



Dayfield Park

SPACE LEASING
QUICKLY

PHASE I FULLY
LEASED

PHASE II LEASING
NOW



OFFICE & RETAIL SPACE FOR LEASE

Brighton Park Boulevard, Summerville, SC 29483

MCKENZIE DEUSTCH
+1 540 287 4914

mckenzie.deutsch@bridge-commercial.com

DANIEL PELLEGRINO
+1 850 728 1050

daniel.pellegrino@bridge-commercial.com

MARK MATTISON, II, SIOR, CCIM
+1 843 437 1545

mark.mattison@bridge-commercial.com





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 2,284 SF
 AVAILABLE NOW 412 Brighton Park Blvd 5,476 SF
 643 Scholar Way 5,476 SF
 645 Scholar Way 6,589 SF

STAGE II-B: Q1 2027
 DELIVERY 414 Brighton Park Blvd 10,229 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)

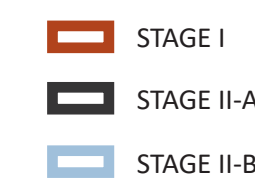
TI ALLOWANCE: \$50.00 PSF (Negotiable)

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.*



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

Stage I Fully Leased



STAGE II

BRIGHTON SQUARE
STANLEY MARTIN HOMES

408 BRIGHTON PARK BLVD
LEASED

408 BRIGHTON PARK BLVD
LEASED

651 SCHOLAR WAY
LEASED

GO DOG

SCHOLAR WAY

FUTURE
COURTYARD

CLOSED
(MEDICAL USER)

