



**DOWNTOWN
NEXTON**



**NEXTON'S MAIN STREET
-UPSCALE AMENITIES-**

**LAND DEVELOPMENT SITES
FOR SALE, LEASE, OR BUILD-TO-SUIT**

**RETAIL, HOTEL, OFFICE,
RESTAURANTS, & MULTIFAMILY**



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NEXTON
METROPOLITAN AVENUE @ SIGMA DRIVE
SUMMERVILLE, SC 29483



Ideally Situated to be the Main Destination in Summerville

Downtown Nexton is located approximately 25 miles outside of Charleston, South Carolina, which has been consistently recognized as a Top City in the U.S. The development is in Nexton, an award-winning, master-planned community, in Summerville. Situated along I-26 between two interchanges, Downtown Nexton is easily accessible to the large and growing population that surrounds it.

LOCATED IN THE CHARLESTON REGION, A TOP CITY IN THE U.S.

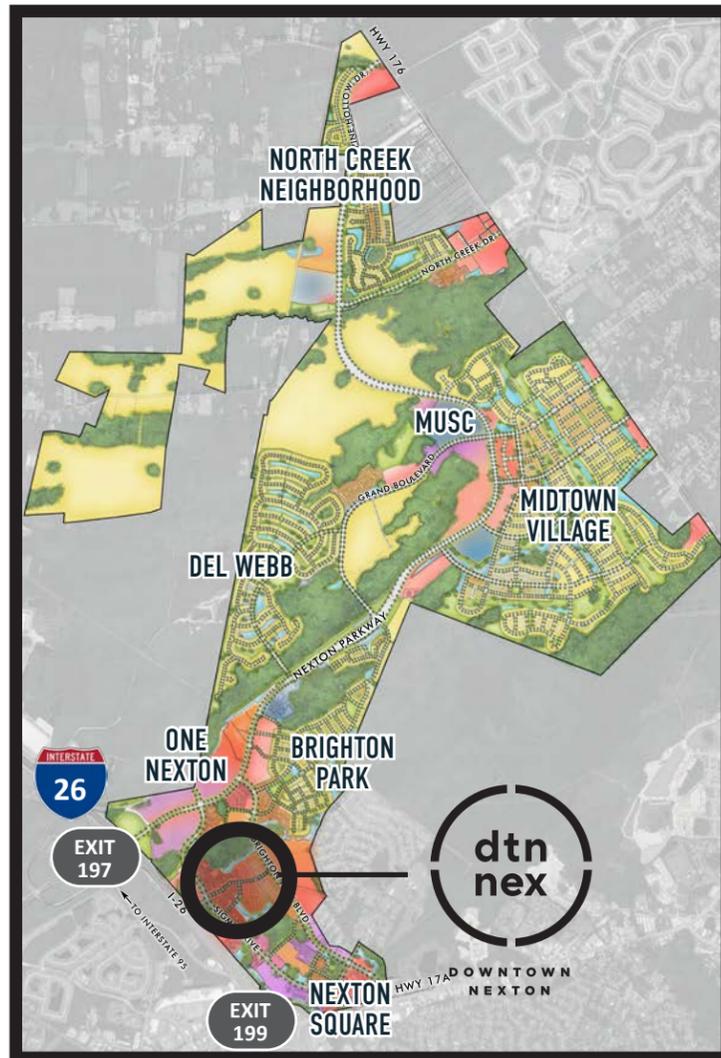
- Charleston remains in the spotlight as one of the country's top small cities.
- Charleston was voted "No. 1 City in the U.S." from 2014 - 2022.

LOCATED IN SUMMERVILLE, AN AREA EXPERIENCING UNPRECEDENTED GROWTH

- Approximately 30,000+ residential units surround Nexton, with 11,500 units in Nexton. Summerville is experiencing unprecedented population growth as more jobs are coming into the area.

LOCATED WITHIN IN NEXTON, AN AWARD-WINNING COMMUNITY

- Downtown Nexton is located in Summerville within Nexton, a 4,500 acres, master-planned award-winning community.
- Nexton is a nationally recognized community. At full-build out Nexton will feature approximately:
 - 11,500 single-family and multifamily residences;
 - 700 acres of commercial;
 - 2,000 acres of parks;
 - 15 miles of walking trails; and
 - High speed internet throughout.



Why Downtown Nexton?



HIGHEST CONCENTRATION OF USES-
Most variety of uses in one place; hotel, offices, apartments, restaurants, shops, and services.



ACCESSIBILITY -
Accessible via two interstate interchanges and situated between two major thoroughfares.



"MAIN" STREET -
A true main street featuring upscale shops and restaurants with living quarters above.



AWARD WINNING & ESTABLISHED COMMUNITY -
It didn't take long for Nexton to be recognized on a national level.



QUALITY -
Providing quality, high-end amenities and brands that attract tenants and visitors.



POPULATION GROWTH -
Ideally located in the path of Charleston's growth with more than 34,000 homes planned in the area.



Nexton's "main" street with upscale amenities.

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Welcome to Downtown Nexton

The Development

Sitting on nearly 100 acres, Downtown Nexton will boast its own main street, which offers the convenience and amenities of a city lifestyle and the comforts of Lowcountry living. Upon completion, the project will consist of a mix of uses including:

- ±1,200 multifamily units
- ±175,000 SF office
- ±160,000 SF retail
- ±120 hotel keys
- DTN Loop, ±2 miles of trails
- Extensive green space, trails and park/pond amenities

This vibrant mix of uses creates the ultimate live-work-play-stay environment. The overall site work and Phase I of Downtown Nexton, which is under construction, will offer the first mixed-use building in Nexton, containing 64 rental apartments over ±20,000 SF of retail/service/commercial uses. Additionally, ±31 acres has already been sold and planned for multifamily and hotel development.

The Opportunity

This is an opportunity to buy, lease or build-to-suit land for office, multifamily, retail or restaurant development in what will be the highest concentration of commercial space in all of Nexton.

