

DOWNTOWN NEXTON SMALL BAY RETAIL

448 SIGMA DRIVE, SUMMERVILLE, SC 29486



OFFERING SUMMARY

Lease Rate:	\$42.00 SF/yr (NNN)
Building Size:	6,110 SF
Available Space:	1,050 SF
Lot Size:	1.33 Acres
Year Built:	2025
Zoning:	PD - Commercial

PROPERTY OVERVIEW

Ready for a business to make it its own - this space is located on the heavily traveled Sigma Drive running through the Nexton community.

Suite 102 is directly adjacent to Fu-O BBQ, the Charleston area's first Japanese Yakiniku restaurant (opening Dec 2025) located in Downtown Nexton (DTN Nexton), a mixed use 'Main Street' style development embodying the best New Urbanist ideals. Fu-O BBQ offers a unique blend of Japanese Yakiniku barbecue, sushi, appetizers, and drinks) and provides the perfect setting for variety of occasions and meals (<https://fuorestaurant.com>).

DTN Nexton alone is home to several multifamily communities while a full service AC Hotel is expected to open in 2026. This is in addition to the residents in the broader Nexton community with its thousands of houses and multifamily units.

Suite 102 offers the opportunity to locate in the prestigious DTN Nexton development next to a new high end restaurant and bar.

PROPERTY HIGHLIGHTS

- Prime retail location with high visibility
- Versatile layout with customizable potential
- Ample parking for customers and employees
- Close proximity to bustling commercial and dining establishments
- Modern, inviting facade and well-maintained grounds

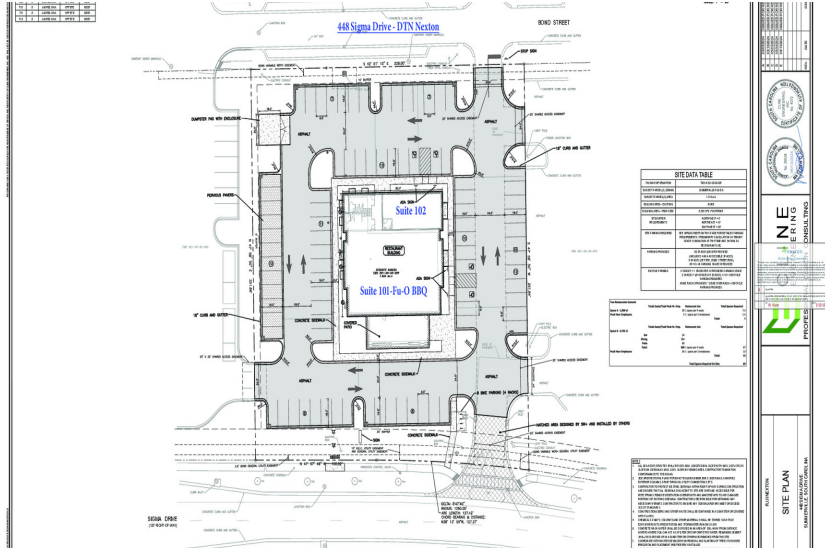
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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,050 SF

Lease Term:	60 months
Lease Rate:	\$42.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1,050 SF - Small Bay Retail or Restaurant End Cap	Available	1,050 SF	NNN	\$42.00 SF/yr	Excellent small bay end cap Retail or Restaurant opportunity in the new Downtown Nexton development lying between Sigma Drive and Brighton Park Blvd in the Nexton Community.

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ADDITIONAL PHOTOS

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SITE PLANS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,014	36,512	111,818
Average Age	38	39	39
Average Age (Male)	36	38	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,735	14,330	42,632
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$112,604	\$101,297	\$99,490
Average House Value	\$399,707	\$342,648	\$333,931

Demographics data derived from AlphaMap

