



**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.

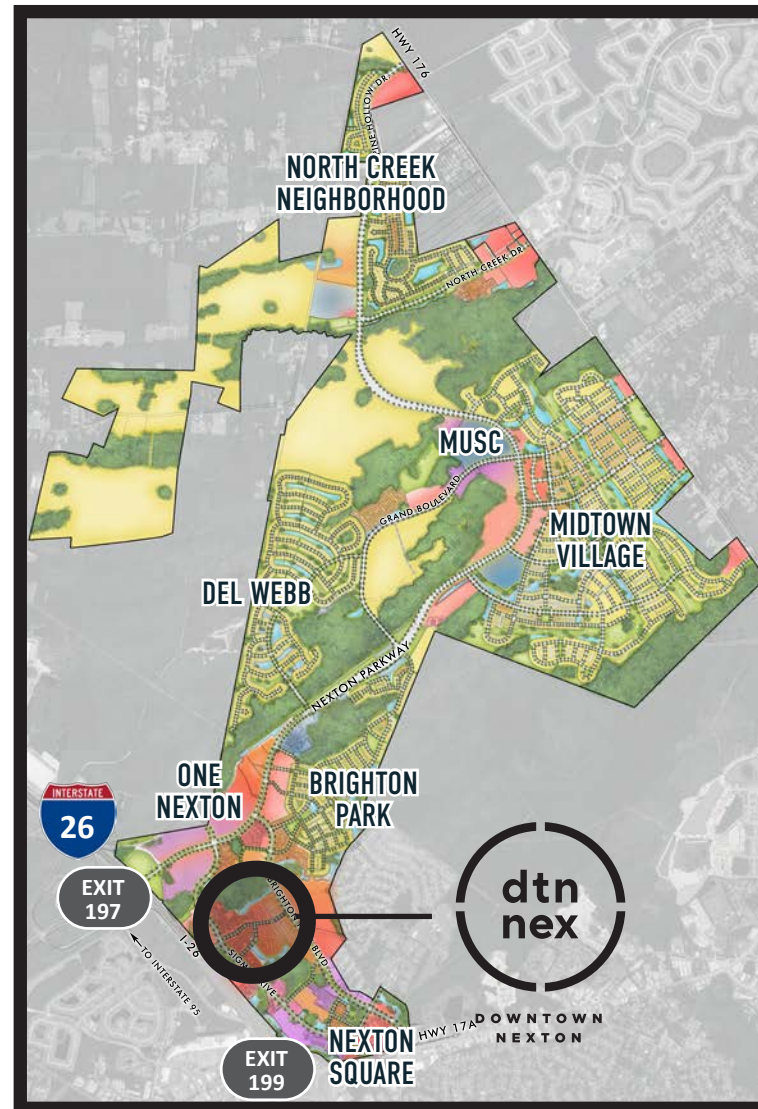
- Charleston remains in the spotlight as one of the country's top small cities.
- Charleston was voted "No. 1 City in the U.S." from 2014 - 2022.

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:

- $\pm 1,200$  multifamily units
- $\pm 175,000$  SF office
- $\pm 160,000$  SF retail
- $\pm 120$  hotel keys
- DTN Loop,  $\pm 2$  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  $\pm 20,000$  SF of retail/service/commercial uses. Additionally,  $\pm 31$  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.

