



Dayfield Park

**SPACE LEASING
QUICKLY**

**PHASE I FULLY
LEASED**

**PHASE II LEASING
NOW**



OFFICE & RETAIL SPACE FOR LEASE

Brighton Park Boulevard, Summerville, SC 29483

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WORK & PLAY IN
NEXTON — SC

Why Dayfield Park?



AMENITIES



ACCESS &
CONNECTIVITY



POPULATION &
WORKFORCE GROWTH



NEW MODERN
DESIGN



COURTYARD &
GREEN SPACE



NEXTON
VIBE



Property Summary

TOTAL SIZE:	±115,000 SF	
AVAILABLE SF:	45,259 SF	
AVAILABLE OFFICE SF:		
STAGE I:	406 Brighton Park Blvd	LEASED
	408 Brighton Park Blvd	LEASED
	408 Brighton Park Blvd	LEASED
	404 Brighton Park Blvd	LEASED
	651 Scholar Way	LEASED
STAGE II-A:	410 Brighton Park Blvd	LEASED
AVAILABLE NOW	412 Brighton Park Blvd	3,255 SF
	643 Scholar Way	5,476 SF
	645 Scholar Way	6,589 SF
STAGE II-B:		
Q1 2027		
DELIVERY	414 Brighton Park Blvd	3,364 SF
TIMELINE	639 Scholar Way	6,215 SF
	641 Scholar Way	6,240 SF

*GREASE TRAP AVAILABLE FOR 410 AND 412 BRIGHTON

BUILD-TO-SUIT AVAILABILITY:	Up to ±20,000 SF (Stage III)
LEASE RATE:	\$38.00 NNN (Negotiable)
TI ALLOWANCE:	\$50.00 PSF (Negotiable)
PARKING:	3.5-4.5/1,000 Ratio
SIGNAGE:	Building Signage Available
DELIVERY:	Warm Dark Shell

**Building square footage is subject to change.
Building square footage can change to accommodate tenants.*



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Building square footage can change to accommodate tenants.*

