

MarketPlace

@ NEXTON



NEXTON PARKWAY AT CROSS PARK LANE
SUMMERVILLE, SC 29483

ONLY 6,750 SF REMAINING IN BUILDING 3



**AVAILABLE FOR SALE OR LEASE
IDEAL FOR RETAIL & SERVICE OFFICE USES**

NEXTON PARKWAY LOCATION • EASILY ACCESSIBLE • SURROUNDING RESIDENTIAL

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UNDER CONSTRUCTION

ONLY 6,750 SF REMAINING

AERIAL | AUGUST 2024



ELEVATE AT BRIGHTON PARK

THE PICKLE BAR
REFUEL
THE HUB OFFICES
HOME TELECOM

REFUEL

±27,000 VPD*

FUTURE F&B
RETAIL CENTER

FUTURE
MEDICAL & HOTEL
DEVELOPMENT

FUTURE
MULTIFAMILY

ONE NEXTON
PUBLIX SHOPPING CENTER

HARRIS TEETER

BRIGHTON PARK BLVD

FUTURE
SIGNALIZED
INTERSECTION

NEXTON PKWY

HT FUEL

BLDG. 6
LEASED

BLDG. 5
LEASED

CROSS PARK LANE

FUTURE
SIGNALIZED
INTERSECTION

CAMELIA AT ONE NEXTON
DEVELOPMENT PHASE II

BLDG. 4
LEASED

FIRST CITIZENS
BANK

GOLF CART
PARKING

PEDESTRIAN,
BIKE &
GOLF CART
ACCESS

BLDG. 3
3,750 SF
AVAILABLE

FUTURE
EAST BAY DELI

RIGHT IN,
RIGHT OUT

BRIGHTON PARK
NEIGHBORHOOD

FIRST CITIZENS-WAY

BLDG. 2
LEASED

LONG MEADOW ST

MarketPlace
@ NEXTON



BLDG. 1
LEASED

7 ELEVEN GAS
DELIVERED

FUTURE
COMMERCIAL

*Source: SCDOT.com, 2021

A BOUTIQUE RETAIL VILLAGE IN NEXTON

- 6,750 SF available for sale or lease. Space ranges from 1,000 - 2,950.
- Well suited for service retail, restaurants and small office users.
- The site is easily accessible from multiple points and signalized traffic intersections.
- Proximate to other retail centers, restaurants, offices and residences along Nexton Parkway.
- Within walking or golf cart distance of an adjacent 3,000 homes in Brighton Park.
- Located within Nexton, an award-winning, master-planned community with ±10,000 residences at full build-out.
- Minutes to MUSC's new 128-bed hospital, 200,000 SF medical office campus that is anticipated to open in 2024.

MarketPlace @ NEXTON



1,000 - 6,750 SF REMAINING
FOR SALE OR LEASE

MarketPlace
 @ NEXTON



BLDG. 1 LEASED

BLDG. 6 LEASED

BLDG. 2 LEASED

BLDG. 3
 1,000 - 2,950 SF
 3 SUITES AVAILABLE

BLDG. 4 LEASED

BLDG. 5 LEASED

DUNKIN'
 COMING SOON

UNDER CONSTRUCTION
SHERWIN WILLIAMS

7 ELEVEN
 OPEN

TBD

EAST BAY DELI
 COMING SOON

First Citizens Bank
 OPEN

ROTOLO'S PIZZERIA

Harris Teeter
 OPEN

TURN-KEY OR SHELL CONDITION	
RETAIL OR SERVICE OFFICE	
BUILDING 1 432 Cross Park Lane	LEASED
BUILDING 2 430 Cross Park Lane	LEASED
BUILDING 3 426 Cross Park Lane	6,750 SF
BUILDING 4 422 Cross Park Lane	LEASED
BUILDING 5 420 Cross Park Lane	LEASED
BUILDING 6 440 Cross Park Lane	LEASED