406 BRIGHTON PARK BLVD
LEASED

404 BRIGHTON PARK BLVD
LEASED

PINNACLE BANK

RIGHT IN/
RIGHT OUT

BRIGHTON PARK BLVD



Stage II Now Leasing



STAGE III

SCHOLAR WAY

645 SCHOLAR WAY

643 SCHOLAR WAY

412 BRIGHTON PARK BLVD

410 BRIGHTON PARK BLVD

LEASED





EXTERIOR SIGNAGE



406 BRIGHTON PARK BLVD



408 BRIGHTON PARK BLVD



BREEZEWAY OF 408 BRIGHTON PARK BLVD



404 BRIGHTON PARK BLVD



408 BRIGHTON PARK BLVD & 651 SCHOLAR WAY



406 BRIGHTON PARK BLVD

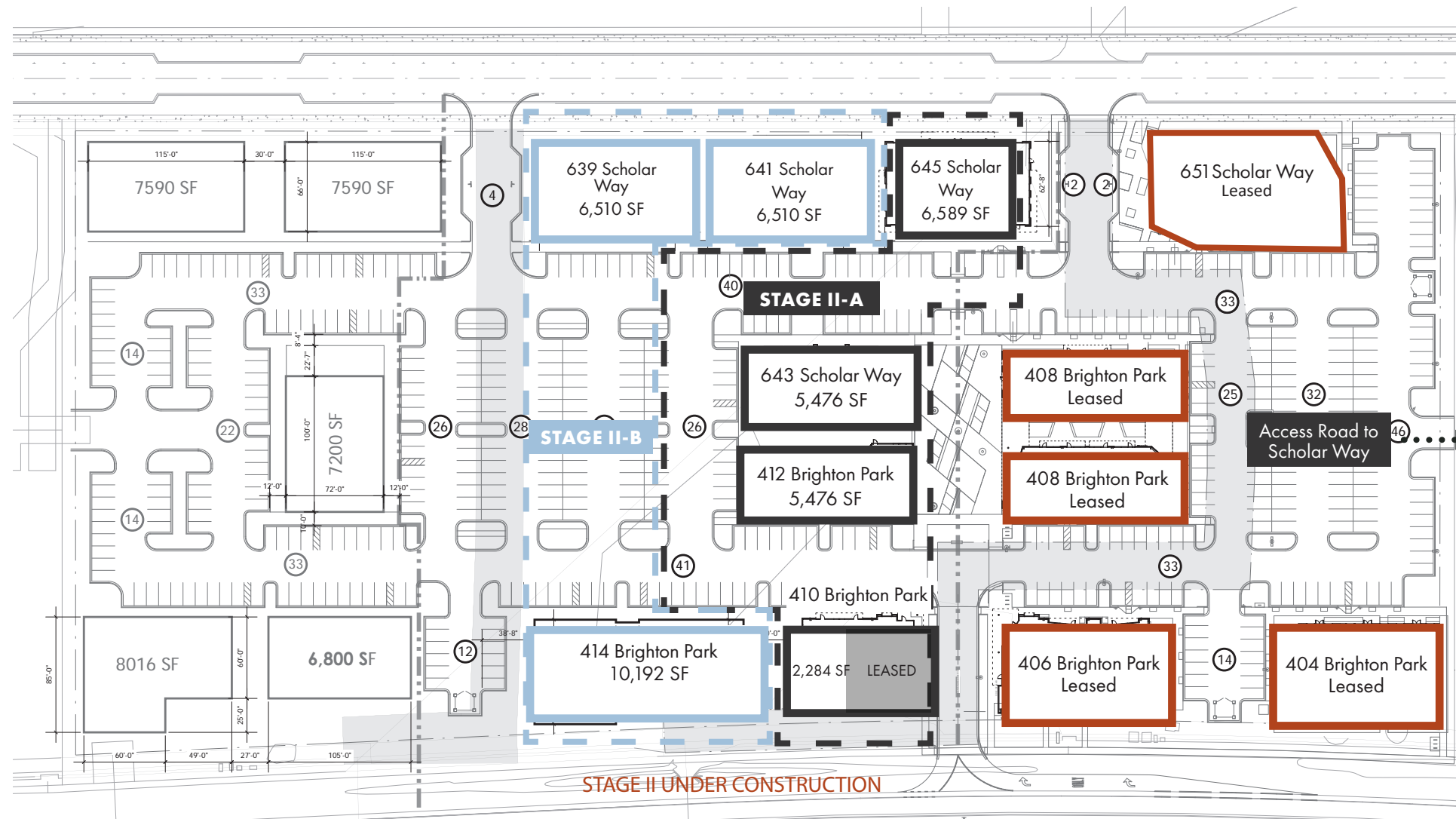


651 SCHOLAR WAY

Courtyard Detail



Stage II Site Plan



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STAGE II

410 Brighton Park Blvd / 2,284 SF

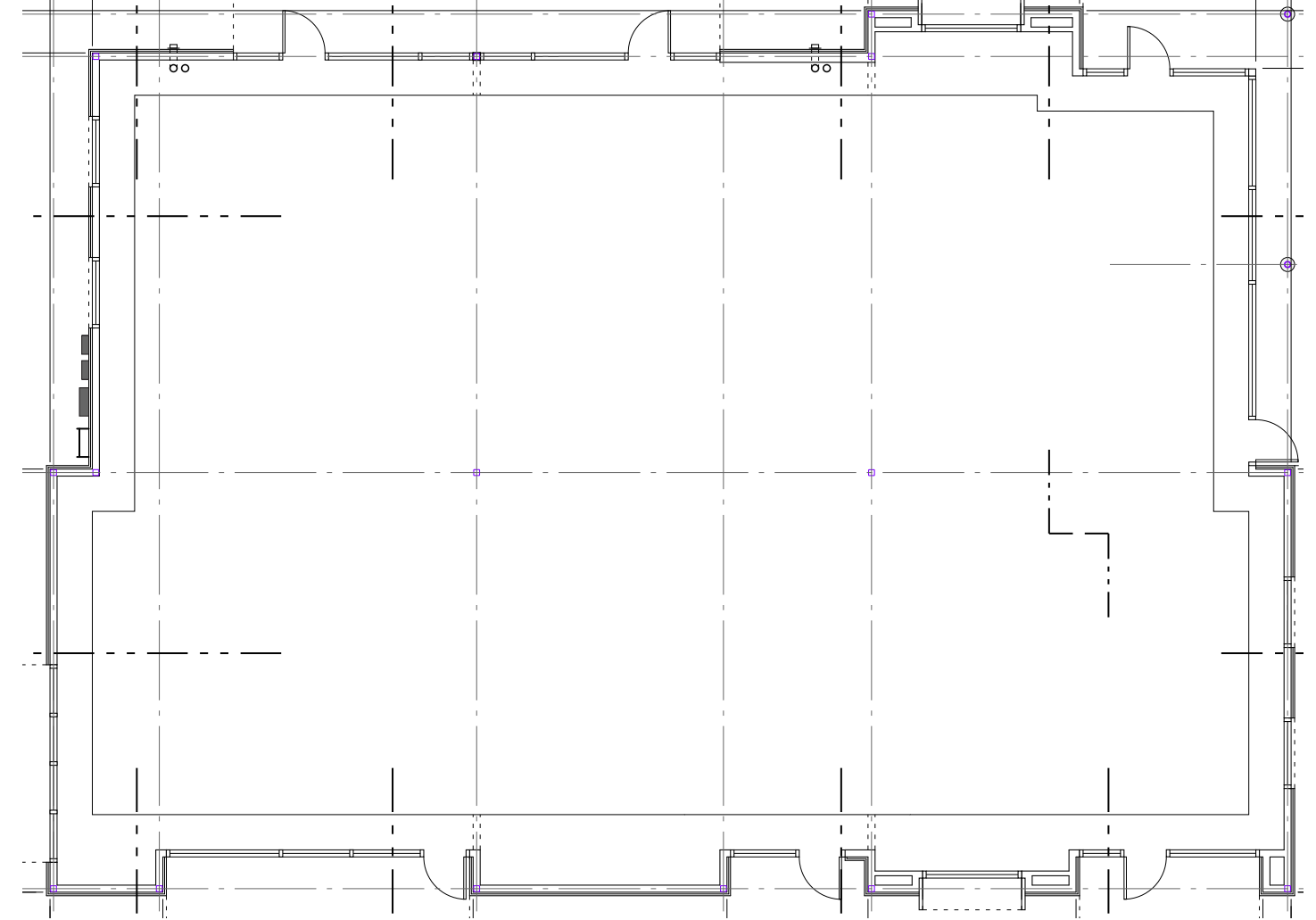


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STAGE II