Stage I Fully Leased

GO DOG

MAXILLOFACIAL

COASTAL FERTILITY
SPECIALIST

PINNACLE BANK

404 BRIGHTON
PARK BLVD
LEASED

651 SCHOLAR
WAY
LEASED

408 BRIGHTON
PARK BLVD
LEASED

406 BRIGHTON
PARK BLVD
LEASED

Stage I Tenants

406 BRIGHTON PARK BLVD: Novant Health Urgent Care

408 BRIGHTON PARK BLVD: Arborgen
Summit Coffee
Egyptian Nails
Edward Jones

404 BRIGHTON PARK BLVD: OneOncology

651 SCHOLAR WAY:
Body Envy
The Inside Club - Golf Club
LifeStance Therapy & Psychiatric

RIGHT IN/
RIGHT OUT

DAYFIELD

Stage II Now Leasing



Stage II Now Leasing



641 SCHOLAR WAY

645 SCHOLAR WAY

643 SCHOLAR WAY

412 BRIGHTON PARK BLVD

410 BRIGHTON PARK BLVD

414 BRIGHTON PARK BLVD

LEASED

LEASED

LEASED

STAGE II-B

639 SCHOLAR WAY

BRIGHTON PARK BLVD

SCHOLAR WAY



EXTERIOR SIGNAGE



406 BRIGHTON PARK BLVD



408 BRIGHTON PARK BLVD



BREEZEWAY OF 408 BRIGHTON PARK BLVD



404 BRIGHTON PARK BLVD



414 BRIGHTON PARK BLVD & 412 BRIGHTON PARK BLVD



406 BRIGHTON PARK BLVD

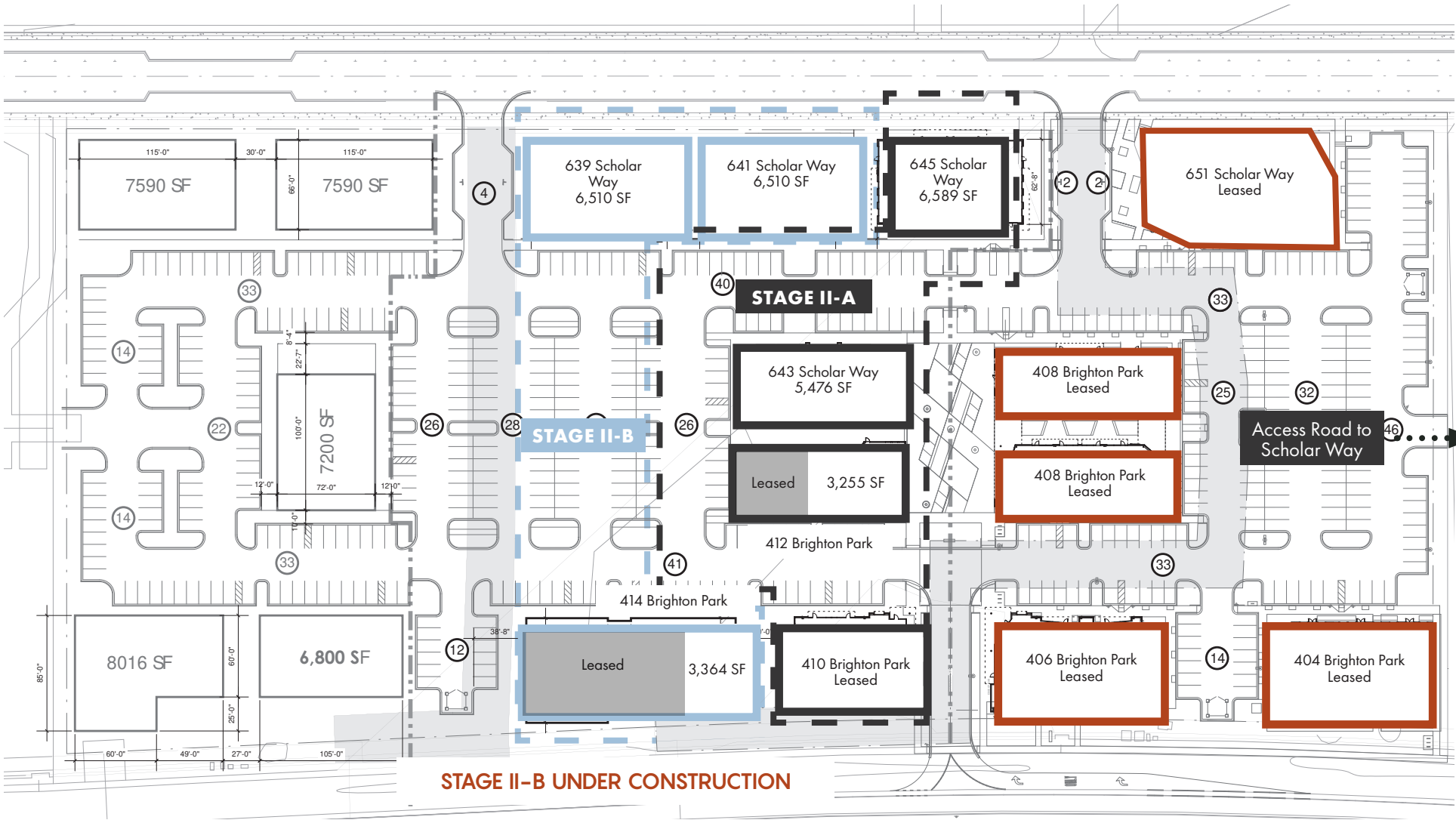


651 SCHOLAR WAY

Courtyard Detail



Stage II Site Plan



STAGE II

414 Brighton Park Blvd / 3,364 SF

Under Construction

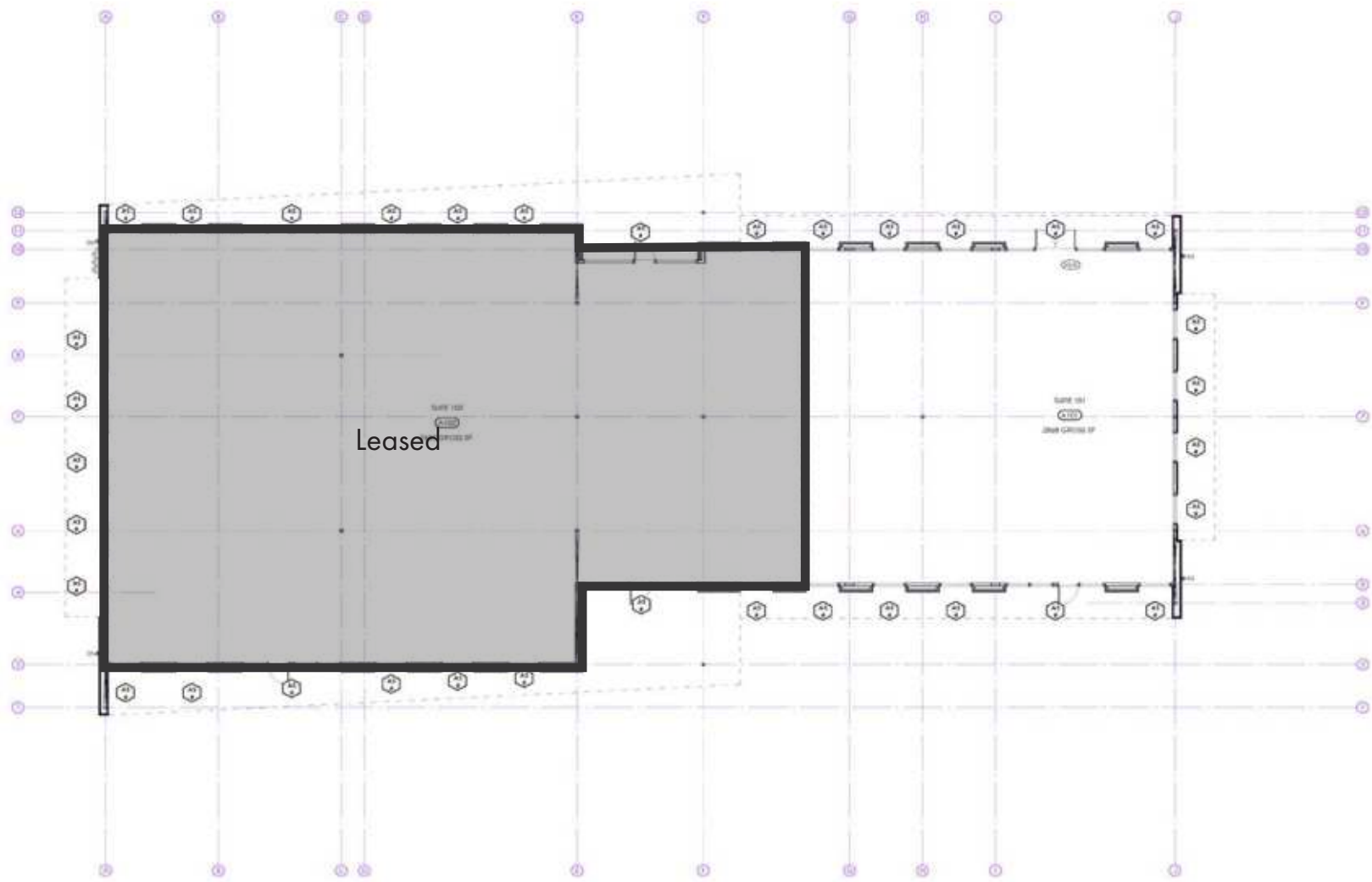


CONCEPT

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STAGE II

414 Brighton Park Blvd / Floor Plan



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STAGE II

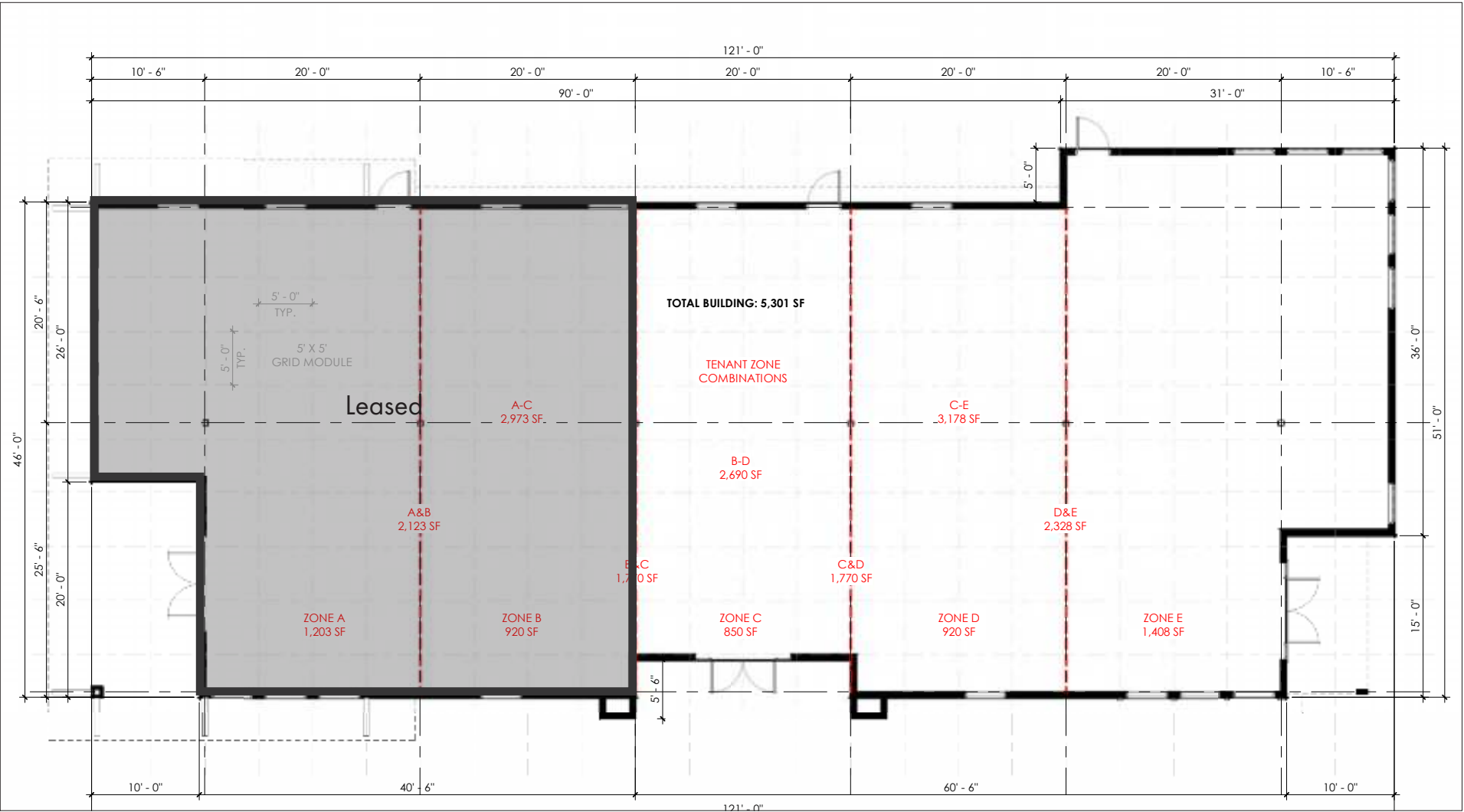
412 Brighton Park Blvd / 5,040 SF