FULL ACCESS INTERSECTION

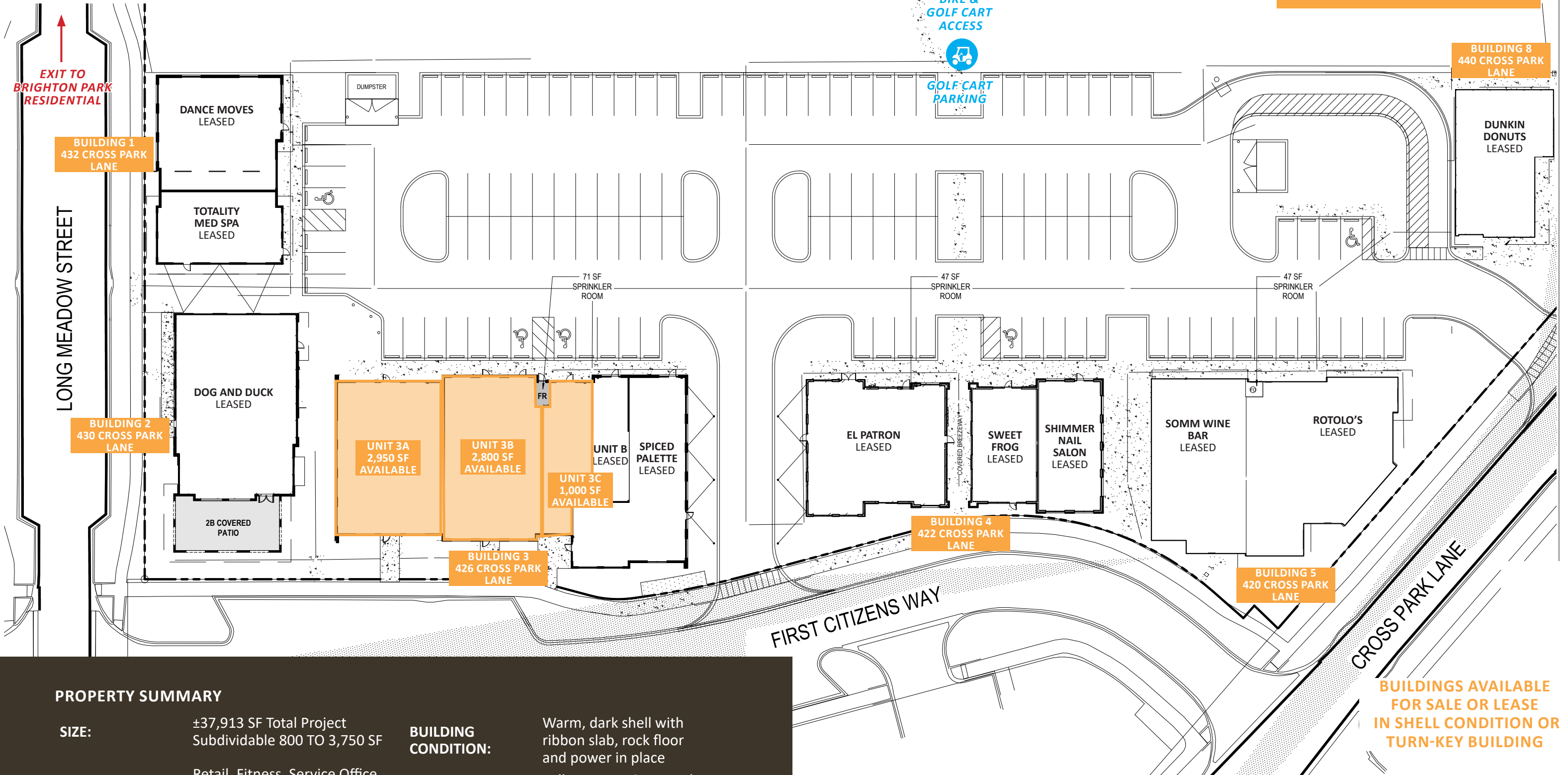
RIGHT IN, RIGHT OUT

FUTURE SIGNALIZED INTERSECTION

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1,000 - 6,750 SF AVAILABLE FOR SALE OR LEASE

