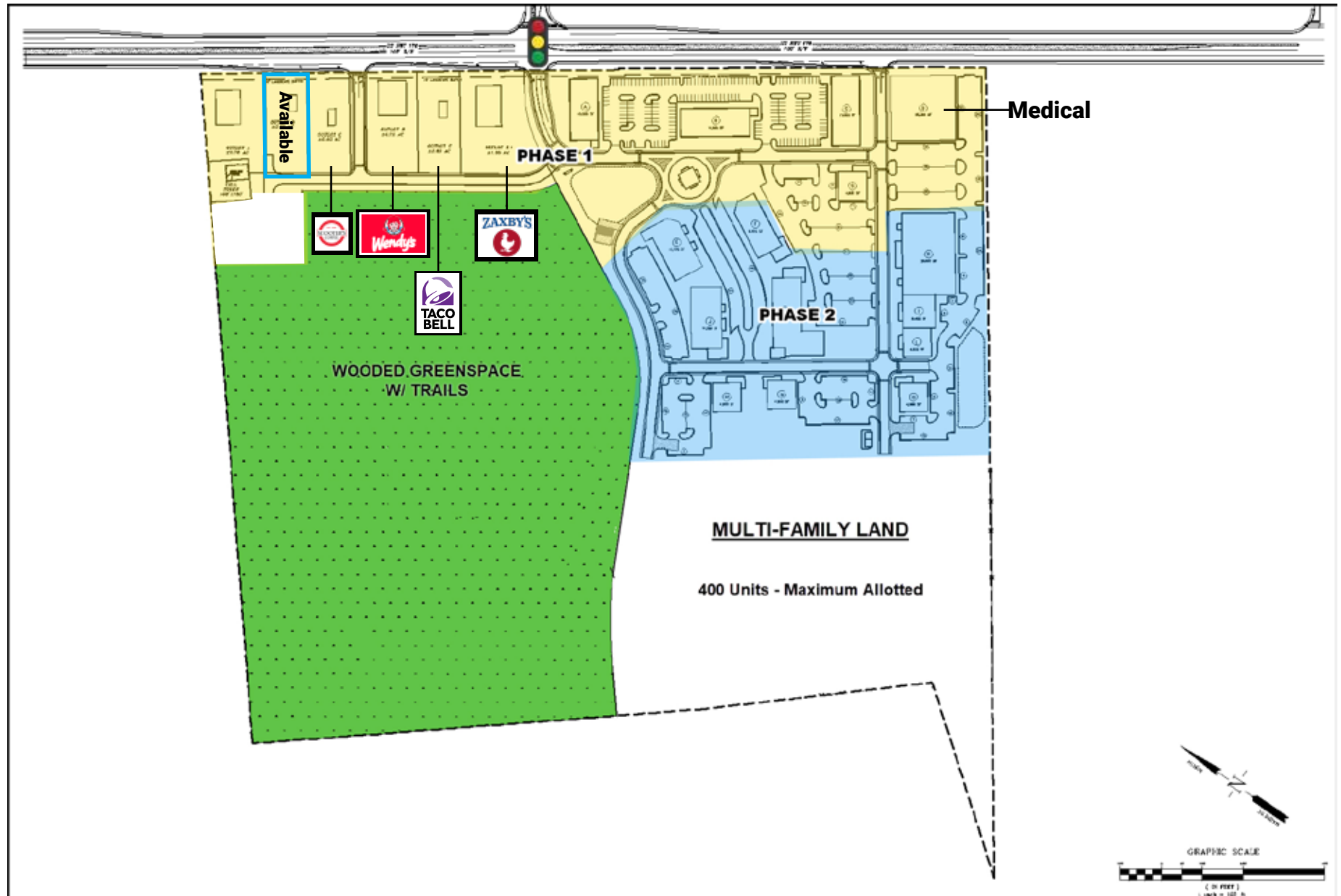
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OUTPARCELS AVAILABLE



SITE PLAN



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



176



Windwood



176



nexton®
7,000+
Households



CARNES
CROSSROADS
5,000+
Households

Wide Awake

1601 State Road | Summerville, SC 29486



SEAMIST COMMONS

176

LOCATION



US HWY 176
STATE ROAD
22,000 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