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STAGE II

412 Brighton Park Blvd / Floor Plan



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STAGE II

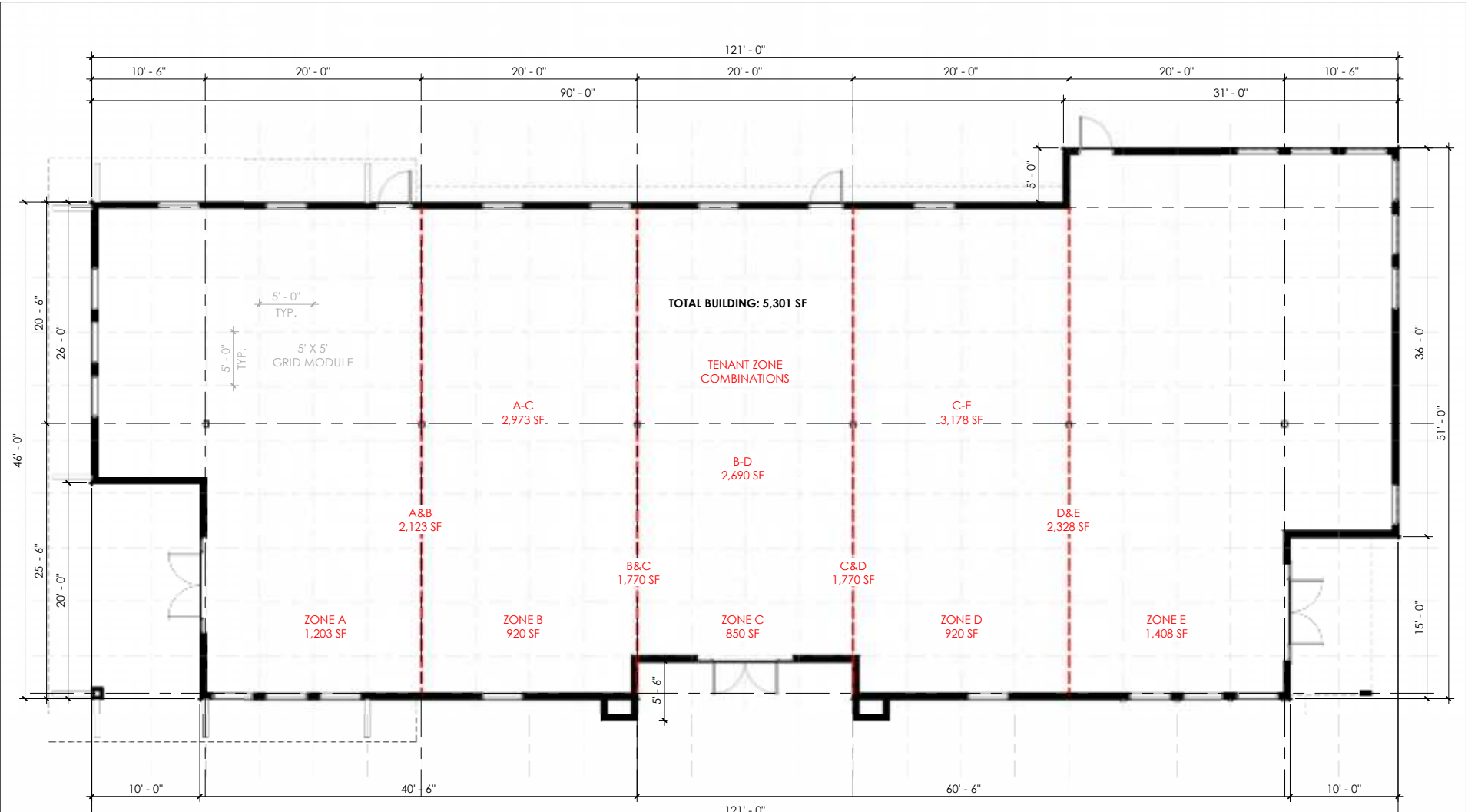
643 Scholar Way / 5,040 SF



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STAGE II

643 Scholar Way / Floor Plan



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STAGE II

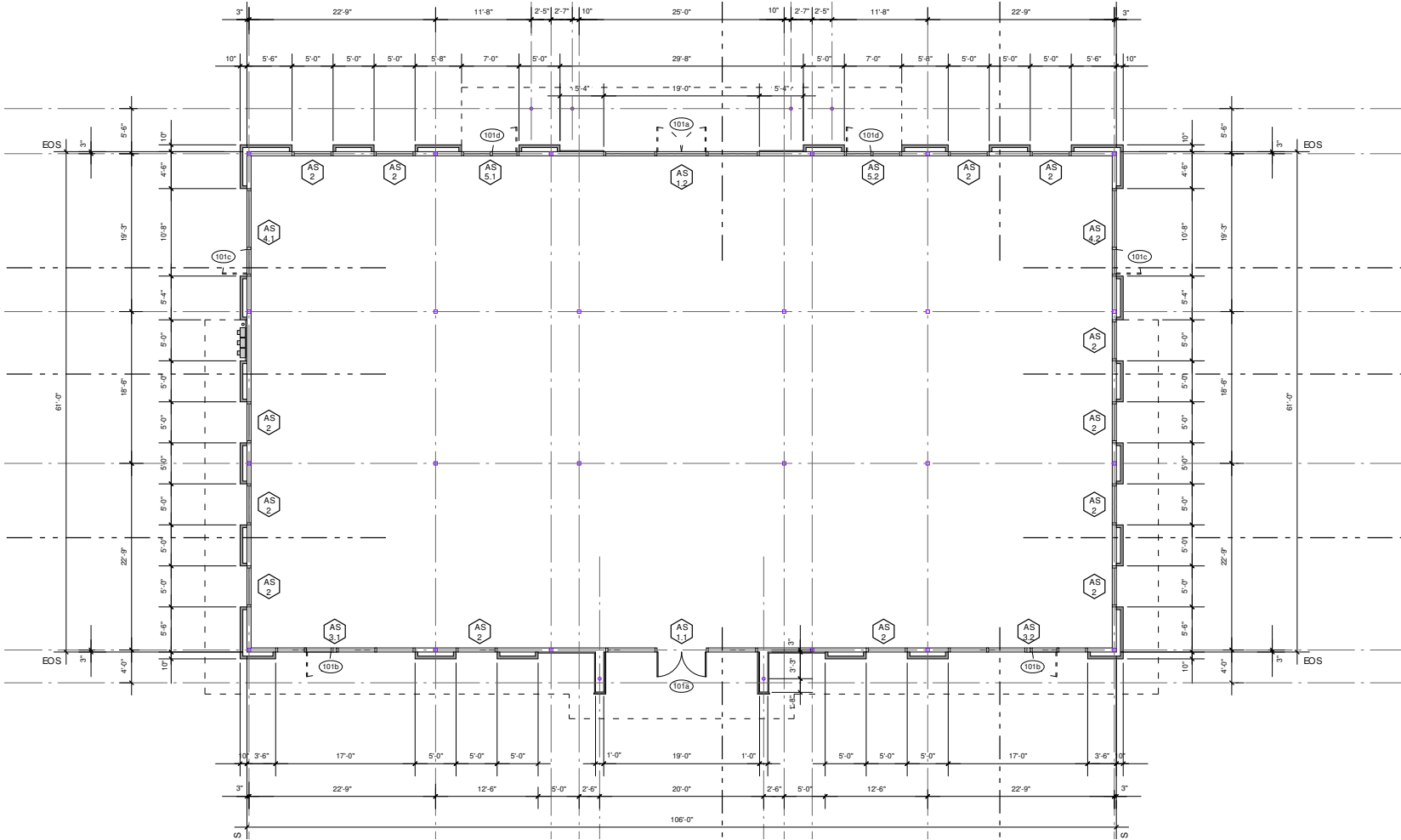
645 Scholar Way / 6,000 SF



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STAGE II

645 Scholar Way / Floor Plan



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STAGE II

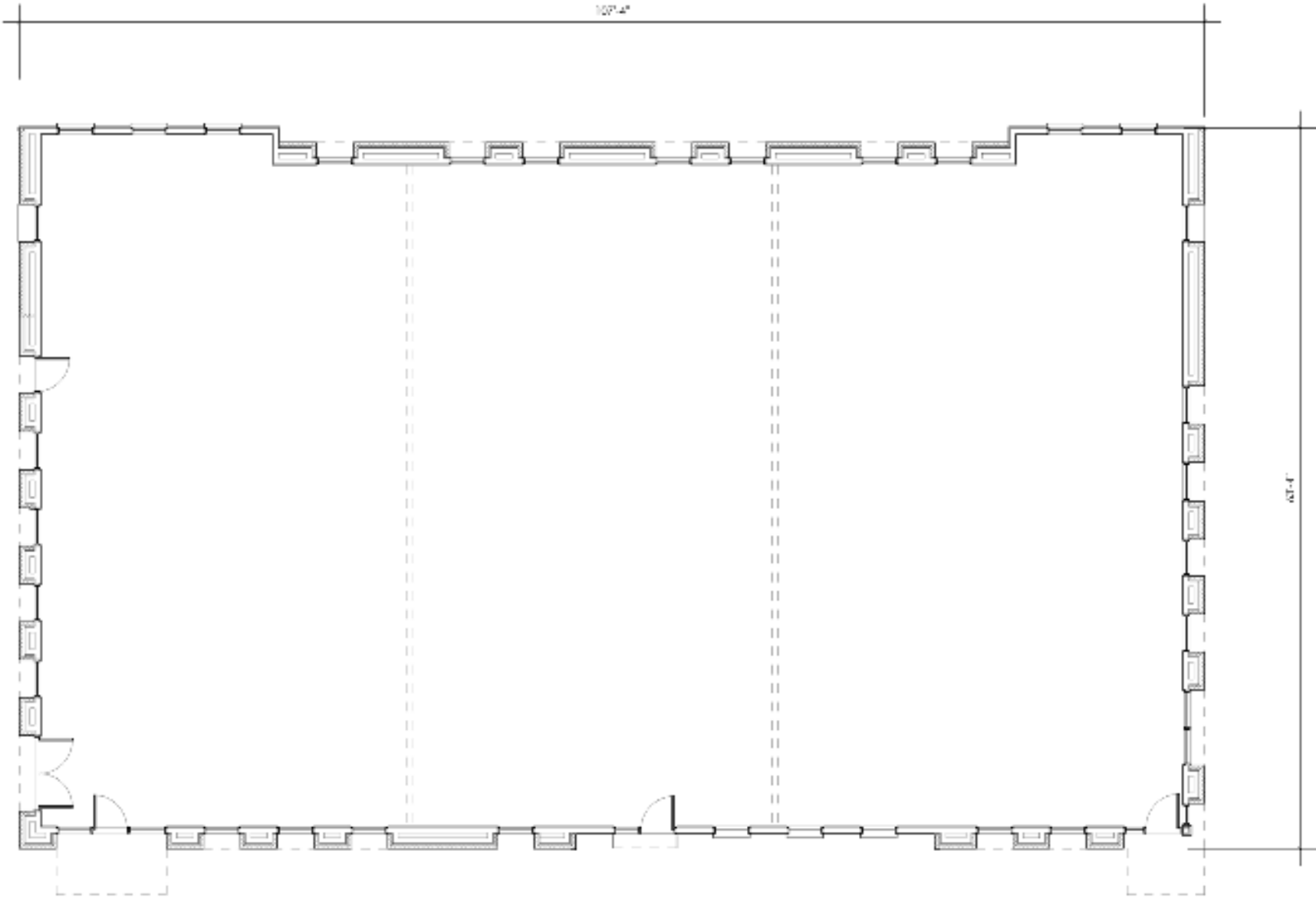
639 & 641 Scholar Way / 6,215 & 6,240 SF