MarketPlace
@ NEXTON



PROPERTY SUMMARY

SIZE:	±37,913 SF Total Project Subdividable 800 TO 3,750 SF	BUILDING CONDITION:	Warm, dark shell with ribbon slab, rock floor and power in place
USES:	Retail, Fitness, Service Office (No Medical)	ACCESS:	Full access at Cross Park Lane, Long Meadow Street, and Scholar Way via First Citizens Way
AVAILABLE SF:	6,750 SF	DISTANCE TO I-26:	0.7 miles
MUNICIPALITY:	Berkeley County		

BUILDINGS AVAILABLE FOR SALE OR LEASE IN SHELL CONDITION OR TURN-KEY BUILDING

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EASILY ACCESSIBLE & WELL CONNECTED



MarketPlace @ NEXTON



NEXTON
ELEMENTARY

BRIGHTON PARK
RESIDENTIAL

FULL ACCESS
INTERSECTION

SCHOLAR WAY

BLDG. 2
460 CROSS PARK LN
LEASED

BLDG. 1
432 CROSS PARK LN
LEASED

BLDG. 5
420 CROSS PARK LN
LEASED

BLDG. 6
440 CROSS PARK LN
LEASED

7-ELEVEN
DELIVERED

LONG MEADOW DR

CROSS PARK LN

FUTURE
EAST BAY DELI

BLDG. 3
426 CROSS PARK LN
6,750 SF
AVAILABLE

BLDG. 4
422 CROSS PARK LN
LEASED

RIGHT IN
RIGHT OUT

FIRST CITIZENS
BANK

CAMELLIA AT
ONE NEXTON

HARRIS TEETER FUEL
NOW OPEN

FUTURE
SIGNALIZED
INTERSECTION

NEXTON PKWY

ONE NEXTON
PUBLIX SHOPPING CENTER
DELIVERED

BRIGHTON PARK BLVD

SURROUNDED BY RESIDENTIAL & COMMERCIAL

MarketPlace @ NEXTON



HWY 176 WIDENING
PHASE II: 6.5 MILES
TO CAMP HALL

WILDCAT TRACT
6,000 RESIDENCES

CANE BAY
15,000 RESIDENCES

NEXTON
10,000 RESIDENCES

CAMDEN PRESERVE
700 RESIDENCES

CARNES CROSSROADS
5,000 RESIDENCES

WESTHILL
DEVELOPMENT

EXIT 197

START

FINISH
1/2 MILE

CONSTRUCTION
Publix

Harris Teeter
Neighborhood Food & Pharmacy

MarketPlace
@ NEXTON

FUTURE ROAD
CONNECTING
NEXTON & CARNES

THE MARKET AT CANE BAY

- Publix
- SOUTH CAROLINA FEDERAL CREDIT UNION
- Starbucks Coffee
- Firestone
- Familiaris
- Parker's
- EGGS UP GRILL
- AGAVE BEV
- ROCHICO
- CresCom Bank
- SMOOTHIE KING
- AT&T

NORTH CREEK AT NEXTON

- DUNKIN' DONUTS
- Pizzeria
- Jockey Mikes
- McDonald's
- Princess
- BUFFALO WILD WINGS
- AGAVES CANTINA
- bluewater
- ICE CREAM SHOP
- JSK
- DICKEY'S BARBECUE PIT
- NORTH CREEK VILLAGE DENTAL

HWY 176 WIDENING
PHASE I: 4.2 MILES
4 LANES, RAISED MEDIAN
Q2 2025 COMPLETION

MARKETPLACE AT
CARNES CROSSROADS
FUTURE
Publix

NEARBY RETAILERS

NEARBY RETAILERS

- ALDI
- target
- Staples
- BEST BUY
- DICK'S SPORTING GOODS
- US 17A
- SUMMERVILLE MARKETPLACE
- EARTH FARE
- Walmart
- belk
- LOWE'S
- BJ's
- FOOD LION
- dtm nex

WELCOME TO NEXTON

A NATIONAL AWARD-WINNING COMMUNITY

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, of- fice, and medical office. The community features GigaFi, high speed internet throughout.