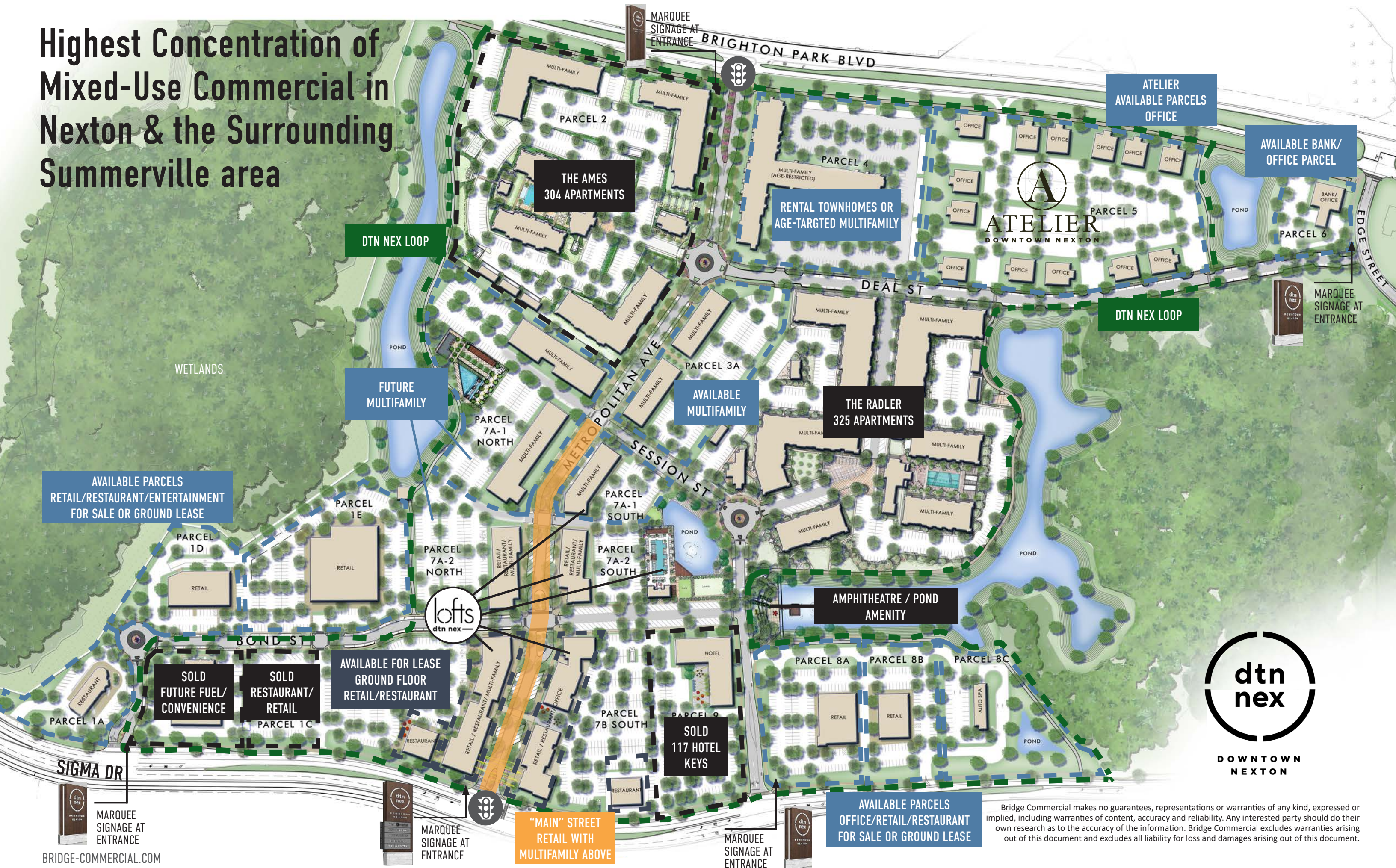
**down  
town**  
NEXTON



SCAN TO FIND OUT  
MORE INFORMATION



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



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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.