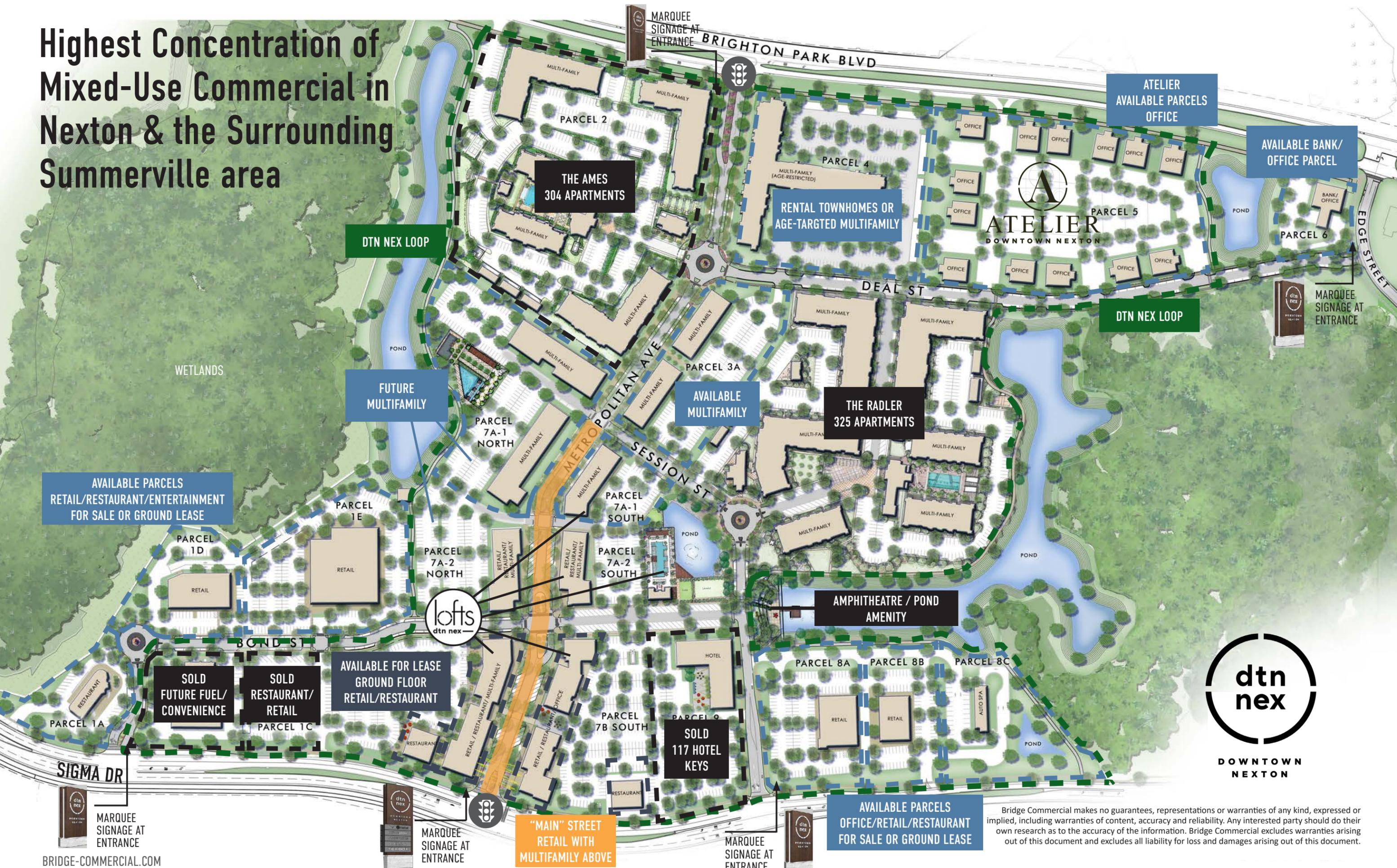


**down
town**
NEXTON



SCAN TO FIND OUT
MORE INFORMATION

Highest Concentration of Mixed-Use Commercial in Nexton & the Surrounding Summerville area



AVAILABLE PARCELS
RETAIL/RESTAURANT/ENTERTAINMENT
FOR SALE OR GROUND LEASE

DTN NEX LOOP

THE AMES
304 APARTMENTS

RENTAL TOWNHOMES OR
AGE-TARGETED MULTIFAMILY

ATELIER
AVAILABLE PARCELS
OFFICE

AVAILABLE BANK/
OFFICE PARCEL

FUTURE
MULTIFAMILY

AVAILABLE
MULTIFAMILY

THE RADLER
325 APARTMENTS

DTN NEX LOOP

SOLD
FUTURE FUEL/
CONVENIENCE

SOLD
RESTAURANT/
RETAIL

AVAILABLE FOR LEASE
GROUND FLOOR
RETAIL/RESTAURANT

SOLD
117 HOTEL
KEYS

AMPHITHEATRE / POND
AMENITY

"MAIN" STREET
RETAIL WITH
MULTIFAMILY ABOVE

AVAILABLE PARCELS
OFFICE/RETAIL/RESTAURANT
FOR SALE OR GROUND LEASE



DOWNTOWN
NEXTON

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For Lease, Sale, or Build-to-Suit

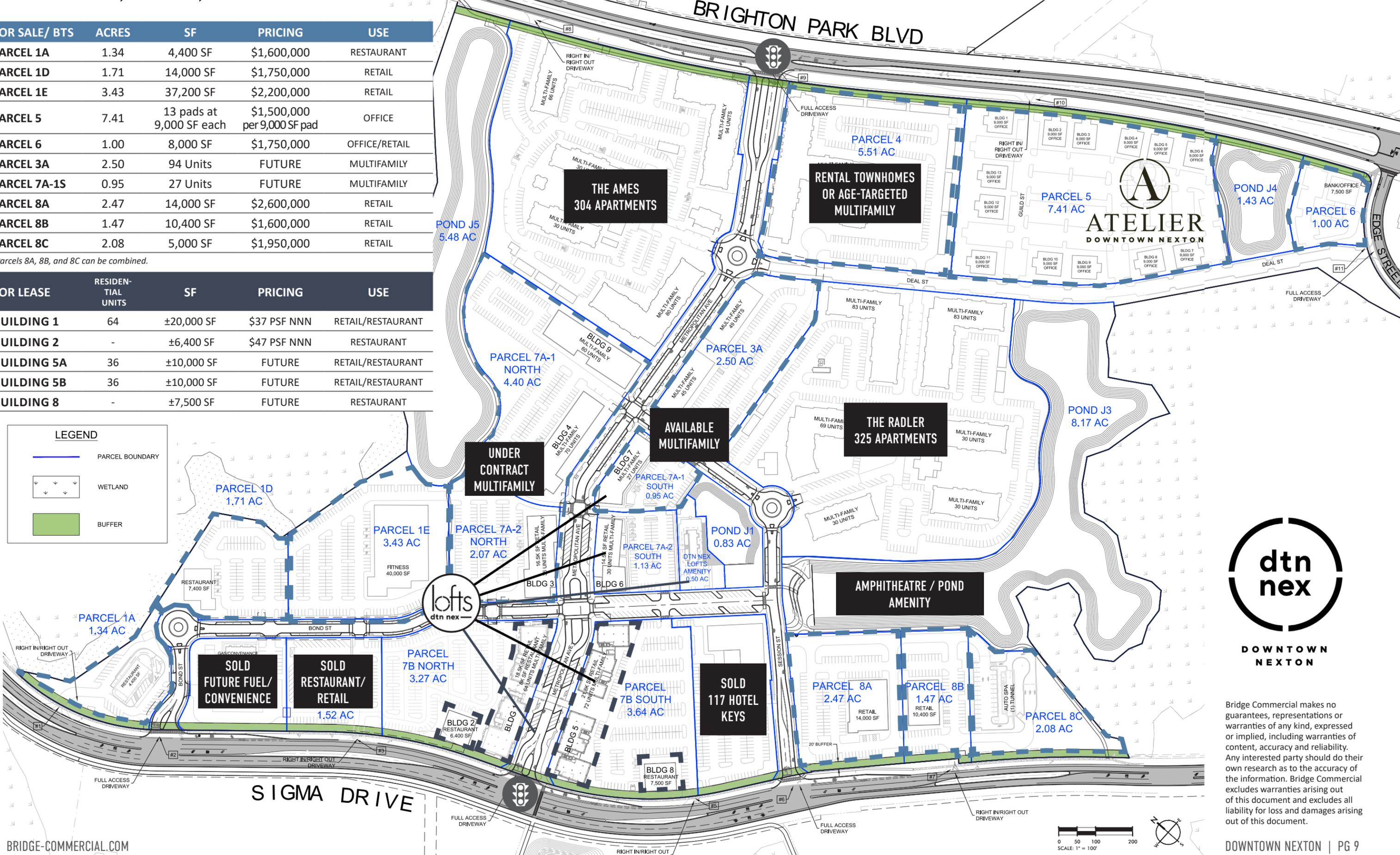
FOR SALE/ BTS	ACRES	SF	PRICING	USE
PARCEL 1A	1.34	4,400 SF	\$1,600,000	RESTAURANT
PARCEL 1D	1.71	14,000 SF	\$1,750,000	RETAIL
PARCEL 1E	3.43	37,200 SF	\$2,200,000	RETAIL
PARCEL 5	7.41	13 pads at 9,000 SF each	\$1,500,000 per 9,000 SF pad	OFFICE
PARCEL 6	1.00	8,000 SF	\$1,750,000	OFFICE/RETAIL
PARCEL 3A	2.50	94 Units	FUTURE	MULTIFAMILY
PARCEL 7A-1S	0.95	27 Units	FUTURE	MULTIFAMILY
PARCEL 8A	2.47	14,000 SF	\$2,600,000	RETAIL
PARCEL 8B	1.47	10,400 SF	\$1,600,000	RETAIL
PARCEL 8C	2.08	5,000 SF	\$1,950,000	RETAIL