Nexton is designed to live and work like a town. It mixes together apartments, enter- tainment, homes, hotels, offices, parks, restaurants, shops, and schools. Tying every- thing together with a network of trails and pathways. Creating a walkable, bikeable, and golf-cartable place for residents and businesses alike.

Located in Summerville, the community can be accessed via two interchanges at exits 197 and 199. Approximately 30,000+ residential units surround Nexton, with 10,000 units in Nexton at full build-out. Summerville is experiencing unprecedented population growth as more jobs are coming into the area.

+ **2023 Residential Housing Community of the Year - Masterplan**
Grand Aurora Award

+ **2022 Best Mixed-Use Community**
National Association of Home Builders

+ **2022 Best Green Community**
National Association of Home Builders

+ **2021 Best Master-Planned Community**
National Association of Home Builders

+ **2020 Pinnacle Award - Best Community**
Home Builders Association of South Carolina

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

+ **2019 Best Mixed-Use Community**
Charleston Home Builders Association

+ **2019 Best 55+ Community**
Charleston Home Builders Association

+ **2018 Best Active Adult Community**
Charleston Home Builders Association

+ **2017 Best Apartment Community**
Charleston Home Builders Association

+ **2016 Best Community**
The Post and Courier

+ **2015 Rockstar Award**
Charleston Metro Chamber of Commerce



10,000
RESIDENCES



700
ACRES OF
COMMERCIAL



1.5
MILES OF
INTERSTATE FRONTAGE



3
SCHOOLS



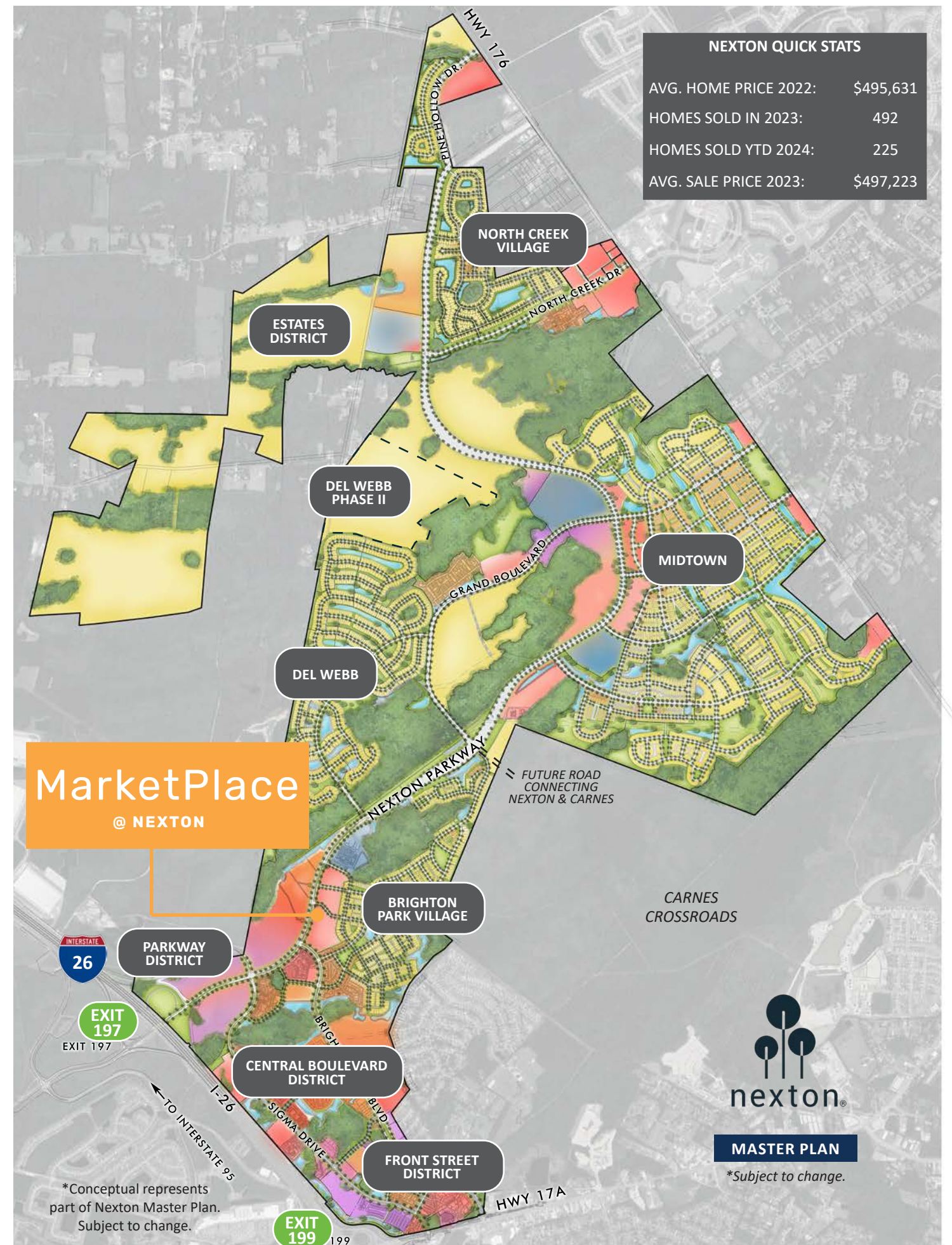
2,000
ACRES OF PARKS



15
MILES OF MULTI-
PURPOSE TRAILS

GigaFi™
Delivered by Home Tel

WIFI
HIGH SPEED
INTERNET





**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

NEXTON: GATEWAY LOCATION TO CHARLESTON

The site is located within Nexton, a 4,500 acre master-planned and award-winning community, in Summerville, South Carolina. Approximately 25 miles to Charleston, voted "No. 1 City in the U.S." by Conde Nast, the property is ideally positioned in the path of Charleston's population and workforce growth.

Charleston's beautiful coastal setting and vibrant culture of food, music and entertainment are attracting people to the region and has earned accolades as a top destination to live, retire and visit.

NO. 1
CITY IN THE U.S.
10 YEARS IN A ROW
TRAVEL + LEISURE | 2014 - 2025



WHY CHARLESTON?

#1 CITY IN
THE U.S.