410 Brighton Park Blvd / Floor Plan



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STAGE II

414 Brighton Park Blvd / 10,229 SF

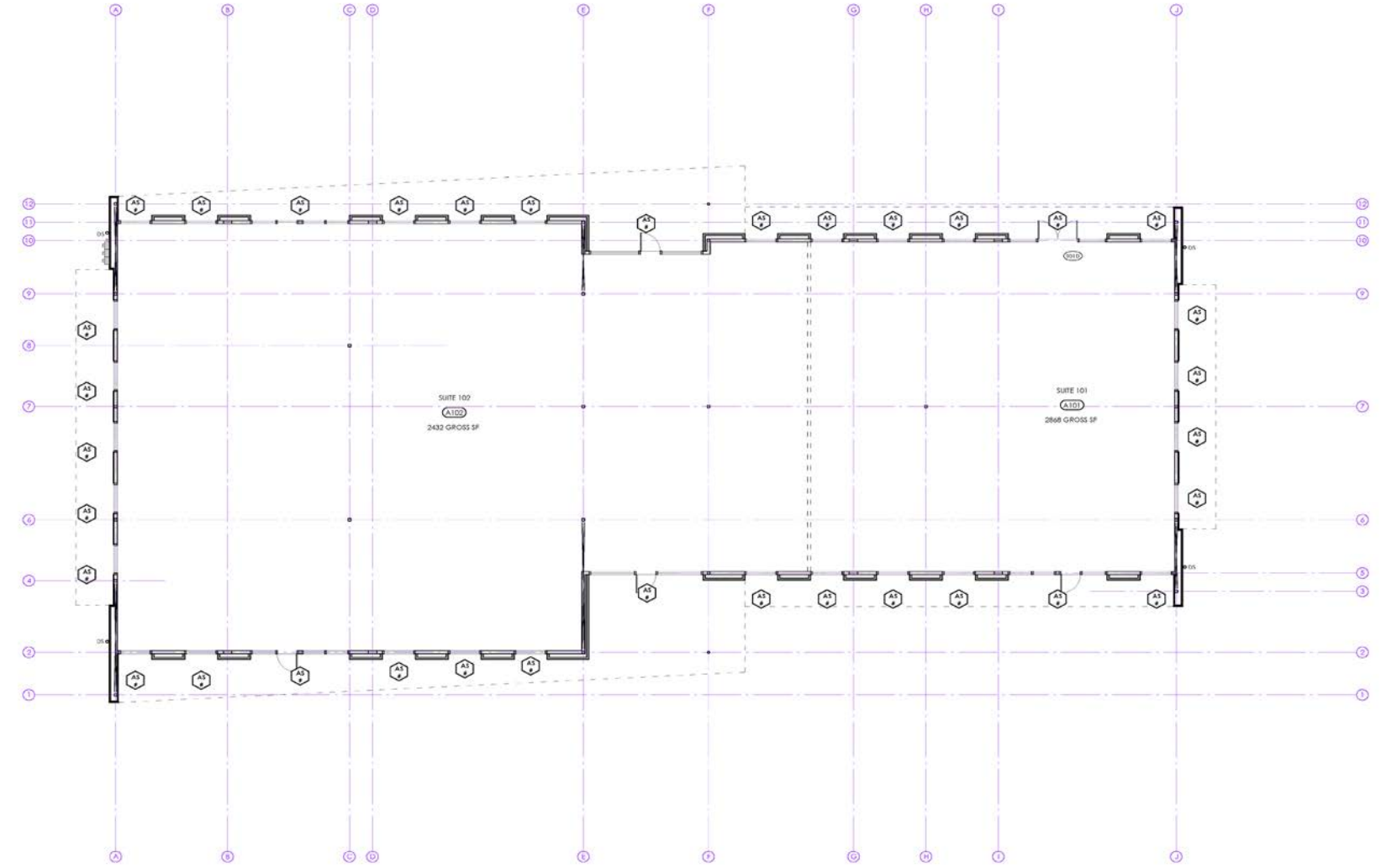


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STAGE II

414 Brighton Park Blvd / Floor Plan



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STAGE II

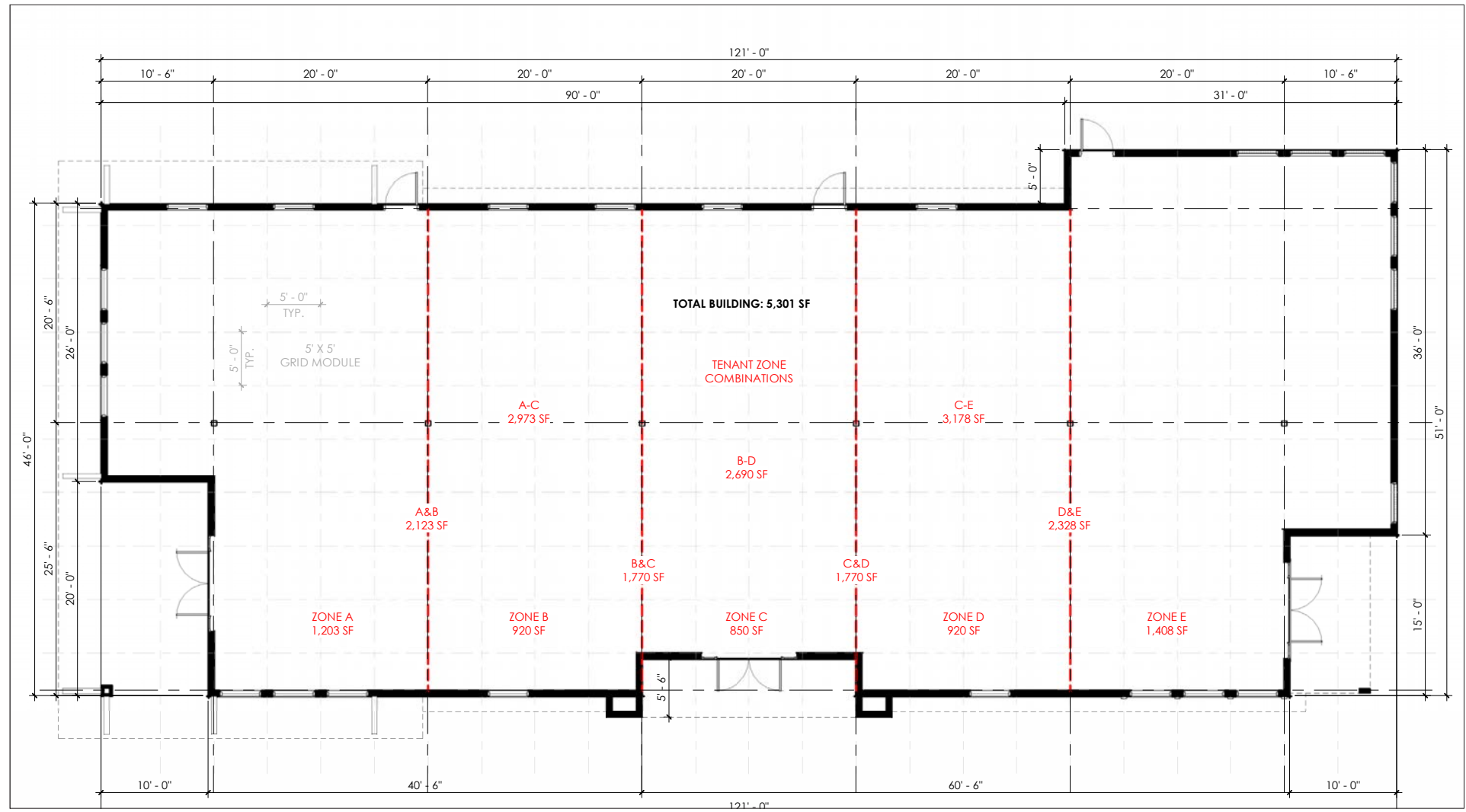