* Parcels 8A, 8B, and 8C can be combined.

FOR LEASE	RESIDENTIAL UNITS	SF	PRICING	USE
BUILDING 1	64	±20,000 SF	\$37 PSF NNN	RETAIL/RESTAURANT
BUILDING 2	-	±6,400 SF	\$47 PSF NNN	RESTAURANT
BUILDING 5A	36	±10,000 SF	FUTURE	RETAIL/RESTAURANT
BUILDING 5B	36	±10,000 SF	FUTURE	RETAIL/RESTAURANT
BUILDING 8	-	±7,500 SF	FUTURE	RESTAURANT

LEGEND

- PARCEL BOUNDARY
- WETLAND
- BUFFER



DOWNTOWN NEXTON

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PARCEL 1A
FOR SALE/LEASE

1.3 ACRES - RESTAURANT/
RETAIL USE

DAYBREAK - C-STORE

SOLD
1.54 ACRES - FUEL/
CONVENIENCE STORE

PARCEL 1C

SOLD
1.54 ACRES - RESTAURANT/RETAIL USE

PARCEL 1D/E
FOR SALE/LEASE

5.14 ACRES - RETAIL USE

PARCEL 9

SOLD
2.29 ACRES - AC MARRIOTT HOTEL

PARCEL 8A,B,C
FOR SALE

6.02 ACRES - RETAIL USE/
MEDICAL OFFICE

Downtown Nexton is Live-Work-Play-Stay



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BRIDGE-COMMERCIAL.COM



DTN NEX Lifestyle

LIVE-WORK-PLAY-STAY

MAIN STREET

FAMILY-ORIENTED

OUTDOOR SPACES

WALKING TRAILS

PROFESSIONAL OFFICES

UPSCALE HOTEL

SHOPPING DESTINATION

LUNCH MEETINGS

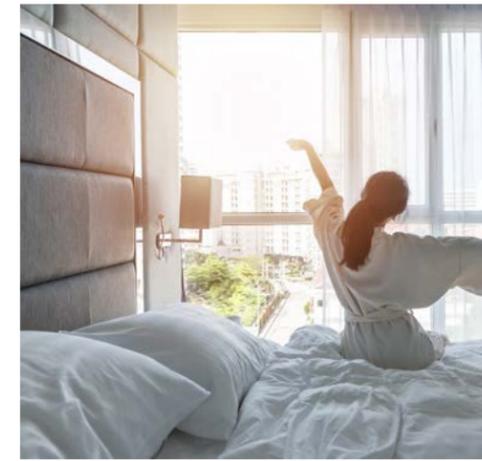
HAPPY HOURS

EVERYDAY CONVENIENCE

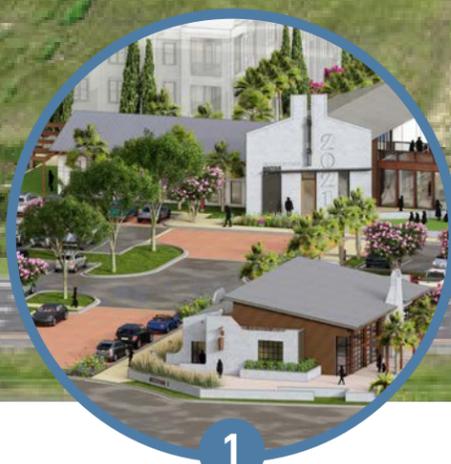
RESIDENCES

GATHERING PLACES

DATE NIGHTS



Images are for illustrative purposes only. Subject to change without notice.



1

Woodfield Brings 629 Apartments

Woodfield recently closed on two parcels totaling 21.85 acres is developing 629 apartments in Downtown Nexton.



2

Age-Targeted Multifamily or ±100 Rental Townhomes

Additionally, an age-targeted development consisting of ±175 units or ±100 rental townhomes may be coming to Downtown Nexton.



3

Now Leasing "Main" Street Retail

Now leasing 1st floor retail and restaurant space on Downtown Nexton's "Main" Street (Metropolitan Ave).



4

AC Marriott Coming Soon

Downtown Nexton makes plans for a 117-key, AC Marriott hotel featuring an outdoor pool.



5

Office Sites Available For Sale & Lease

Atelier Downtown Nexton offers thirteen office pad sites for sale. Each pad site can accommodate a two-story, 9,000 SF building.

What's Happening in Downtown Nexton

Downtown Nexton's Metropolitan Avenue will feature vertically integrated, mixed-use buildings with ground floor commercial and multifamily apartments above.