TRAVEL + LEISURE | 2014-2025

#1

Inbound Migration

NORTH AMERICAN VAN LINES | 2023

#2
IN THE U.S. FOR
INBOUND MOVES

HIREAHELPER.COM | 2023

no. 7 TOP U.S. GROWTH
METROS AND CITIES
U-HAUL | 2025

CHARLESTON METRO RANKS #42
**BEST PLACE TO LIVE
IN THE USA**

U.S. NEWS | 2025

#6
best job market
among small metros

WSJ | 2023

NO. 14
leading metro
locations: area
development

HOTSPOTS OF ECONOMIC GROWTH | 2025

22ND
BEST RUN CITIES
IN AMERICA

WALLETHUB | 2023

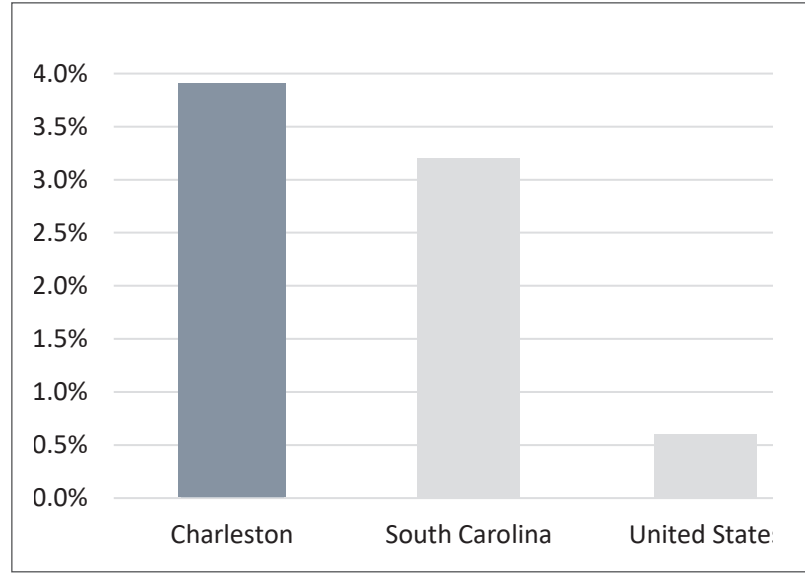
#6 MOST FUN
PLACE TO LIVE
IN THE U.S.
U.S. NEWS | 2023

20TH
IN THE U.S. FOR
ADVANCED INDUSTRIES

BROOKINGS INSTITUTION

IDEALLY POSITIONED IN THE PATH OF GROWTH

POPULATION GROWTH:

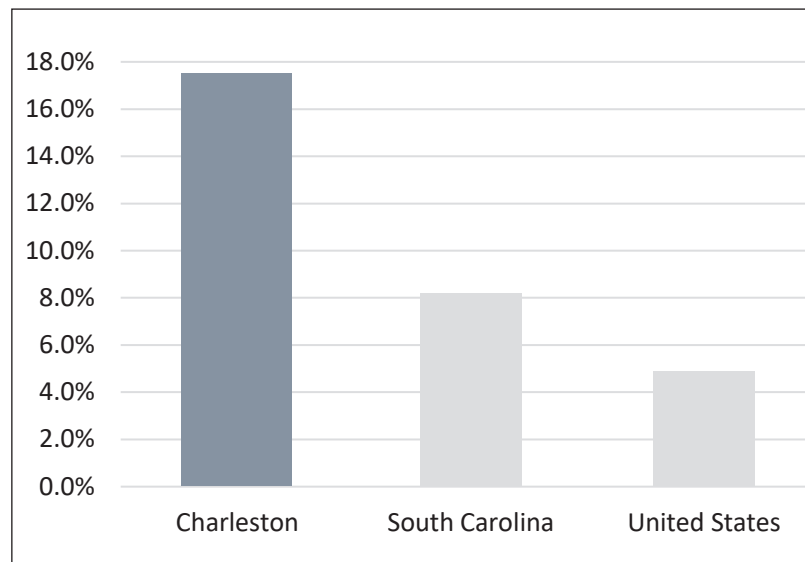


Sources: U.S. Bureau of Labor Statistics, CRDA.org

30+
PEOPLE MOVE TO
THE REGION EACH DAY

3X
UNITED STATES
AVERAGE GROWTH

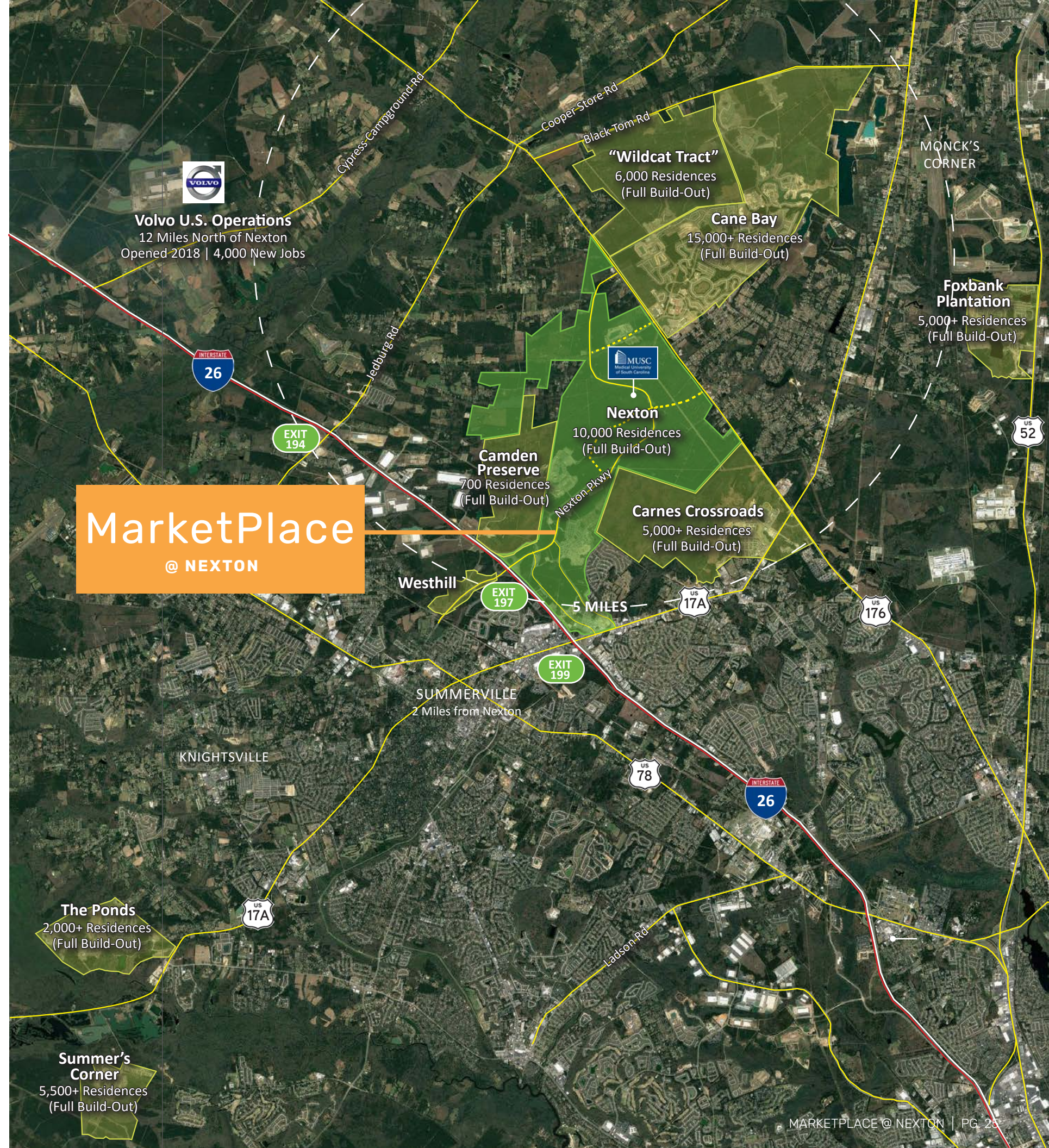
WORKFORCE GROWTH:



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

4X
WORKFORCE GROWTH THAN
UNITED STATES AVERAGE

37.5%
ADULTS WITH A
BACHELOR'S DEGREE



SURROUNDED BY HOMES AND WORKFORCE GROWTH

#24

CHARLESTON IS WHERE
THE JOBS WILL BE
2023 | FORBES

BEST CITIES FOR JOBS

CHARLESTON RANKS 31st
2023 | WALLETHUB

#13

BEST CITIES TO
START A CAREER
2023 | WALLETHUB



UNPRECEDENTED GROWTH

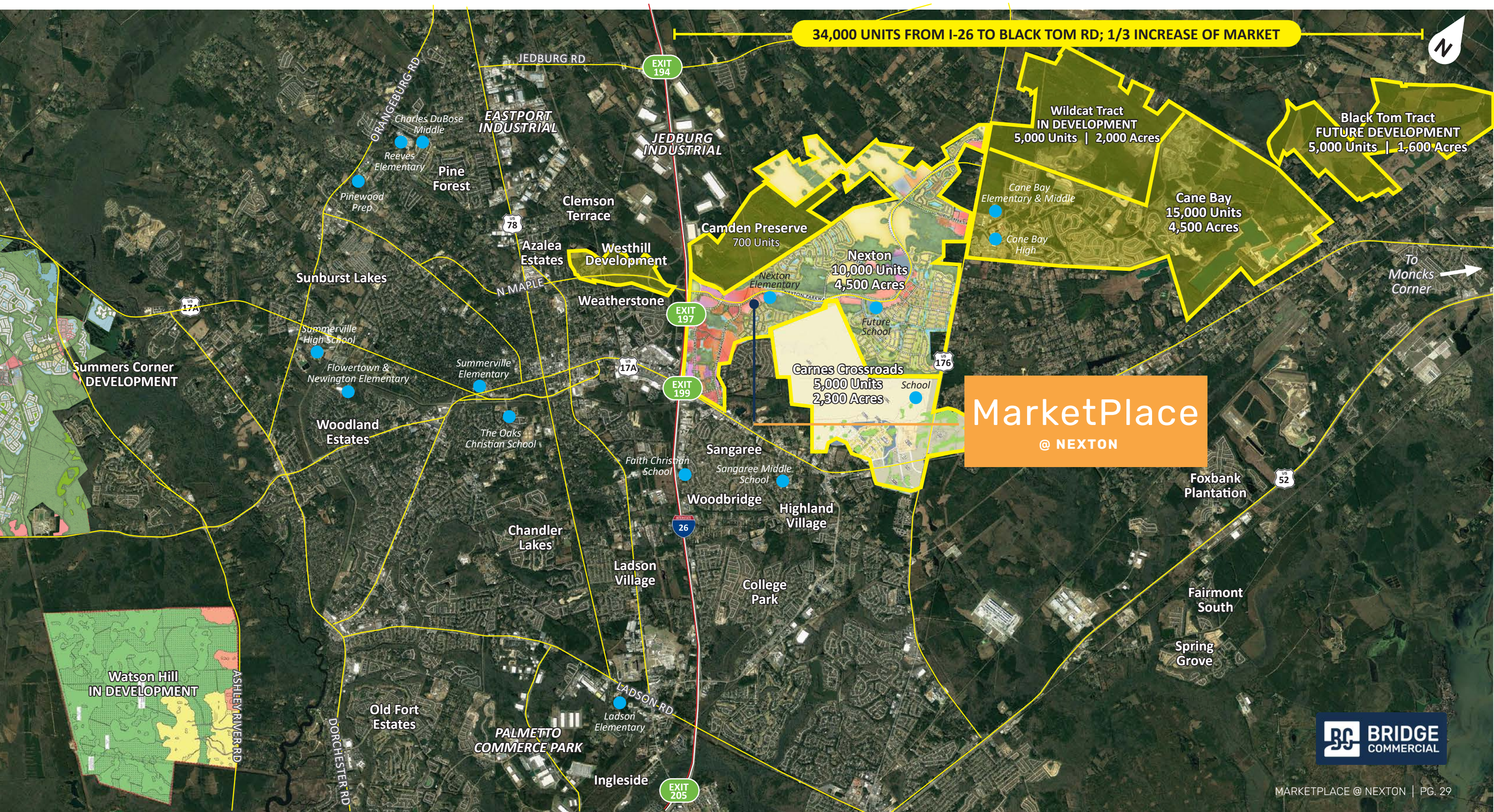
MORE ROOFTOPS = MORE RETAIL

Cane Bay

PLANTATION

#13 COMMUNITY IN THE U.S.
SOLD 775 HOMES IN 2023

#38 COMMUNITY IN THE U.S.
SOLD 492 HOMES IN 2023



34,000 UNITS FROM I-26 TO BLACK TOM RD; 1/3 INCREASE OF MARKET

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