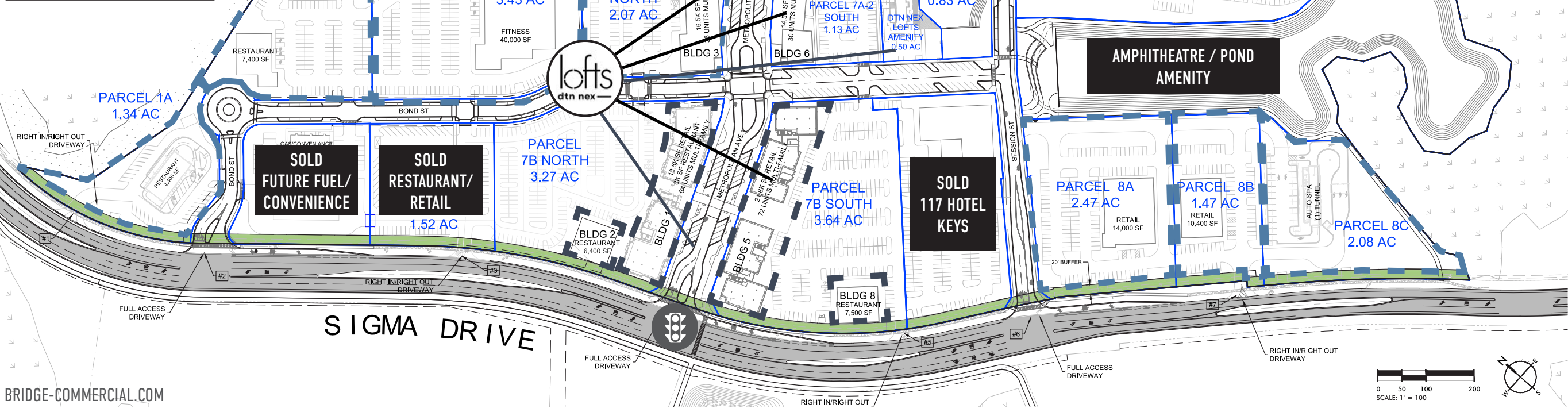
FOR LEASE	RESIDEN-TIAL UNITS	SF	PRICING	USE
BUILDING 1	64	±20,000 SF	\$37 PSF NNN	RETAIL/RESTAURANT
BUILDING 2	-	±6,400 SF	\$47 PSF NNN	RESTAURANT
BUILDING 5A	36	±10,000 SF	FUTURE	RETAIL/RESTAURANT
BUILDING 5B	36	±10,000 SF	FUTURE	RETAIL/RESTAURANT
BUILDING 8	-	±7,500 SF	FUTURE	RESTAURANT

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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## 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.