The Retail & Restaurants at Downtown Nexton

"Main" Street Suites & Outparcel Pad Sites Available

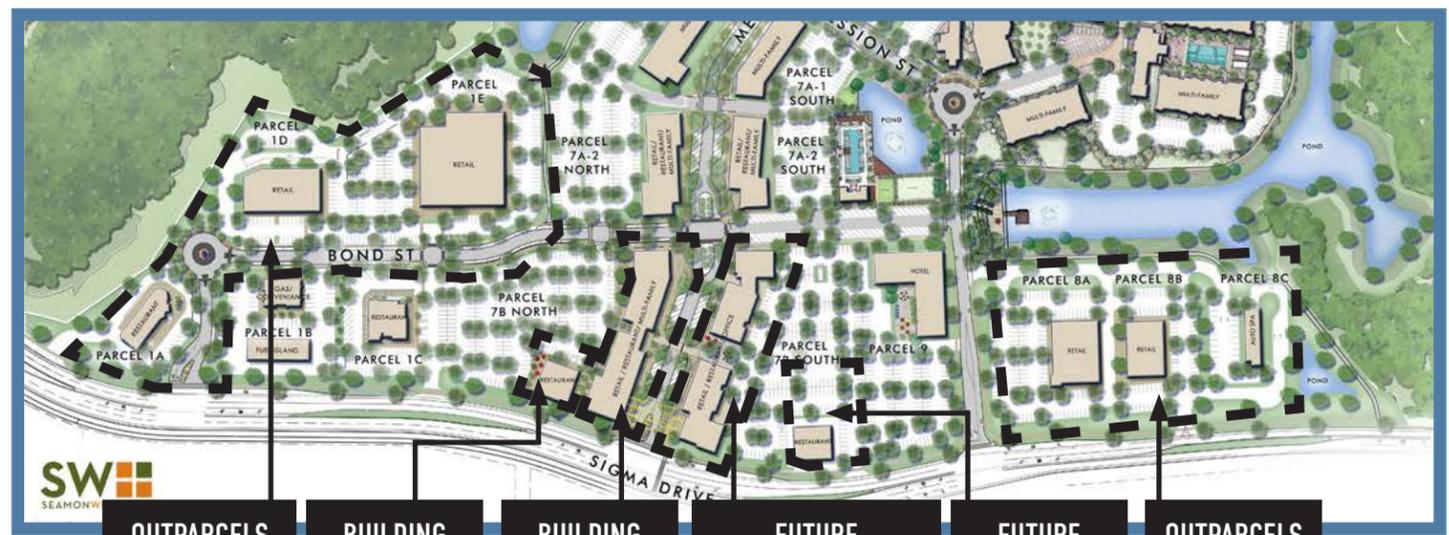


"MAIN" STREET SUITES

- Ground floor retail and restaurant spaces available.
- Up to 20,000 SF available for lease (divisible).
- Anticipated delivery Q2 2024.
- Downtown Nexton's main street with multifamily above.

OUTPARCEL PAD SITES

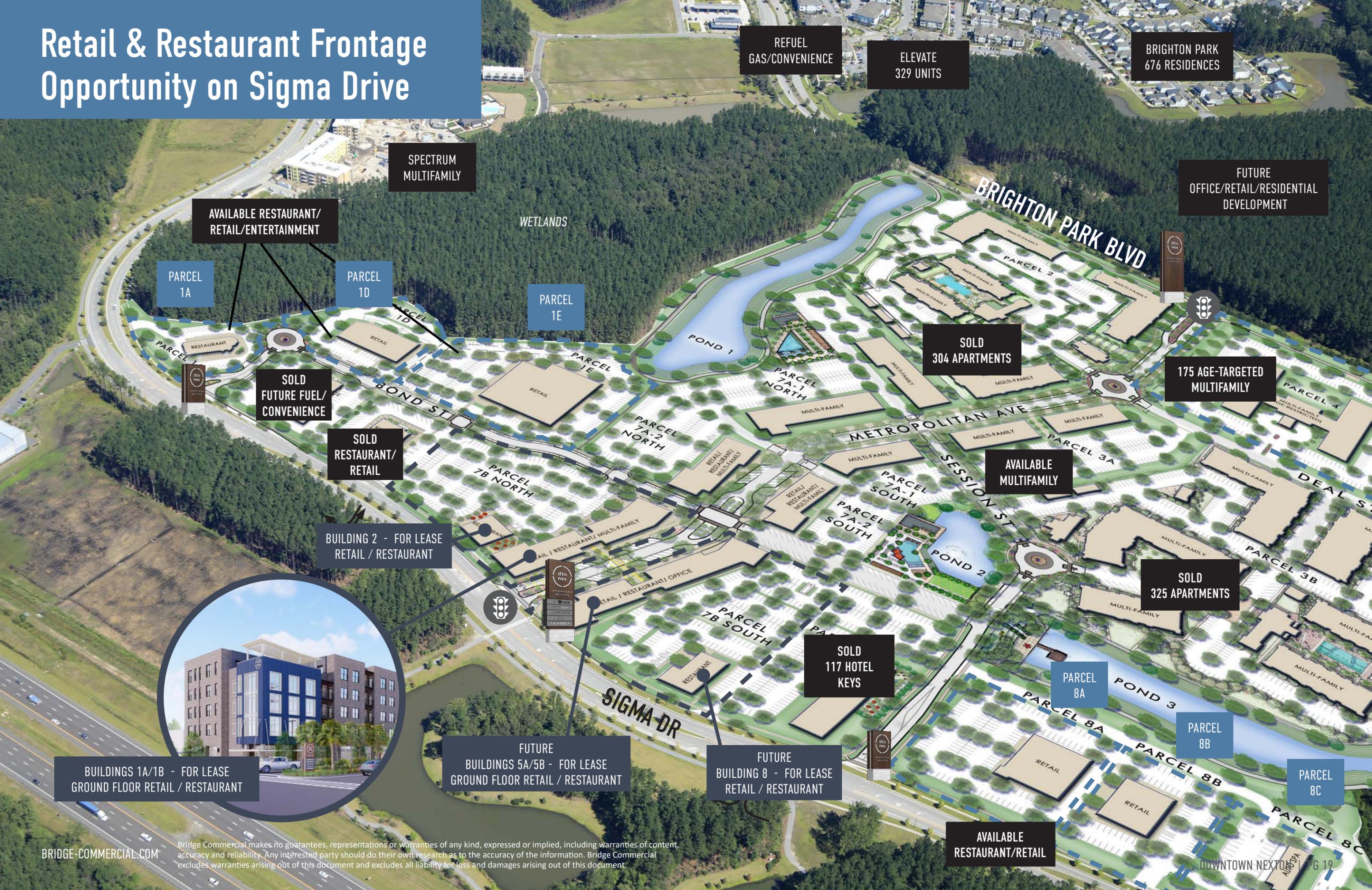
- Outparcel sites available fronting Sigma Drive.
- 2,000 SF to 30,000 SF available for sale or build-to-suit.
- Ideal for F&B, entertainment, and lifestyle retail uses.
- Fronting Sigma Drive with high visibility and traffic counts.