Clubhouse Crossroads

WINDSOR HILL PLANTATION



ARCHDALE
JOINT BASE
CHARLESTON

North
Charleston

CHARLESTON
HEIGHTS

ASHLEY
HALL MANOR
WEST ASHLEY

AVONDALE

Charleston

DANIEL ISLAND

17

Mt Pleasant

Sullivan's
Island

CHARLESTON
COMMERCIAL SPECIALTY GROUP



COLDWELL BANKER
COMMERCIAL
ATLANTIC

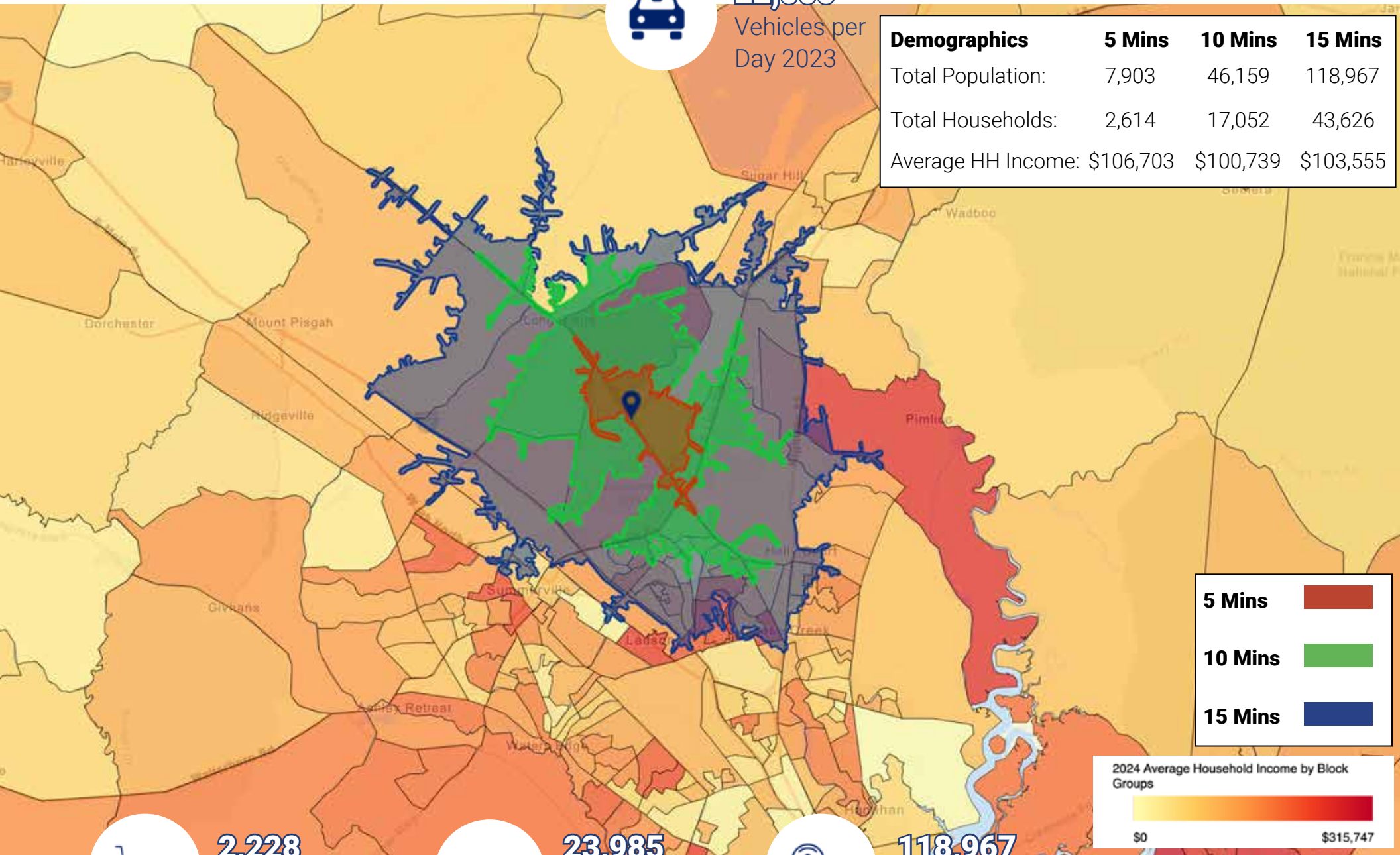
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DEMOGRAPHICS