# What's Happening in Downtown Nexton



## Woodfield Brings 629 Apartments

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



## 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.



## Now Leasing “Main” Street Retail

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



## AC Marriott Coming Soon

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



## 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.



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

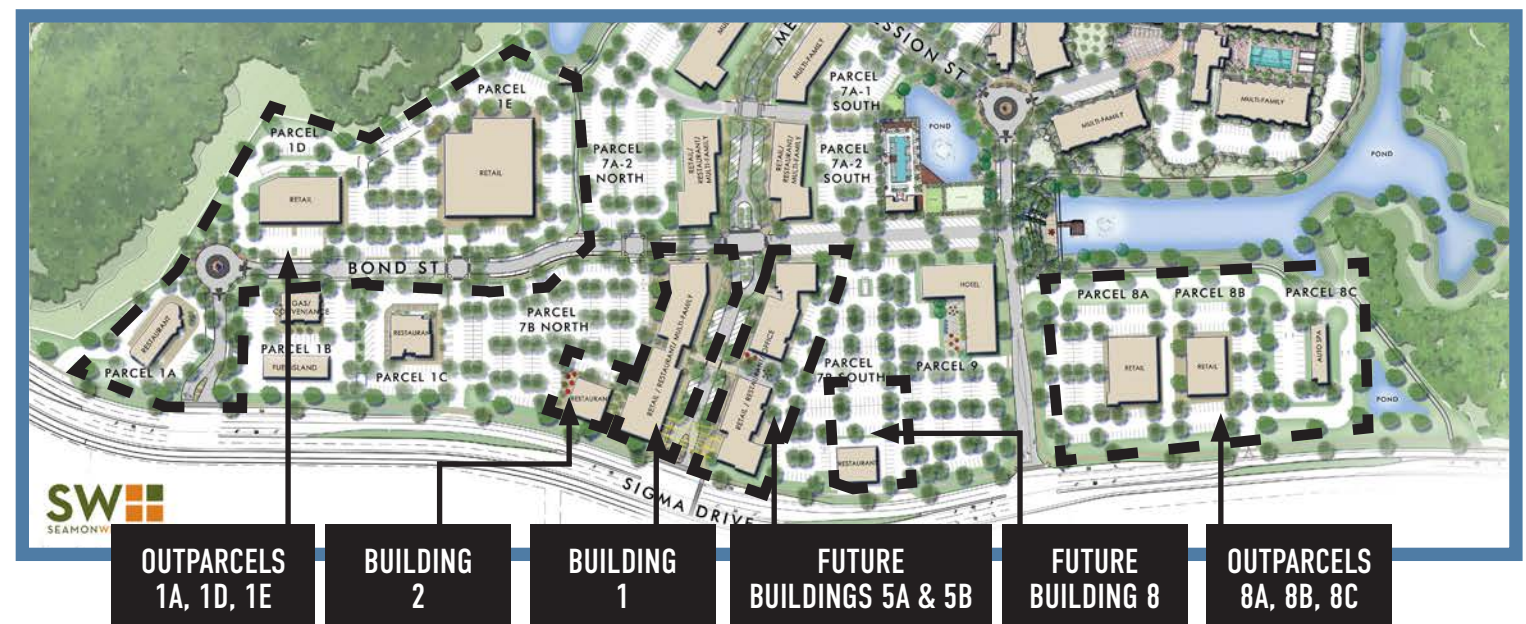


### "MAIN" STREET SUITES

- 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.





# Retail & Restaurant Frontage Opportunity on Sigma Drive

REFUEL  
GAS/CONVENIENCE

ELEVATE  
329 UNITS

**BRIGHTON PARK  
676 RESIDENCES**

**FUTURE  
OFFICE/RETAIL/RESIDENTIAL  
DEVELOPMENT**

**SPECTRUM  
MULTIFAMILY**

**AVAILABLE RESTAURANT/  
RETAIL/ENTERTAINMENT**

PARCEL  
1A

## PARCEL 1D

PARCEL  
1E

**SOLD**  
**ATURE FUEL/**  
**ONVENIENCE**

**SOLD  
RESTAURANT  
RETAIL**

**BUILDING 2 - FOR LEASE**  
**RETAIL / RESTAURANT**

PARCEL  
7A-2  
NORTH

PARCEL  
7A-1  
NORTH

**SOLD**  
**304 APARTMENTS**

## 175 AGE-TARGETED MULTIFAMILY

**AVAILABLE  
MULTIFAMILY**

**SOLD**  
**325 APARTMENTS**

**SOLD  
117 HOTEL  
KEYS**

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

**FUTURE  
BUILDING 8 - FOR LEASE  
RETAIL / RESTAURANT**

PARCE  
8A

PARCEL  
8B

PARCEL  
8C

**AVAILABLE  
RESTAURANT/RETAIL**

DOWNTOWN NEXTON | PG 19

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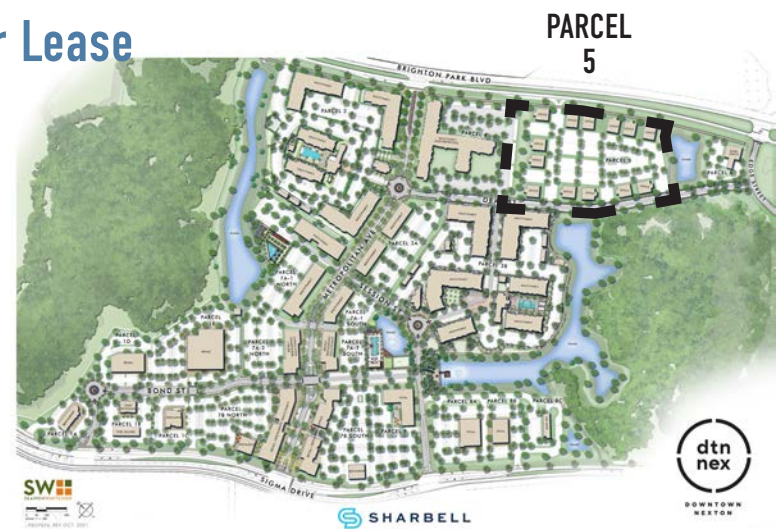