OUTPARCELS 1A, 1D, 1E BUILDING 2 BUILDING 1 FUTURE BUILDINGS 5A & 5B FUTURE BUILDING 8 OUTPARCELS 8A, 8B, 8C



Retail & Restaurant Frontage Opportunity on Sigma Drive



REFUEL
GAS/CONVENIENCE

ELEVATE
329 UNITS

BRIGHTON PARK
676 RESIDENCES

SPECTRUM
MULTIFAMILY

FUTURE
OFFICE/RETAIL/RESIDENTIAL
DEVELOPMENT

AVAILABLE RESTAURANT/
RETAIL/ENTERTAINMENT

PARCEL
1A

PARCEL
1D

PARCEL
1E

SOLD
304 APARTMENTS

175 AGE-TARGETED
MULTIFAMILY

SOLD
FUTURE FUEL/
CONVENIENCE

SOLD
RESTAURANT/
RETAIL

BUILDING 2 - FOR LEASE
RETAIL / RESTAURANT

AVAILABLE
MULTIFAMILY

SOLD
325 APARTMENTS



BUILDINGS 1A/1B - FOR LEASE
GROUND FLOOR RETAIL / RESTAURANT

FUTURE
BUILDINGS 5A/5B - FOR LEASE
GROUND FLOOR RETAIL / RESTAURANT

FUTURE
BUILDING 8 - FOR LEASE
RETAIL / RESTAURANT

SOLD
117 HOTEL
KEYS

PARCEL
8A

PARCEL
8B

PARCEL
8C

AVAILABLE
RESTAURANT/RETAIL



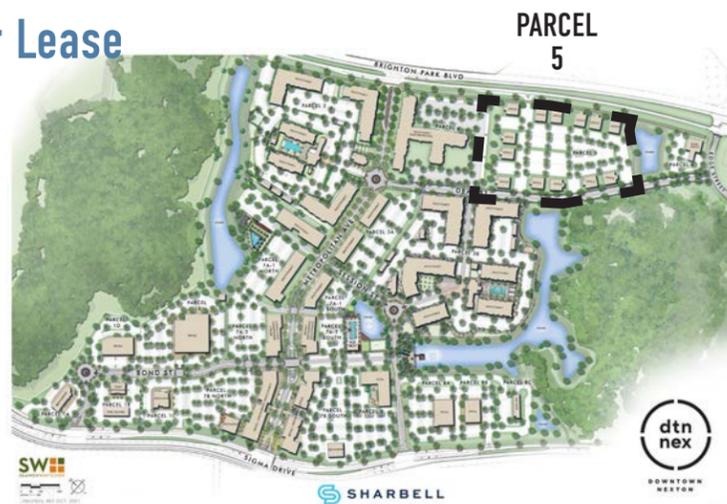
ATELIER
DOWNTOWN NEXTON



Atelier Downtown Nexton

Office Pad Sites Available for Sale or Lease

- An office village setting with on-site parking and within walking distance to amenities.
- Parcel 5 features thirteen pads sites available for sale or lease for office development.
- Each pad can accommodate a 9,000 SF building or can combine two pads for 18,000 SF building.



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Surrounded by Established Residential and Commercial



EXIT 197

NEXTON PKWY

THE HUB OFFICE PARK

HOMETELECOM OFFICE BUILDING

PLANNED OFFICE CAMPUS

20,000 VPD

REFUEL GAS/CONVENIENCE

BRIGHTON PARK 676 RESIDENCES

SIGMA DRIVE SELF-STORAGE

WETLANDS

SPECTRUM MULTIFAMILY 345 UNITS

ELEVATE 329 UNITS

INTERSTATE 26

77,400 VPD

SIGMA DR

dtn nex

METROPOLITAN AVE

TRAFFIC SIGNAL

FUTURE ROADS CONNECTING METROPOLITAN AVENUE TO COMMERCIAL AVAILABLE

FUTURE OFFICE/RETAIL/RESIDENTIAL DEVELOPMENT

BRIGHTON PARK

BAKER AUTOMOTIVE

ATELIER DOWNTOWN NEXON

CAMBRIA HOTEL

DUAL HILTON GARDEN INN & HOMEWOOD SUITES

BAYER HERITAGE

COASTAL FERTILITY

EDGE ST

SOLIS MULTIFAMILY

Downtown Nexton is Planned to Connect to Surrounding Neighborhoods by Roads, Trails and Sidewalks



CARNES CROSSROADS
4,800 RESIDENCES +
4 MULTIFAMILY DEVELOPMENTS

FUTURE
OFFICE/RETAIL/RESIDENTIAL
DEVELOPMENT

FUTURE ROADS CONNECTING
METROPOLITAN AVENUE
TO RESIDENTIAL

ELEVATE
329 UNITS

BRIGHTON PARK
676 RESIDENCES

REFUEL
GAS/CONVENIENCE

PICKLEBAR

SPECTRUM
MULTIFAMILY
345 UNITS

SELF-STORAGE

HOMETELECOM
OFFICE

THE HUB
OFFICES

PLANNED
OFFICE CAMPUS

PLANNED
OFFICE CAMPUS

N
S
Q

37,100 VPD

OFFICE
100,000 SF

SCRA OFFICE
80,000 SF

THE PARKS
APARTMENTS

EXIT
197

NORTH MAIN MARKET
WALMART, LOWE'S

CAMBRIA

DUAL HILTON GARDEN INN
& **HOMWOOD SUITES**

AZALEA SQUARE
TARGET, DICKS, KOHLS

dt
nex

WETLANDS

77,400 VPD

INTERSTATE
26

20,000 VPD

NEXTON PKWY

EXIT
199

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Nexton: A New Way to Lowcountry

National Award-Winning Community

Nexton is an award-winning, master-planned community thoughtfully designed to live and work like a town. Nexton mixes together apartments, entertainment, homes, hotels, offices, parks, restaurants, shops, and schools. Tying everything together with a network of trails and pathways. Creating a walkable, bikeable, and golf-cartable place for residents and businesses alike. The community features GigaFi, high speed internet throughout.

In just a handful of years, Nexton has evolved into a nationally acclaimed and best-selling community. In fact, it's one of metro Charleston's favorite places to live, work or just hang out. Because the real beauty of a new home (or apartment) in Nexton is all the nature and dining and music and shopping that comes with it. Homes from the \$300's to over \$1 million.

2021 Master-Planned Community of the Year, #1
National Association of Homebuilder's National Awards

2021 Top Selling Master Planned Communities, #33
RCLCO Real Estate Advisors

2020 Best Community Land Plan
Pacific Coast Builders Conference Gold Nuggets' Award

2016 Best Community
The Post and Courier

2015 Rockstar Award
Charleston Metro Chamber of Commerce



11,500
SINGLE FAMILY &
MULTIFAMILY HOMES



700
ACRES OF
COMMERCIAL



1.5
MILES OF
INTERSTATE FRONTAGE



3
SCHOOLS



2,000
ACRES OF PARKS



15
MILES OF
MULTIPURPOSE TRAILS

GigaFi™
Delivered by Home Tel

WIFI
HIGH SPEED
INTERNET

So Much Here, So Much To Come

Designed to live and work like a town

RESTAURANTS

Agave Cantina
 Bad Daddy's Burgers
 Biergarten (coming soon)
 Bkedshop Donuts
 Buffalo Wild Wings
 Carolina Ale House
 D'Allesandros Pizza
 DB's Cheesesteaks
 Dickey's BBQ Pit (coming soon)
 Ever Creamery
 Fuji Sushi
 Hall's Chophouse
 Jersey Mikes
 Lombardi's Pizza (coming soon)
 Marco's Pizza
 McDonald's
 NY Butcher Shoppe
 Page's Okra Grill
 Pickle Bar (coming soon)
 Poogan's Southern Kitchen
 Scoop 50Fifty
 Sportsbook
 Starbucks
 Taco Boy
 The CODFather
 The Co-op (coming soon)
 Tropical Smoothie Cafe
 Vicious Biscuit
 Viva Chicken
 Wok N Roll

GROCERY

Harris Teeter (coming soon)
 Publix (coming soon)

HOTELS

Cambria
 Courtyard Marriott
 Hilton Garden Inn

Homewood Suites
 Residence Inn

RETAIL

Auto Zone (coming soon)
 Art on the Square
 Bey & Eloise Apparel
 Bluewater
 Charleston Glow
 Diamond Nails
 Diesel Barbershop
 Dixie Cleaners (coming soon)
 Dolittle's Premium Pet
 Extra Space Storage
 Guinot Skincare
 Kidstrong (coming soon)
 Kindercare
 King's Leaf Cigars & Wine
 Mathnasium
 Mercedes Benz Van Center
 Nelson Wine & Spirits
 Princess Nails (coming soon)
 Refuel
 Sigma Self Storage
 Simple to Sublime
 Southern Cuties Boutique
 Sprint
 The Bicycle Shoppe
 Time To Shine Car Wash
 TrueCarts
 Tweedle Beedle
 Wild Birds Unlimited