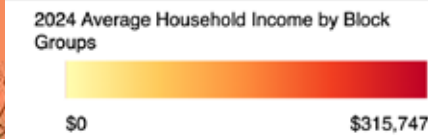


22,000
Vehicles per
Day 2023

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



5 Mins	
10 Mins	
15 Mins	



2,228
Businesses
within 15 Mins



23,985
Employees
within 15 Mins

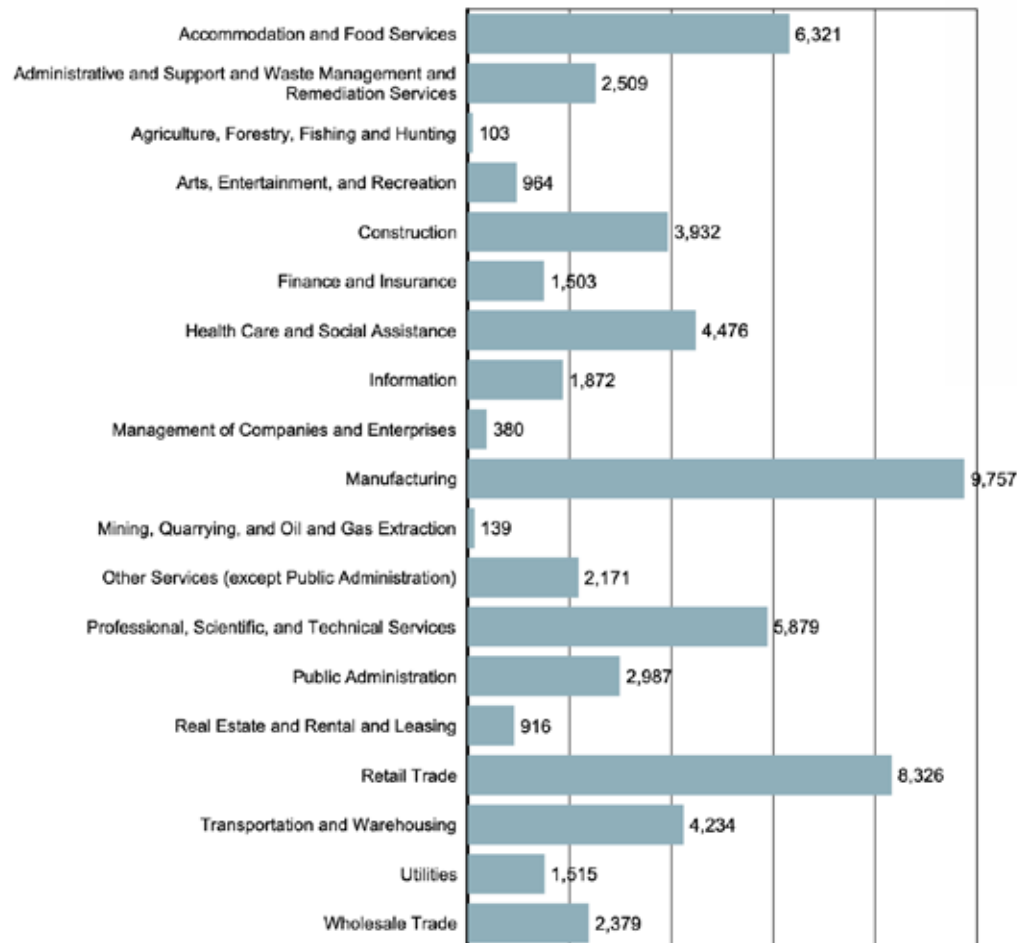


118,967
Population
within 15 Mins

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

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CSG CHARLESTON
COMMERCIAL SPECIALTY GROUP

CB COLDWELL BANKER
COMMERCIAL
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