# Atelier Downtown Nexton

## 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

PLANNED  
OFFICE CAMPUS

20,000 VPD

THE HUB  
OFFICE PARK

HOMETELECOM  
OFFICE BUILDING

REFUEL  
GAS/CONVENIENCE

BRIGHTON PARK  
676 RESIDENCES

ELEVATE  
329 UNITS

SPECTRUM MULTIFAMILY  
345 UNITS

WETLANDS

SIGMA DRIVE  
SELF-STORAGE

INTERSTATE  
26

77,400 VPD

BAKER  
AUTOMOTIVE

CAMBRIA  
HOTEL

DUAL HILTON GARDEN INN  
& HOMEWOOD SUITES

EDGE ST

SOLIS MULTIFAMILY

BAYER  
HERITAGE

COASTAL  
FERTILITY

FUTURE  
OFFICE/RETAIL/RESIDENTIAL  
DEVELOPMENT

FUTURE ROADS CONNECTING  
METROPOLITAN AVENUE  
TO COMMERCIAL AVAILABLE

BRIGHTON PARK

dtn  
nex

ATELIER  
DOWNTOWN NEXTON



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



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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



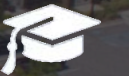
11,500  
SINGLE FAMILY &  
MULTIFAMILY HOMES



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



## Designed to live and work like a town

Agave Cantina  
Bad Daddy's Burgers  
Biergarten (coming soon)  
Bkedsnop 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

Harris Teeter (coming soon)  
Publix (coming soon)

Cambria  
Courtyard Marriott  
Hilton Garden Inn

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

Barre Nation  
Bold Academy  
Bold Fitness  
Three Keys Yoga  
Title Boxing

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)