FITNESS

Barre Nation
 Bold Academy
 Bold Fitness
 Three Keys Yoga
 Title Boxing

SCHOOLS

Nexton Elementary
 St. Leo University

HEALTHCARE

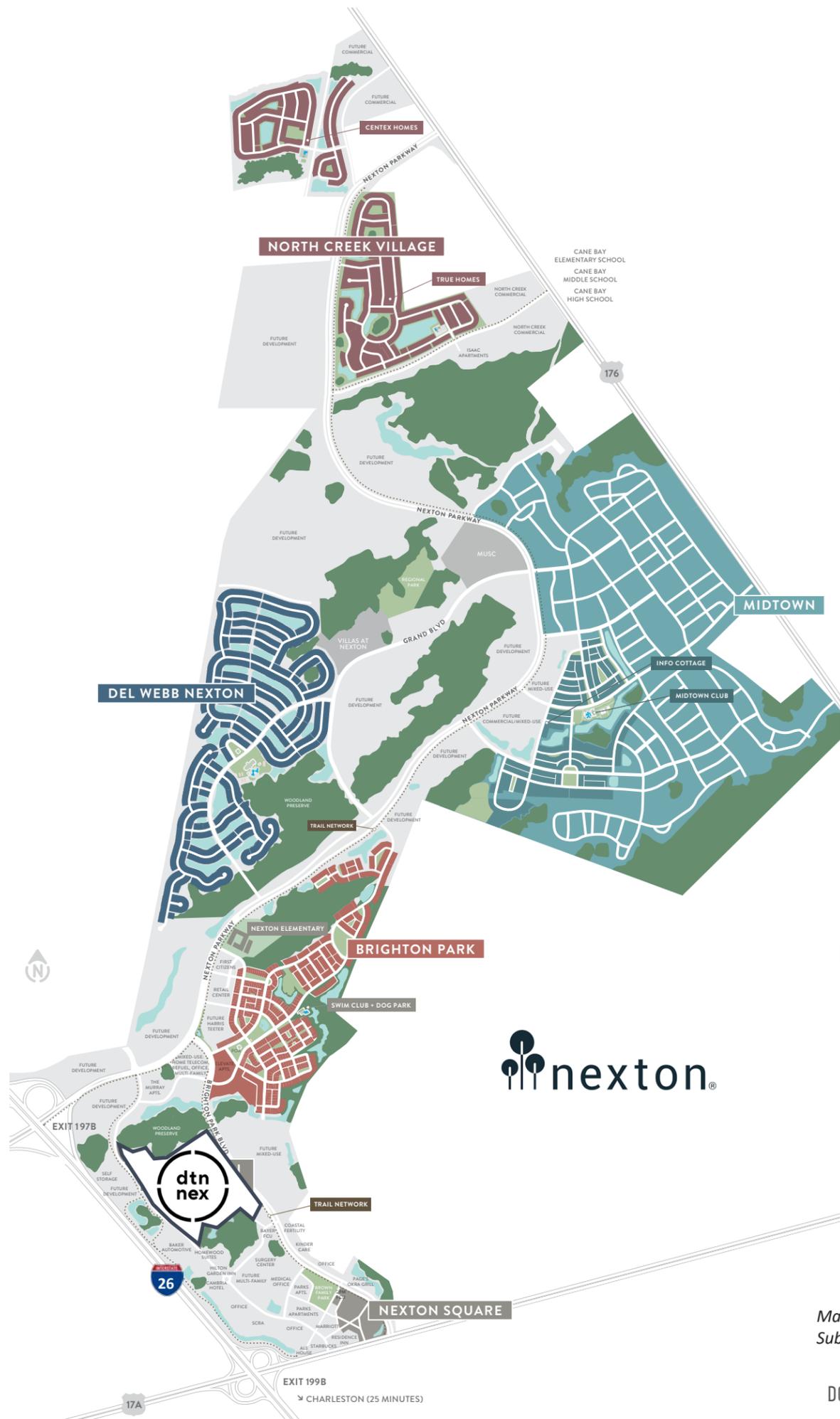
Above It All Counseling Group
 Aeterna Zentaris
 Alignlife of Nexton
 ATI Physical Therapy
 Atlas Physical Therapy
 Brighton Animal Hospital
 Carolina Periodontics
 Charleston Neurology Associates
 Charleston Surgery Center
 Charleston Wound Care (coming soon)
 Coastal Fertility Specialists
 Coastal Vascular & Vein Center (coming soon)
 Crescent Moon Orthodontics
 Dermatology & Laser Center of Charleston
 Derrington Dermatology (coming soon)
 East Cooper GI
 Miracles in Sight
 Hand Institute of Charleston
 Heartland Dental (coming soon)
 MUSC Health Ophthalmology
 Nexton Family Practice
 Optical Impressions
 Palmetto Infusion Center
 Piedmont Endocrinology Group
 QC Kinetix
 River Landing Dentistry
 Summerville Women's Care
 Sweetgrass Plastic Surgery
 Trident General Dentistry

PROFESSIONAL SERVICES

Bayer Heritage Federal Credit Union
 Charleston Executive Offices
 Coldwell Banker
 Collins Family Law
 CPM Federal Credit Union
 Edward Jones
 Firstservice Residential
 GPS Staffing
 Harvey & Vallini, LLC
 Holliday Ingram Law
 Home Telecom
 Integrated Mobile Marketing
 Law Firm of Sabrina Call, LLC
 Lighthouse Wealth Advisors
 McKenna Agency
 Meade Agency Video Production
 New American Funding
 Newland
 Realty One Group
 Southern First Bank
 Suntrust Mortgage
 Tracy Law Firm
 Republic Premier Transit
 Unifying Technologies
 Unlimited Drawings

HOMEBUILDERS

Ashton Woods
 Centex
 David Weekley Homes
 Del Webb
 Homes by Dickerson
 New Leaf Builders
 Pulte Homes
 Saussy Burbank
 TrueHomes