412 Brighton Park Blvd / 5,040 SF



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STAGE II

412 Brighton Park Blvd / Floor Plan



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STAGE II

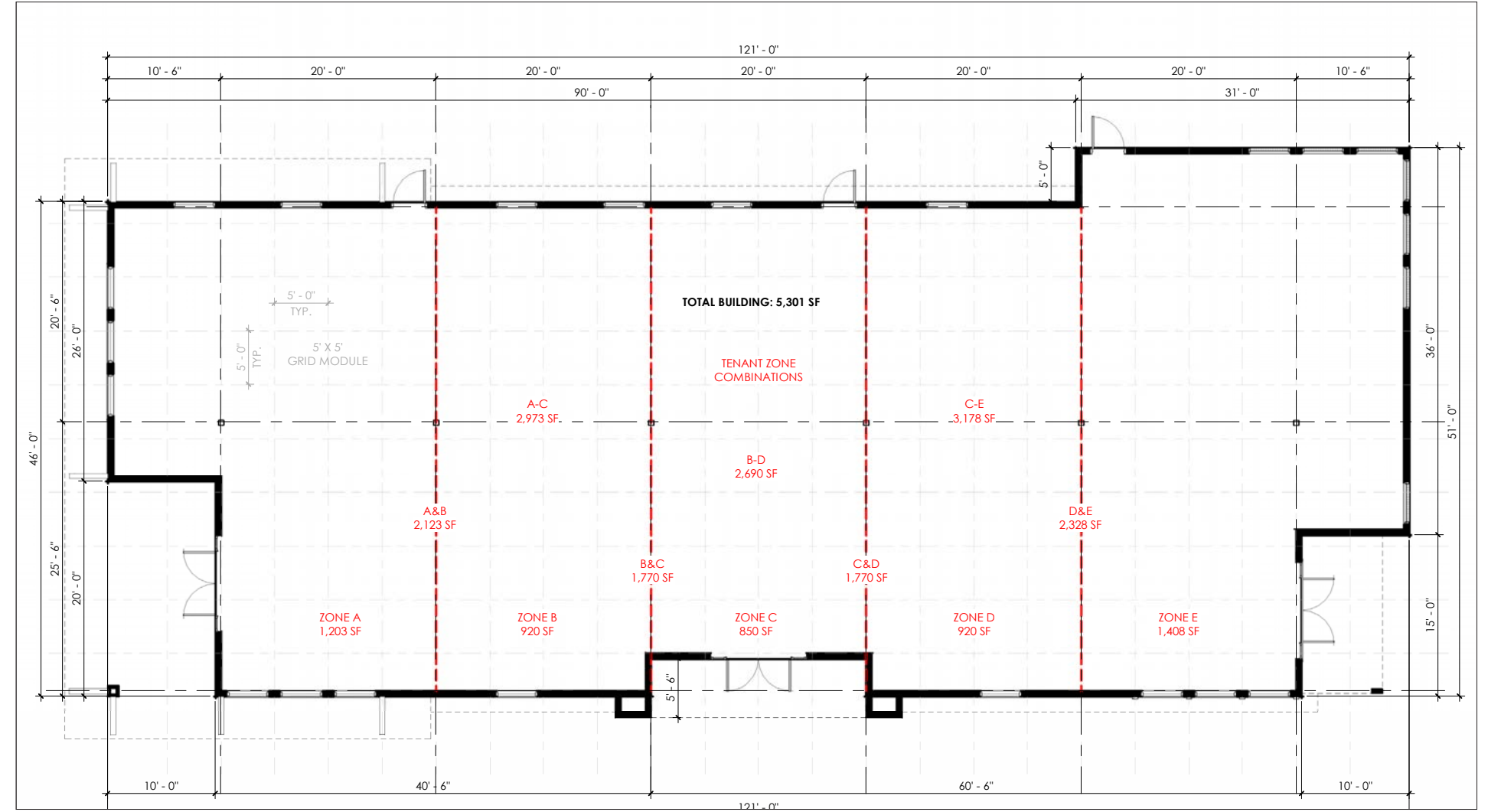
643 Scholar Way / 5,040 SF



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STAGE II

643 Scholar Way / Floor Plan