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

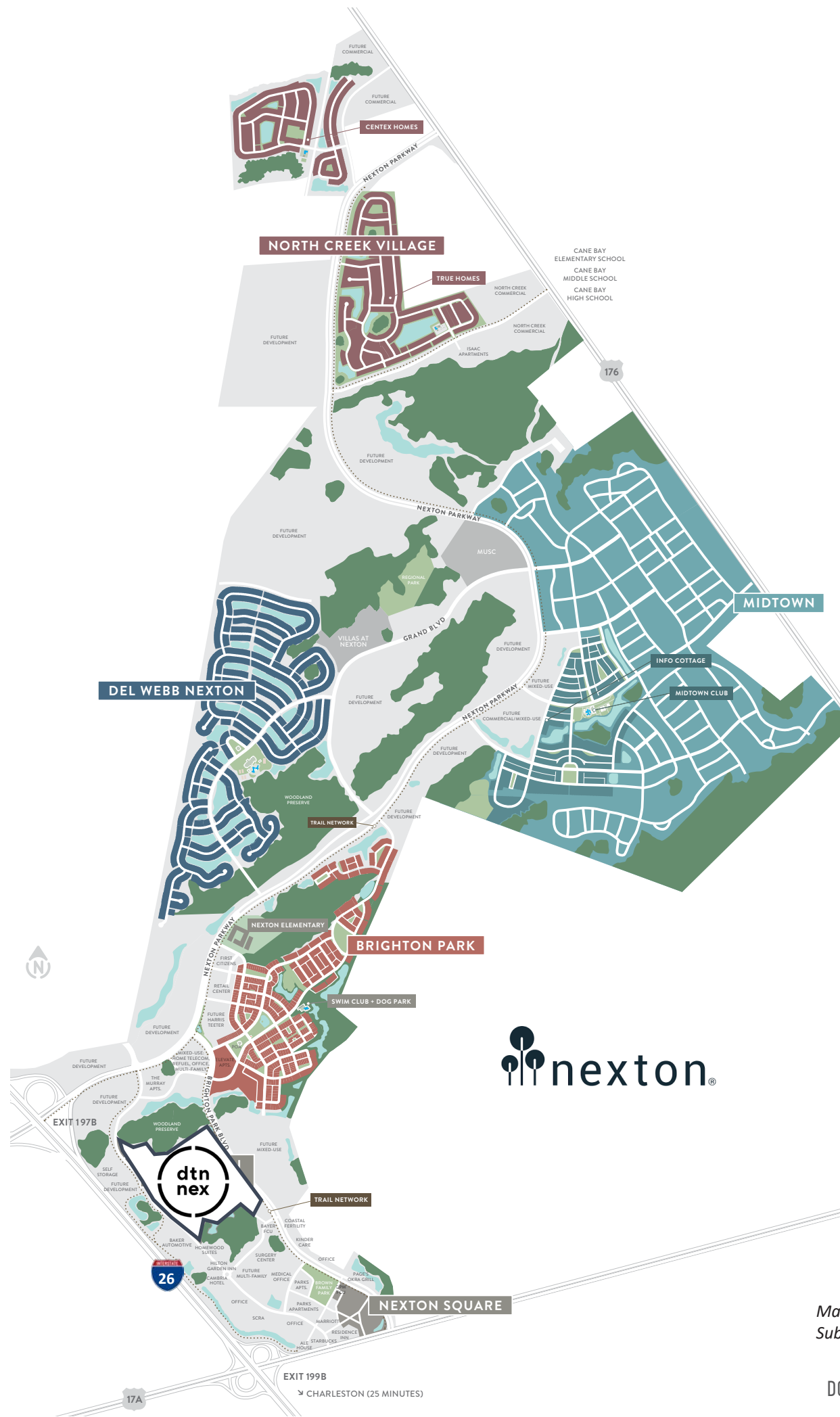
Tracy Law Firm

Republic Premier Transit

Unifying Technologies

Unlimited Drawings

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



**NORTH CREEK VILLAGE**  
1,200 Homes/400 Sold

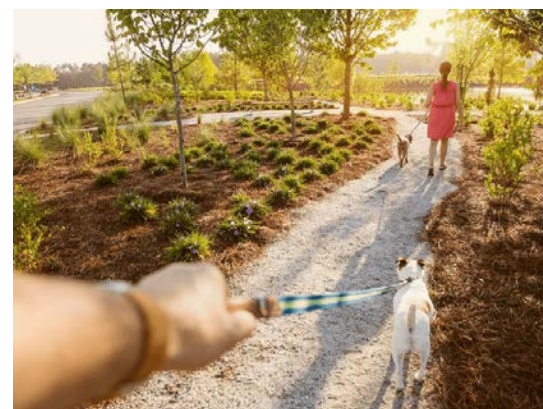


Map is for illustrative purposes only.  
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**100%  
Lowcountry**  
Town, sweet town



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](http://nexton.com)



All photos courtesy of [nexton.com](http://nexton.com)

DOWNTOWN NEXTON | PG 31





CAMDEN PRESERVE  
RESIDENTIAL DEVELOPMENT

NORTH CREEK VILLAGE  
RESIDENTIAL

CANE BAY  
RESIDENTIAL DEVELOPMENT

MIDTOWN  
RESIDENTIAL

CARNES CROSSROADS  
RESIDENTIAL DEVELOPMENT

MUSC  
128-BED HOSPITAL

DEL WEBB

ONE  
NEXTON

SPECTRUM  
MULTIFAMILY

HOME TELECOM  
OFFICE

BRIGHTON PARK VILLAGE  
RESIDENTIAL

FUTURE  
CORPORATE OFFICE CAMPUS

THE HUB  
OFFICES

THE PICKLE BAR

FUTURE DEVELOPMENT  
RETAIL/OFFICE/RESIDENTIAL

NEXTON PKWY

WETLANDS

BRIGHTON PARK BLVD

dtn  
nex

SELF-STORAGE

SIGMA DR

HILTON GARDEN INN  
& HOMEWOOD SUITES

WORKPLACE  
@NEXTON

BROWN  
FAMILY PARK

CAMBRIA

MULTIFAMILY

THE PARKS  
APARTMENTS

N  
SQ

FUTURE  
CORPORATE OFFICE CAMPUS

SCRA  
OFFICE

NEXTON  
OFFICE BUILDING

AZALEA SQUARE  
SHOPPING CENTER

INTERSTATE  
26

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 ofer 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