Residential Neighborhoods in Nexton



NORTH CREEK VILLAGE
 1,200 Homes/400 Sold



MIDTOWN NEXTON
 3,000 Homes/275 Sold



DEL WEBB NEXTON
 1,402 Homes/426 Sold

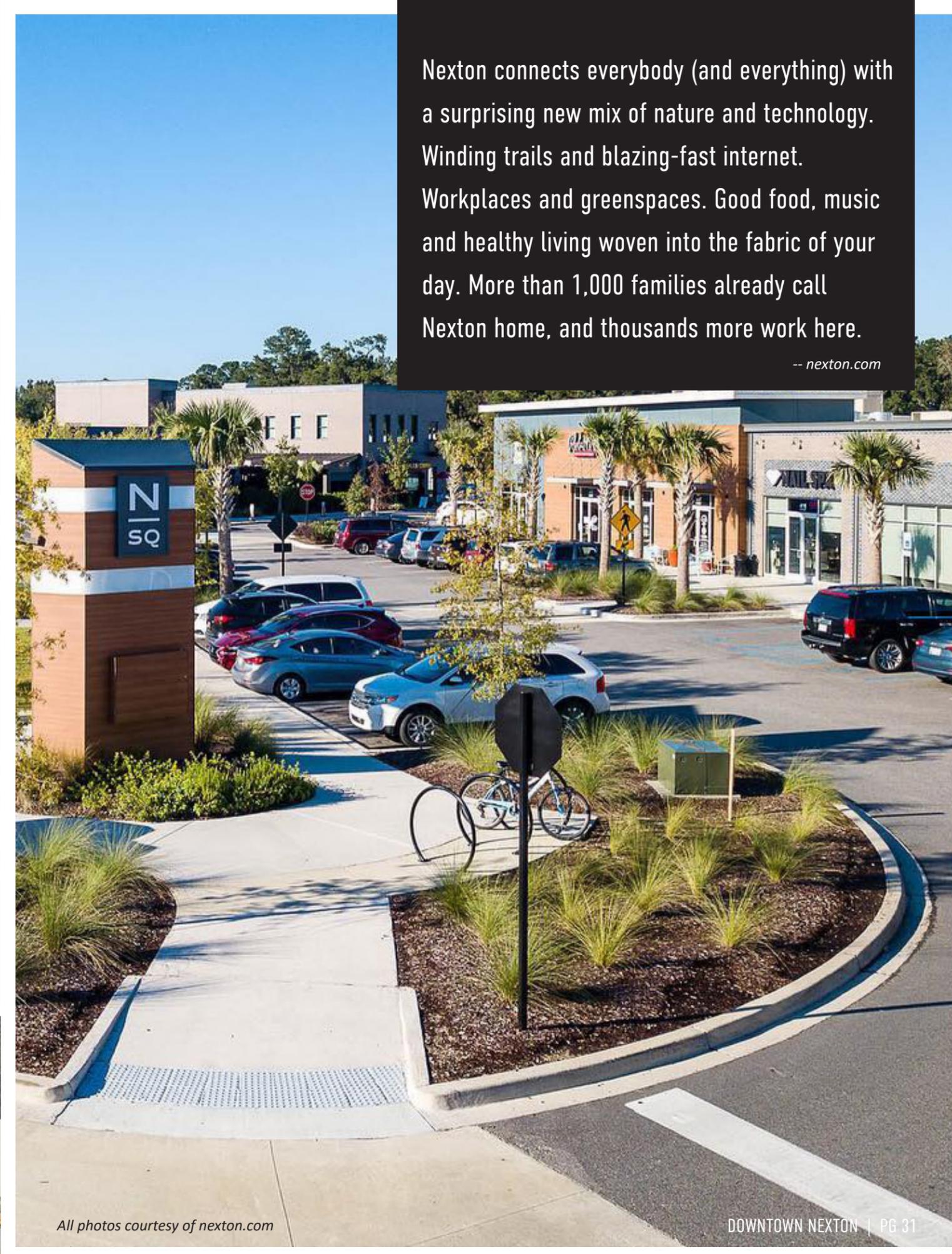


BRIGHTON PARK VILLAGE
 700 Homes/700 Sold

Map is for illustrative purposes only. Subject to change without notice.



**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



NORTH CREEK VILLAGE
RESIDENTIAL

CANE BAY
RESIDENTIAL DEVELOPMENT

CAMDEN PRESERVE
RESIDENTIAL DEVELOPMENT

ONE
NEXTON

DEL WEBB

MUSC
128-BED HOSPITAL

MIDTOWN
RESIDENTIAL

SPECTRUM
MULTIFAMILY

HOME TELECOM
OFFICE

BRIGHTON PARK VILLAGE
RESIDENTIAL

CARNES CROSSROADS
RESIDENTIAL DEVELOPMENT

FUTURE
CORPORATE OFFICE CAMPUS

THE HUB
OFFICES

NEXTON PKWY

THE PICKLE BAR

FUTURE DEVELOPMENT
RETAIL/OFFICE/RESIDENTIAL

EXIT
197

WETLANDS

dtn
nex

BRIGHTON PARK BLVD

SELF-STORAGE

SIGMA DR

WORKPLACE
@NEXTON

HILTON GARDEN INN
& HOMEWOOD SUITES

BROWN
FAMILY PARK

CAMBRIA

MULTIFAMILY

THE PARKS
APARTMENTS

N
S

INTERSTATE
26

FUTURE
CORPORATE OFFICE CAMPUS

SCRA
OFFICE

NEXTON
OFFICE BUILDING

AZALEA SQUARE
SHOPPING CENTER

EXIT
199

HIGHWAY 17A

Heart of Nexton Location

Charleston, SC Region

Comprised of three counties – Berkeley, Charleston and Dorchester – the Charleston region is a highly diverse market, advantageously located on the Atlantic coast half-way between New York and Miami. The region, which covers more than 3,100 square miles (8,192 kilometers), combines a thriving economy, rich history and breathtaking environment to offer an outstanding business climate and a quality of life that is second to none.

The Charleston metro's economy has transformed over the past decade from service-based to STEM-based, thanks in large part, to Boeing, Mercedes, Volvo and many others calling our region home. Charleston ranks number 20 among the nation's top 100 metros for growth in the Advanced Industry Sector, according to the Advanced Industries Study by the Brookings Institution, which examines growth in STEM-intensive occupations including logistics and transportation, advanced manufacturing and healthcare. The growth of this sector is helping to fuel the region's overall economic growth and transform the economy from a service-based to skills-based job market. Advanced Industry jobs are among the nation's fastest growing and highest paying.

Charleston Harbor will soon be the deepest port on the East Coast of the U.S. – all in time to welcome Post Panamax ships 24/7. There is no question that the Charleston metro is a profoundly different place than it was 25 years ago when the economy was centered on the nation's third largest Navy Base. And there is no doubt that we will be profoundly different a decade from now when Boeing, Volvo and Mercedes are all fully operational with their supply chains in place and our airport and port are offering thriving logistics and transportation options to reach the global supply chain. Charleston has earned its place on the global map as a visitor destination and now we are also recognized as a global business destination.

-Charleston Metro Chamber of Commerce

BRIDGE-COMMERCIAL.COM



NO. 1

CITY IN THE U.S.
9 YEARS IN A ROW

TRAVEL + LEISURE | 2014 - 2022

no. 1
city in the
world

TRAVEL + LEISURE | 2016

BEST
SMALL CITY
IN THE U.S.