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STAGE II

639 & 641 Scholar Way / Floor Plan



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Stage II Courtyard



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STAGE III

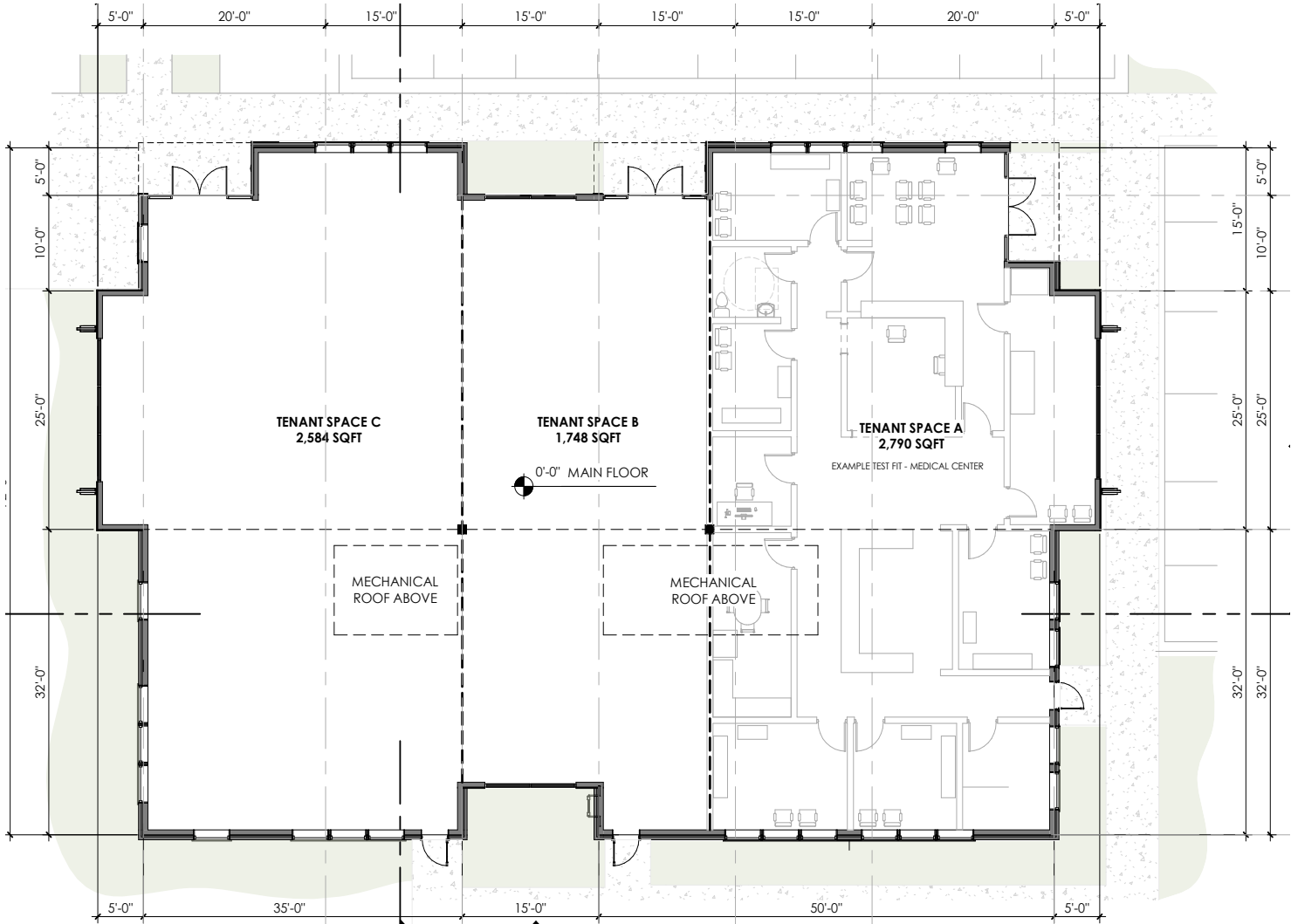
418 Brighton Park Blvd / 7,122 SF



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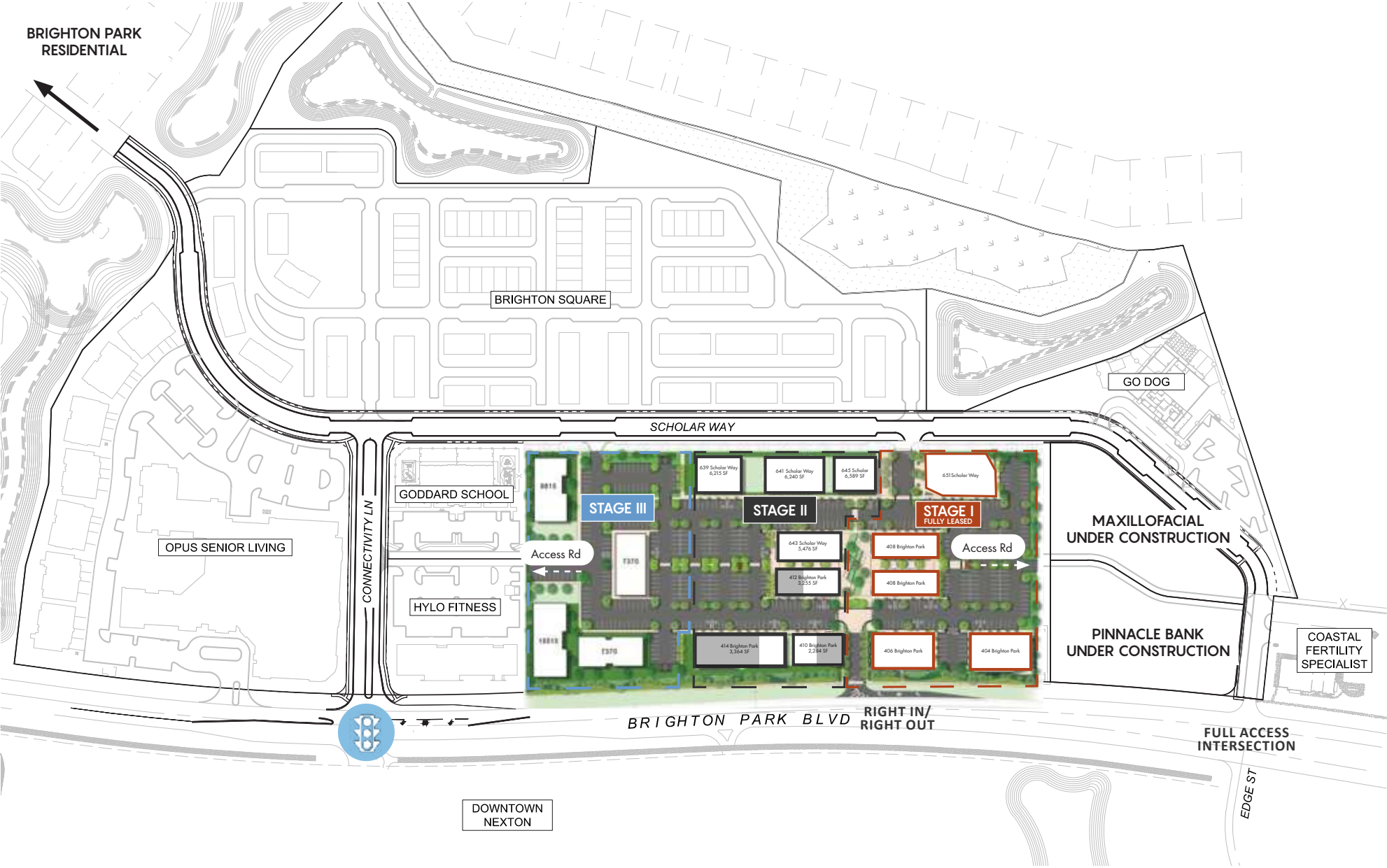
STAGE III

418 Brighton Park Blvd / Floor Plan



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Brighton Park's Commercial Village



GO DOG -
Pet daycare and boarding services
<https://godoghq.com/>



HY | LO -
Fitness services.
<https://hylofitness.com/>



BRIGHTON SQUARE
BY STANLEY MARTIN HOMES -
New community features
townhomes and condominiums.
<https://www.stanleymartin.com/south-carolina/charleston>



MAXILLOFACIAL -
Medical user



OPUS AT NEXTON -
Senior living development.



THE GODDARD SCHOOL -
Daycare and pre-school.
<https://www.goddard-school.com/schools/sc/mount-pleasant/mount-pleasant>



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Quickly Becoming the Third Largest Employment Center in the Charleston Region

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 - 2023.