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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

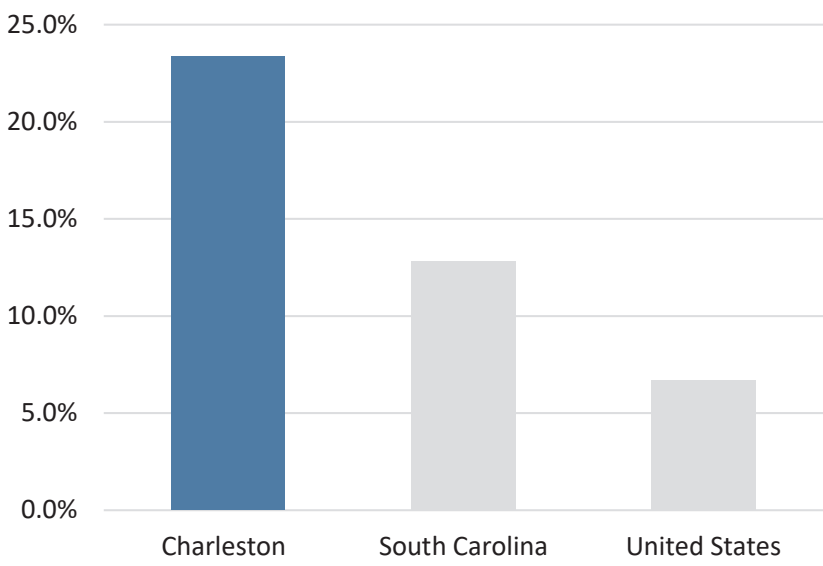
#6 MOST FUN  
PLACE TO LIVE  
IN THE U.S.