11TH YEAR IN A ROW

CONDE NAST TRAVELER | 2010 - 2021

20TH
IN THE U.S. FOR
ADVANCED INDUSTRIES

BROOKINGS INSTITUTION

NO. 29
best
performing
city

MILIKEN INSTITUTE | 2021

CHARLESTON METRO RANKS #42

BEST PLACE TO LIVE
IN THE USA

U.S. NEWS | 2021

\$200B

IMPACT ON STATE
FROM MANUFACTURING

SC FUTURE MAKERS &
SC MANUFACTURERS ALLIANCE | 2021

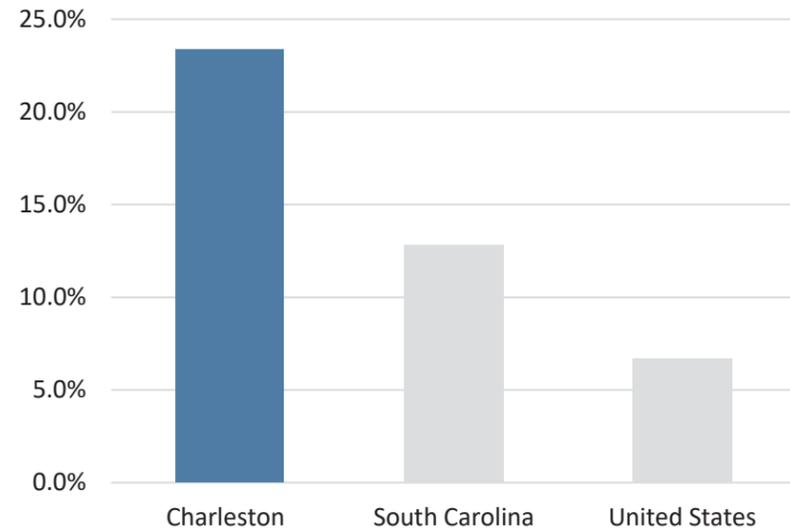
#6 MOST FUN
PLACE TO LIVE
IN THE U.S.

U.S. NEWS | 2019

DOWNTOWN NEXTON | PG 35

Charleston's Unprecedented Growth

Population Growth



2X
SOUTH CAROLINA
AVERAGE GROWTH

3X
UNITED STATES
AVERAGE GROWTH

#5

CHARLESTON IS WHERE
THE JOBS WILL BE
2020 | FORBES

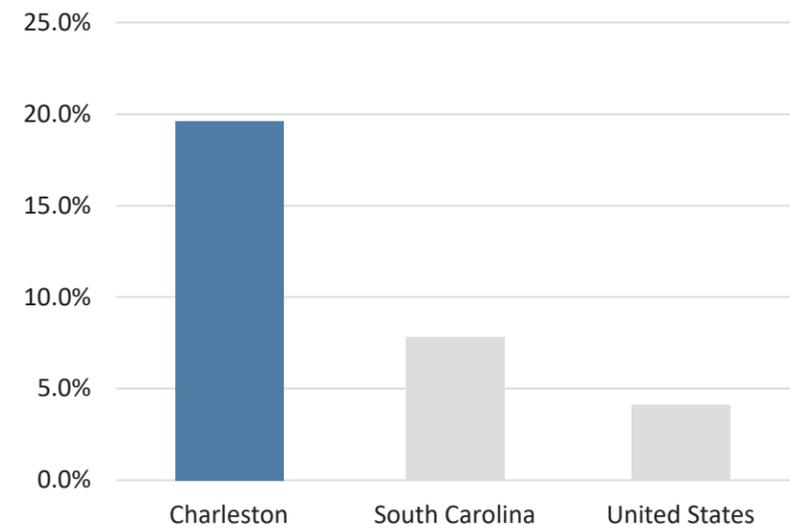
NO. 17

FASTEST GROWING CITIES
U-HAUL | 2021

**BEST PLACE TO
START A CAREER**

CHARLESTON RANKS 6TH
2021 | WALLETHUB

Workforce Growth

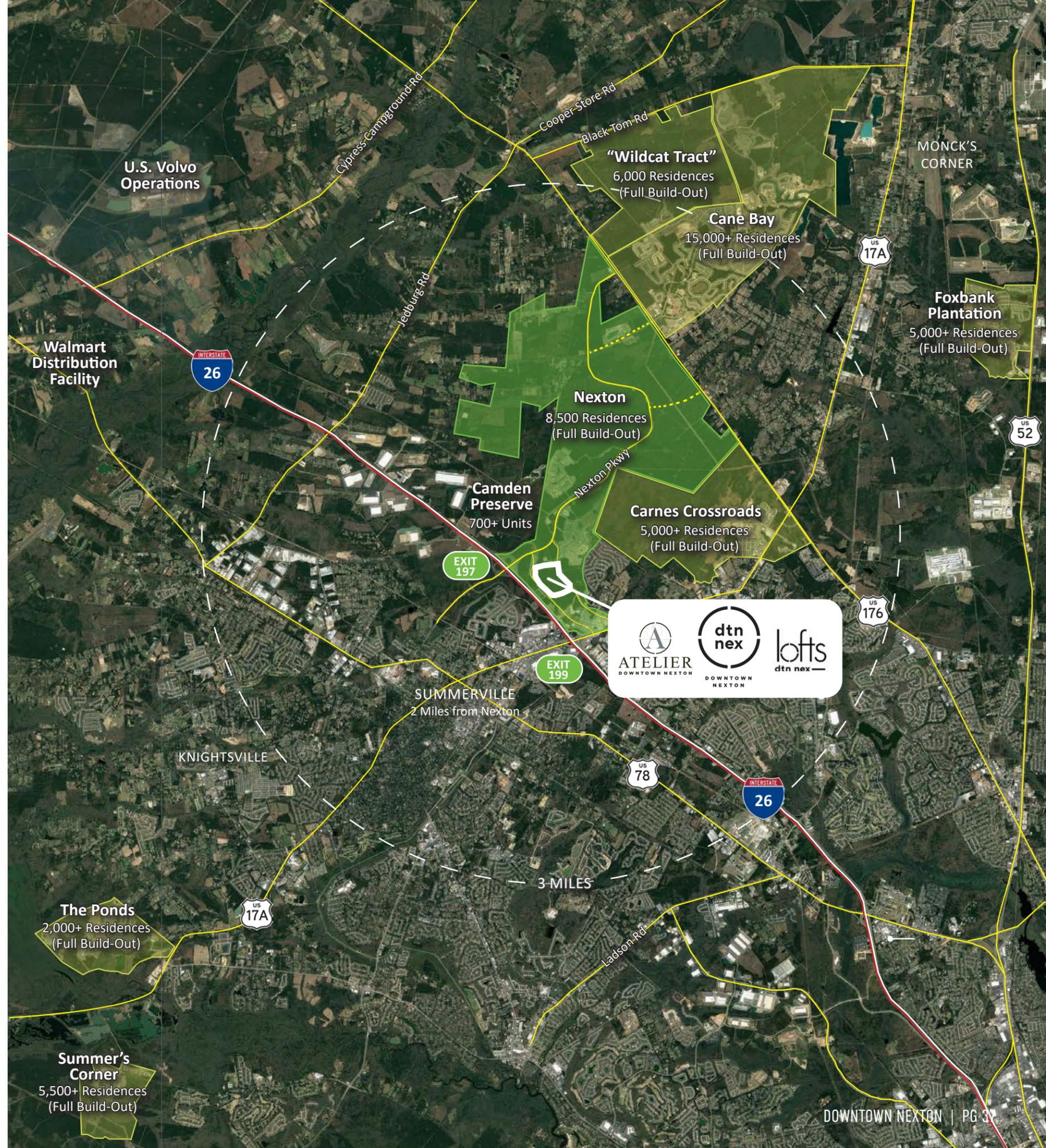


4X
FASTER WORKFORCE GROWTH
THAN THE NATIONAL AVERAGE

84%
CHARLESTON'S AVERAGE ANNUAL
PAY AS A PERCENTAGE OF THE
U.S. AVERAGE

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

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