LOCATED IN SUMMERVILLE, AN AREA EXPERIENCING UNPRECEDENTED GROWTH

- Approximately 30,000+ residential units surround Nexton, with 8,500 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

- Crescent Offices are located in Summerville within Nexton, a 4,500 acres, master-planned award-winning community.
- Nexton can be accessed via two interchanges at exits 197 and 199 and is located 25 miles to downtown Charleston.



Neighboring Commercial & Residential





Surrounded by Amenities



RESTAURANTS

- Bad Daddy's Burgers
- Carolina Ale House
- Chicken Salad Chick
- Chick-fil-A
- Chipotle
- Cracker Barrel
- DB's Cheesesteaks
- Dunkin Donuts
- Eggs Up Grill
- Five Guys
- Five Loaves
- Fuji Sushi
- Hall's Chophouse
- Jersey Mike's
- Logan's Roadhouse
- McAlister's Deli
- Mellow Mushroom
- Moe's
- Newk's Eatery
- Nothing Bundt Cakes
- Page's Okra Grill
- Panera Bread
- Poogan's Southern Kitchen
- Rio Chico
- Smashburger
- Smoothie King
- Sol
- Sticky Fingers
- Starbucks (N, CB)
- Taco Boy (NS)
- TCBY

The CODFather

- Tropical Smoothie Cafe
- vicious Biscuit
- Viva Chicken
- Wasabi
- Wok N Roll
- Zaxby's

GROCERY

- EarthFare
- Harris Teeter (coming soon)
- Publix
- Publix (coming soon)

HOTELS

- Comfort Suites
- Courtyard Marriott
- Holiday Inn Express
- Quality Inn
- Residence Inn
- Sleep Inn

RETAIL

- Belk
- Best Buy
- Bey & Eloise Apparel
- The Bicycle Shoppe
- BJ's Wholesale Club
- Burke's
- Diamond Nails
- Dicks Sporting Goods

GNC

- Guinot Skincare
- Hallmark
- JoAnn's Fabrics
- Jos. A. Bank
- Kay Jewelers
- Kohl's
- Home Depot
- Lowe's
- Palmetto Moon
- Petco
- PetSmart
- Pier 1 Imports
- Ross
- Simple to Sublime
- Southern Cities Boutique
- Sprint
- Staples
- Target
- TJ Maxx
- TruCarts
- UPS Store
- Verizon
- Walgreens
- Walmart
- Wild Birds Unlimited
- World Market

OTHER

- Bold Fitness
- Charleston Glow
- CPM Federal Credit Union
- Baker Motor Company
- Orange Theory
- Southern First Bank
- Title Boxing
- Roper St. Francis Express Care
- Regal Movie Theatre

2 minute drive or
15 minute walk
to Nexton Square



NEXTON SQUARE
BRIDGE-COMMERCIAL.COM



Welcome to Nexton

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 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.

NATIONAL AWARD-WINNING COMMUNITY

- + 2026 BEST MASTER PLANNED COMMUNITY

National Association of Home Builders

+ 2025 COMMUNITY OF THE YEAR

Builders Choice, Pinnacle Award, Prism Awards

+ 2024 MIXED-USE COMMUNITY OF THE YEAR

Charleston Homebuilders Association

+ 2023 BEST MIXED USE DEVELOPMENT

Multi-Housing News

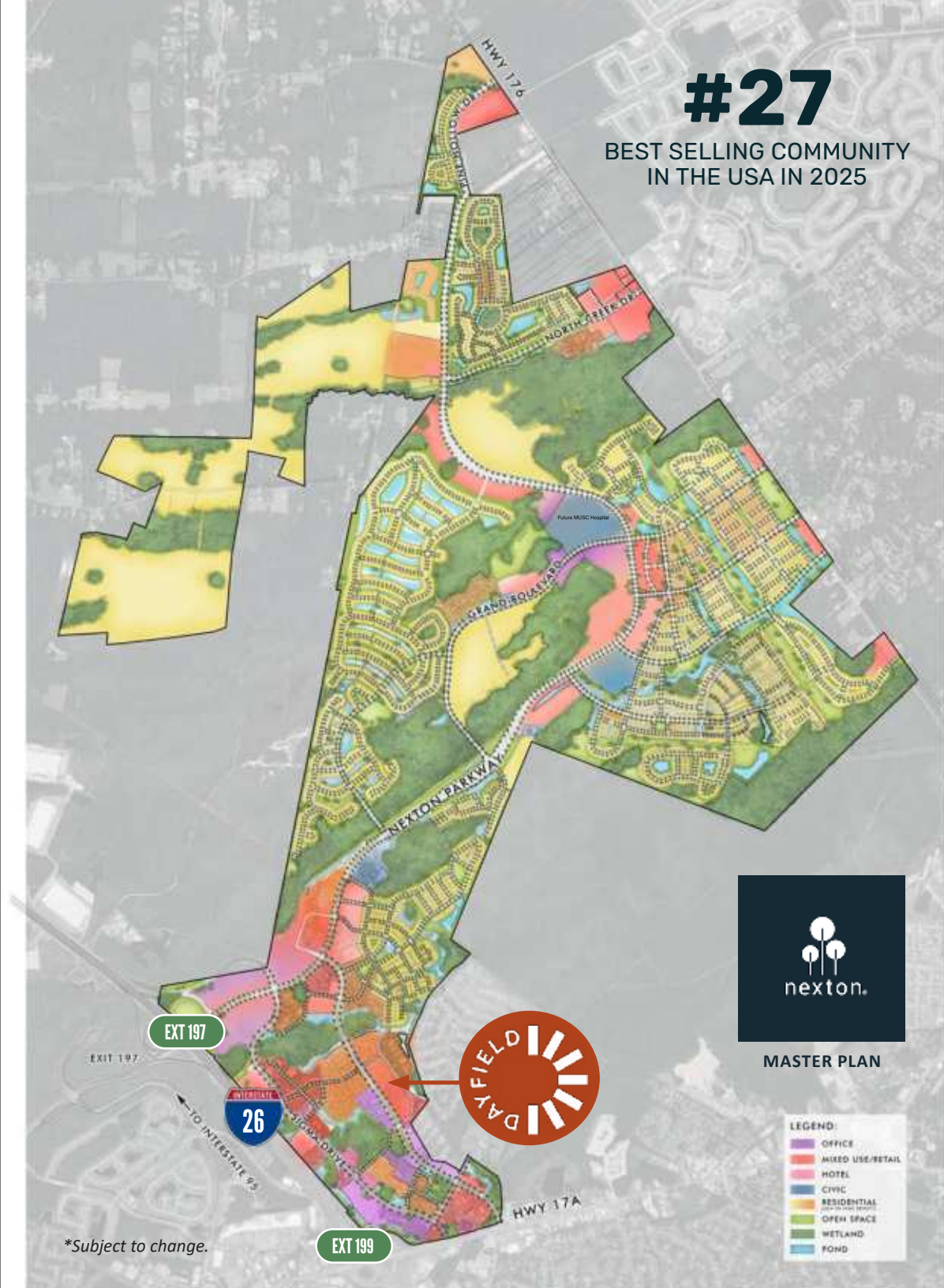
+ 2024 #28 BEST SELLING MASTER PLAN

RCLCO (Robert Charles Lesser & Co.)