U.S. NEWS | 2019



# Charleston's Unprecedented Growth

## Population Growth



**2X**  
SOUTH CAROLINA  
AVERAGE GROWTH

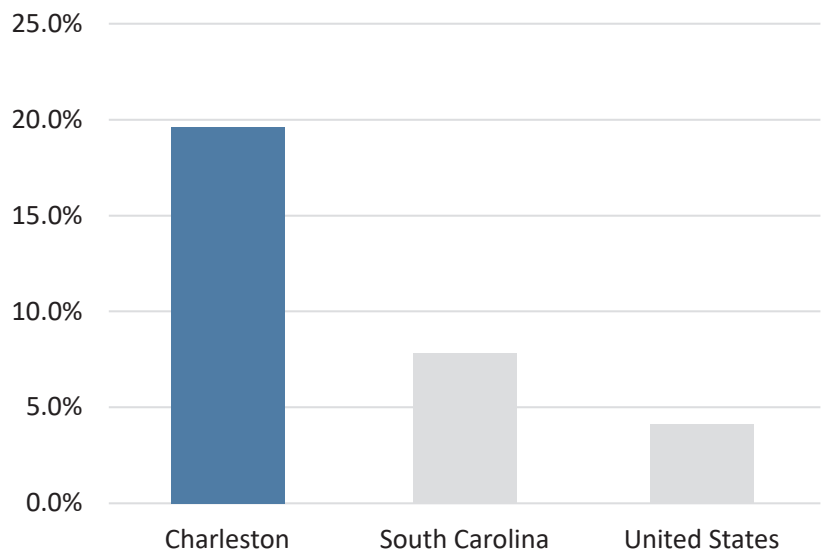
**3X**  
UNITED STATES  
AVERAGE GROWTH

**#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

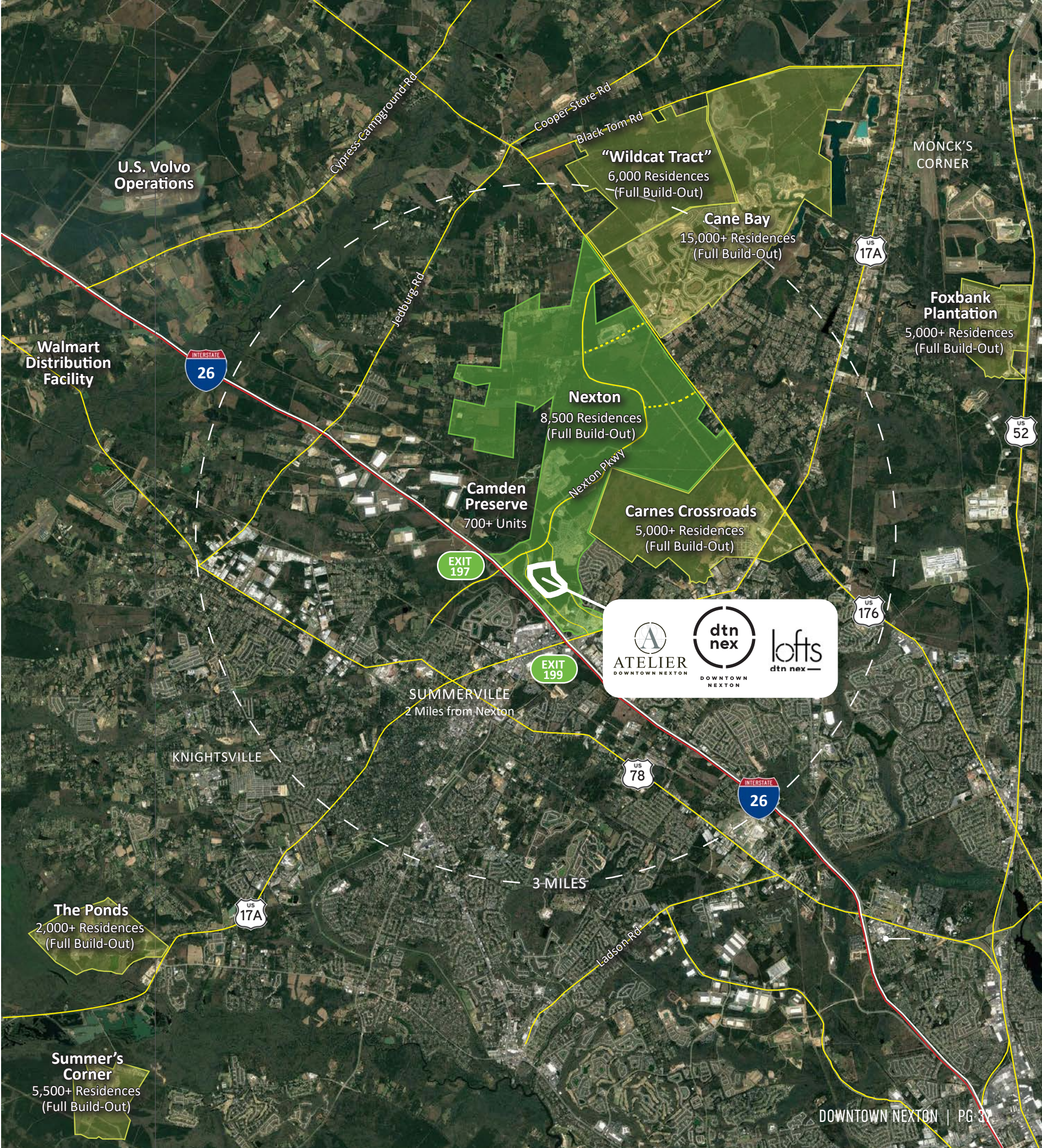
## Workforce Growth



**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







DOWNTOWN  
NEXTON

SHARBELL



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