+ 2023 MASTER PLANNED COMMUNITY OF THE YEAR

Grand Aurora Award

[VIEW LIFE AT NEXTON](#)



Designed to live and work like a town.



10,000
RESIDENCES



700
ACRES OF COMMERCIAL



1.5
MILES OF INTERSTATE FRONTAGE



3
SCHOOLS



2,000
ACRES OF PARKS



15
MILES OF MULTI-PURPOSE TRAILS

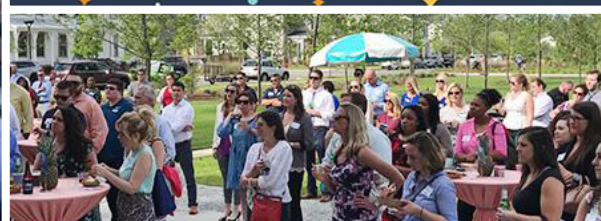


WIFI
HIGH SPEED INTERNET

You are here.
So is everything else.



The nexton
lifestyle



Where
work + play
commingle



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



NO. 1
CITY IN THE U.S.
12 YEARS IN A ROW

TRAVEL + LEISURE | 2012 - 2024

#1 SMALL CITY
IN THE U.S.
14 of the last 15 years

CONDE NAST TRAVELER | 2011 - 2021; 2022-2025

TOP 40
CITIES NATIONWIDE FOR
QUALITY OF LIFE

U.S. NEWS & WORLD REPORTS | 2026

#7
HAPPIEST CITIES
IN AMERICA.

WALLETHUB | 2026

#7
U-Haul Growth Index

2025

CHARLESTON METRO RANKS TOP 3
BEST PERFORMING CITY
IN THE USA

THE MILKEN INSITUTE | 2026

Charleston's Unprecedented Growth

NO. 7

FASTEST GROWING CITIES
U-HAUL | 2025

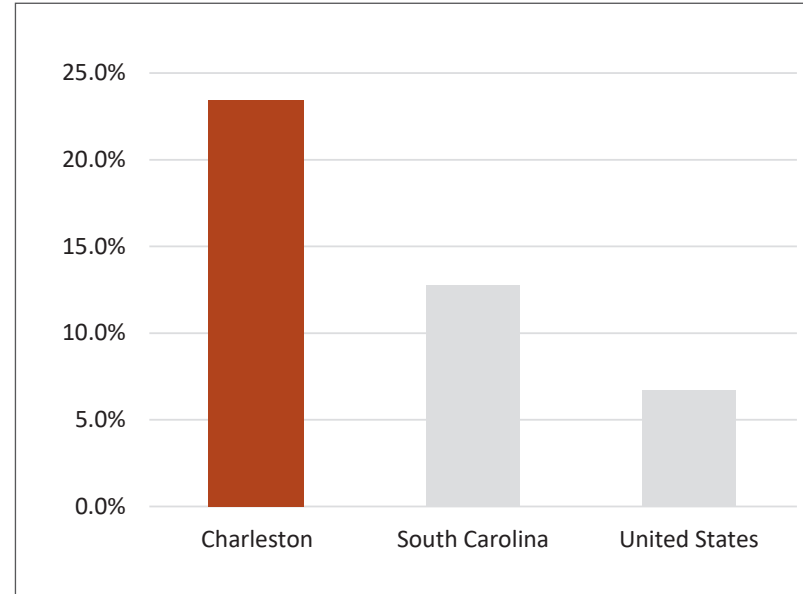
2X

SOUTH CAROLINA
AVERAGE GROWTH

3X

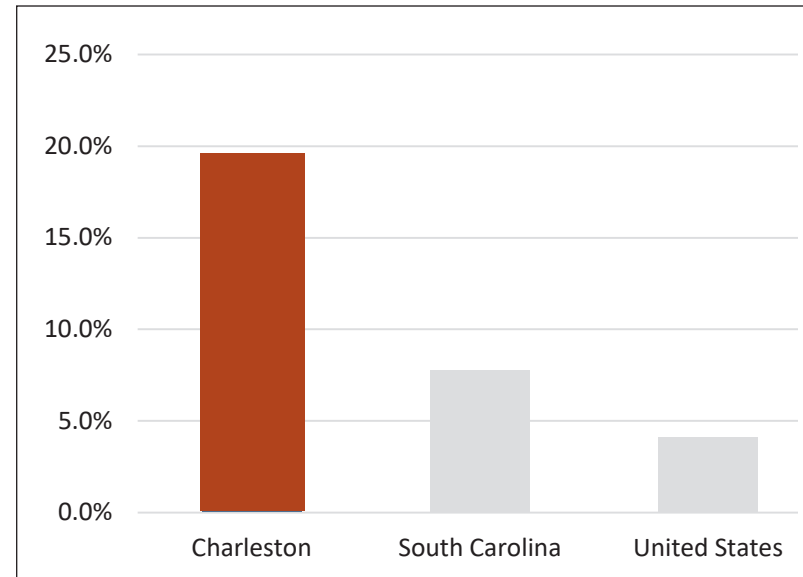
UNITED STATES
AVERAGE GROWTH

POPULATION GROWTH:



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

WORKFORCE GROWTH:



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

4X

WORKFORCE GROWTH
THAN UNITED STATES
AVERAGE

37.5%

ADULTS WITH A
BACHELOR'S DEGREE

84%

AVERAGE ANNUAL PAY
AS A PERCENTAGE OF
U.S. AVERAGE

#6

BEST U.S. CITY FOR JOBS

3036 | WALLETHUB

BEST CITIES
FOR JOBS

CHARLESTON RANKS 11th

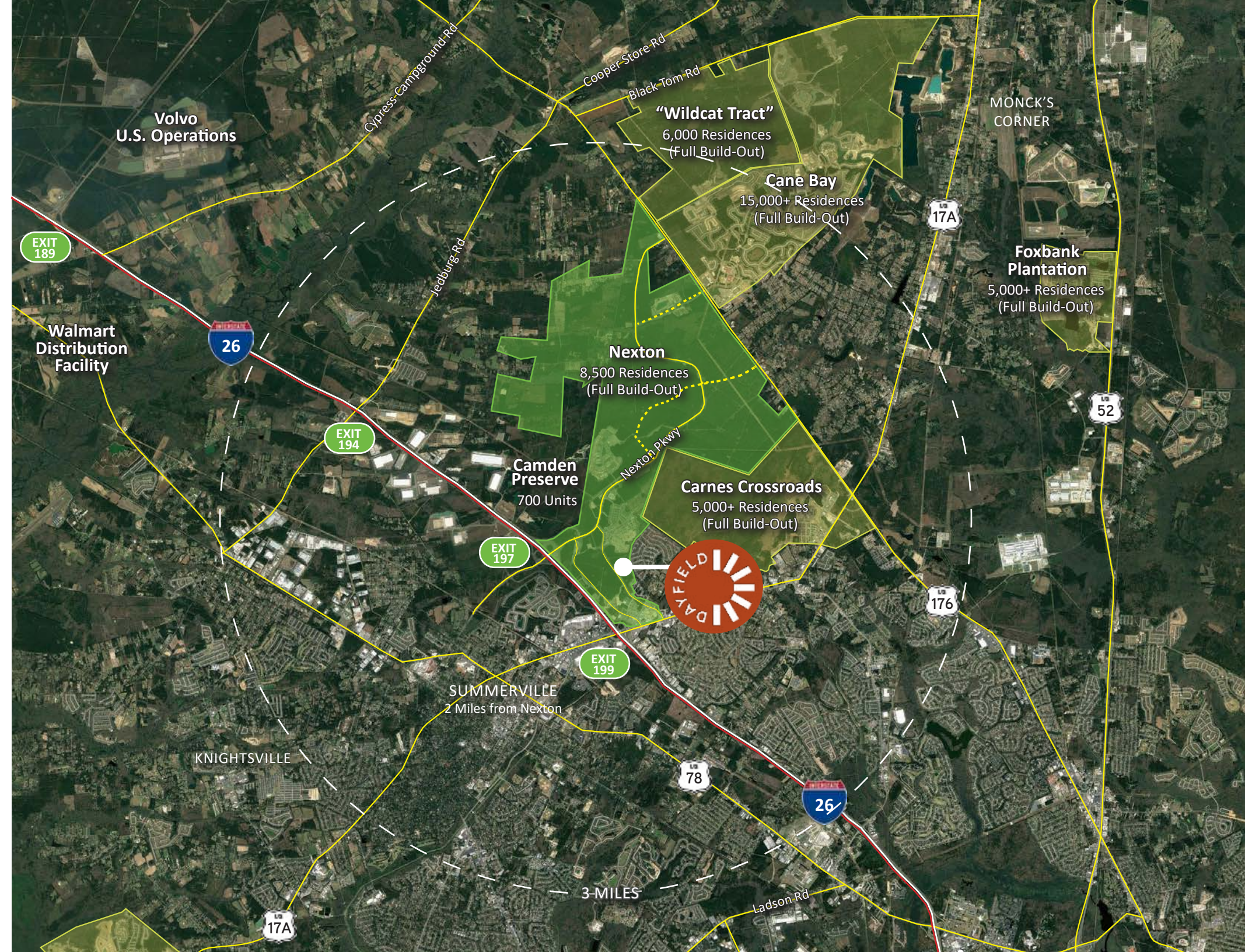
2026 | WALLETHUB

#6

BEST CITIES TO
START A CAREER

2026 | WALLETHUB

BRIDGE COMMERCIAL



More Rooftops = More People

Charleston is one of the fastest growing metropolitan areas, growing at a rate 3X faster than the U.S. average. Currently, the population is 760,000 and grows at approximately 33 new people per day. Approximately 34,000 new homes are planned in close proximity to the site; making this location ideally positioned to capture the demand.

With it's central location to one-third of the U.S. market, Charleston is positioned for continued growth. The favorable business environment in the State of South Carolina, coupled with the location advantages of Charleston, has led to economic growth rivaling larger U.S. metros.

Charleston's population growth has far outpaced the rate of growth of the whole nation. By 2023, Charleston's population is expected to exceed 850,000 residents, growth of over 55% since 2000.

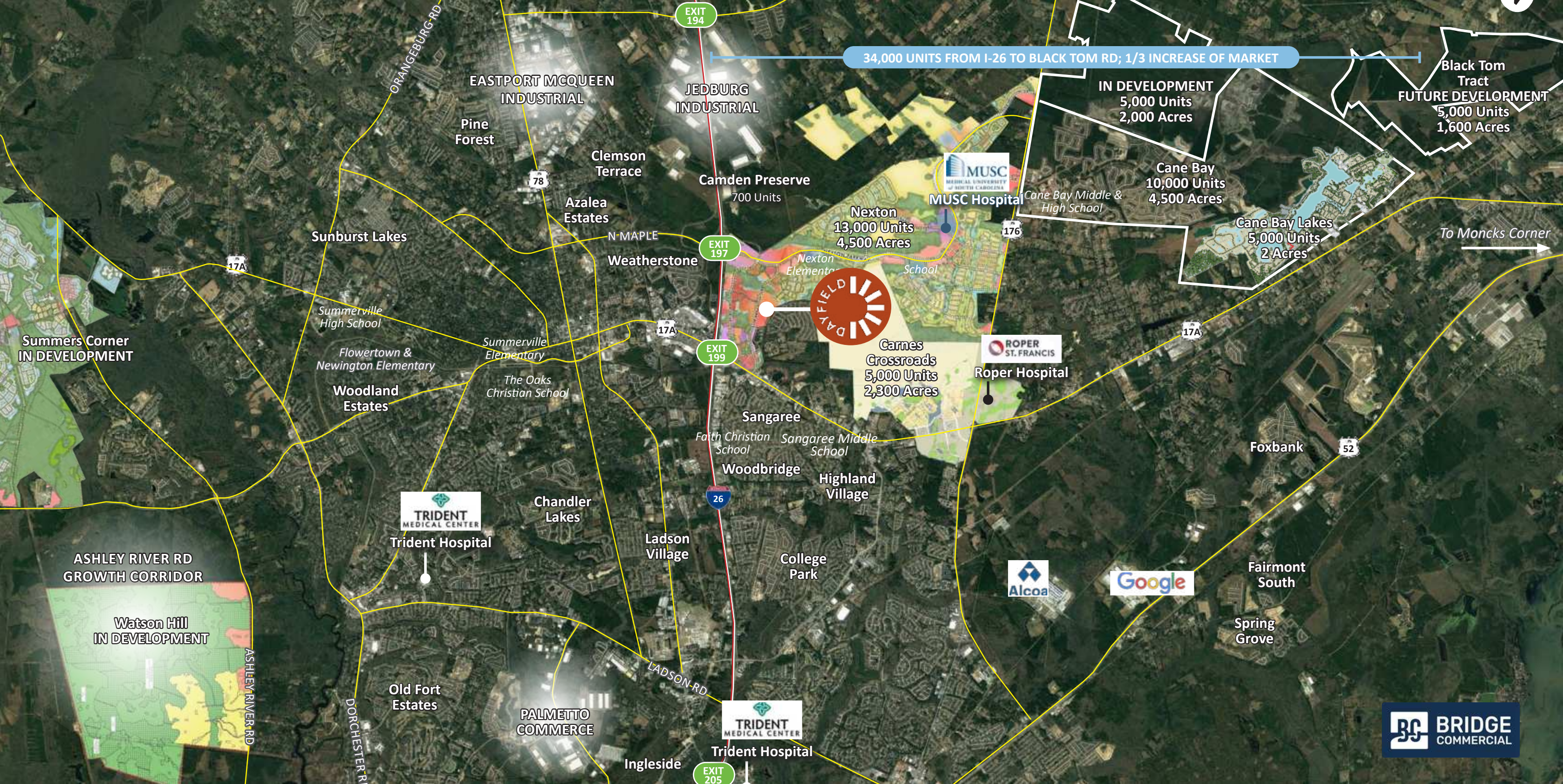
30+

TOTAL PEOPLE
PER DAY GROWTH

"A lifestyle that strikes the perfect balance between work and play - and a warm climate, food, attractive cost of living, European sensibilities, miles of beaches, diverse housing options, and one of the best medical hubs in the Southeast."

--CRDA

Source: crda.org





EXCLUSIVELY MARKETING BY:

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