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STAGE II

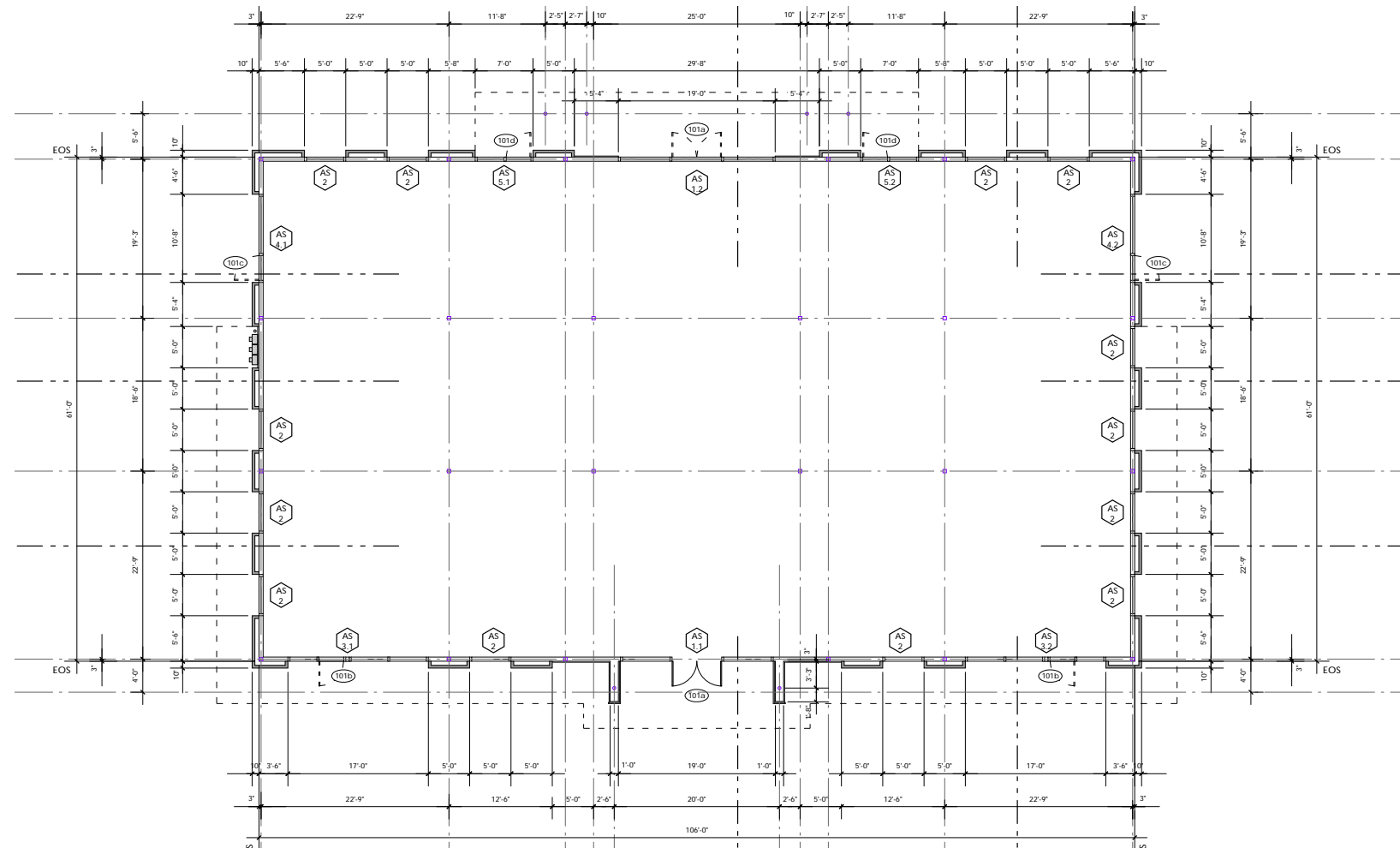
645 Scholar Way / 6,000 SF



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STAGE II

645 Scholar Way / Floor Plan



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STAGE II

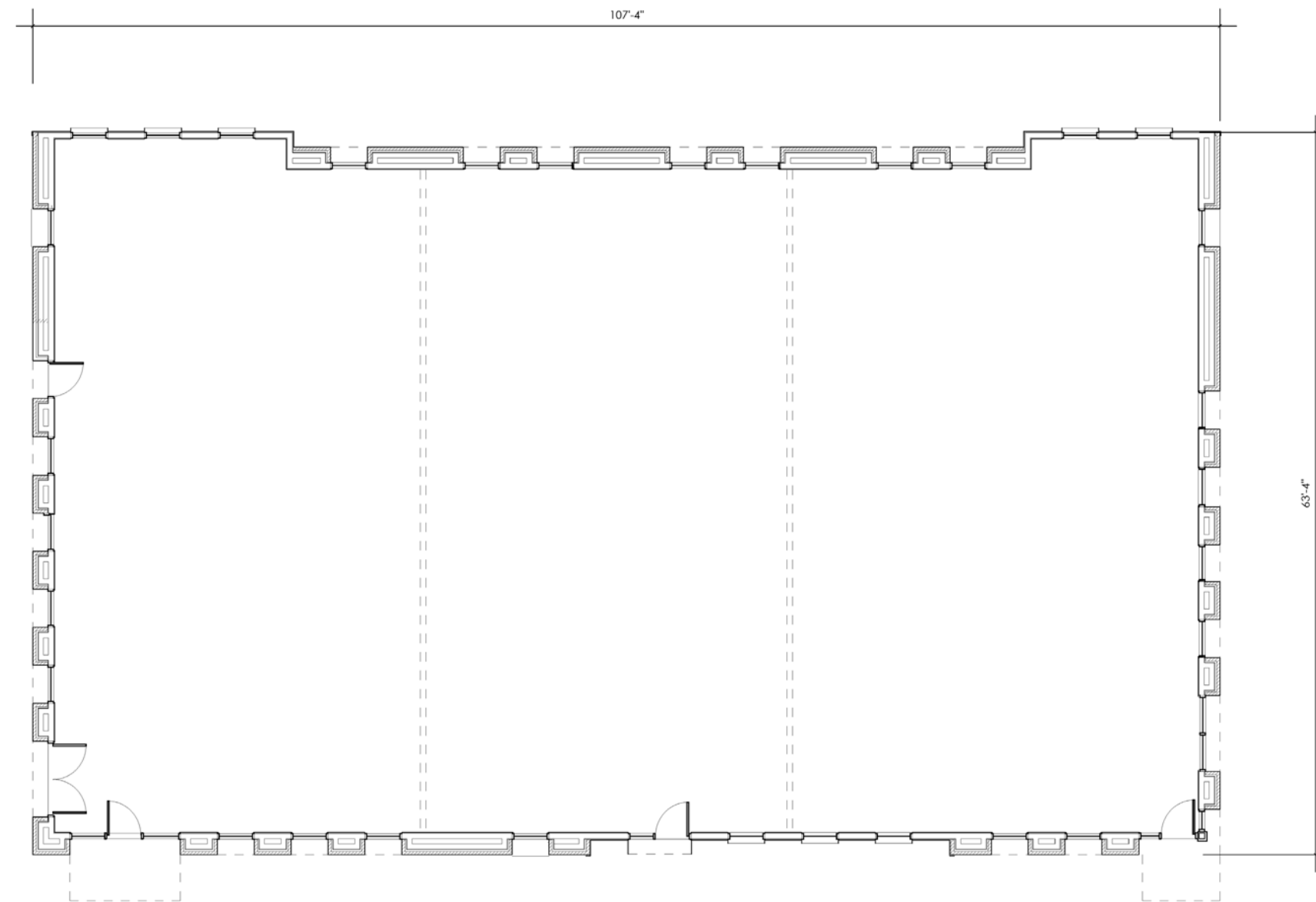
639 & 641 Scholar Way / 6,215 & 6,240 SF



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STAGE II

639 & 641 Scholar Way / Floor Plan



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Stage II / Courtyard Rendering



643 Scholar Way

412 Brighton Park Blvd



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Stage II / Courtyard Rendering



408 Brighton Park Blvd

410 Brighton Park Blvd

412 Brighton Park Blvd

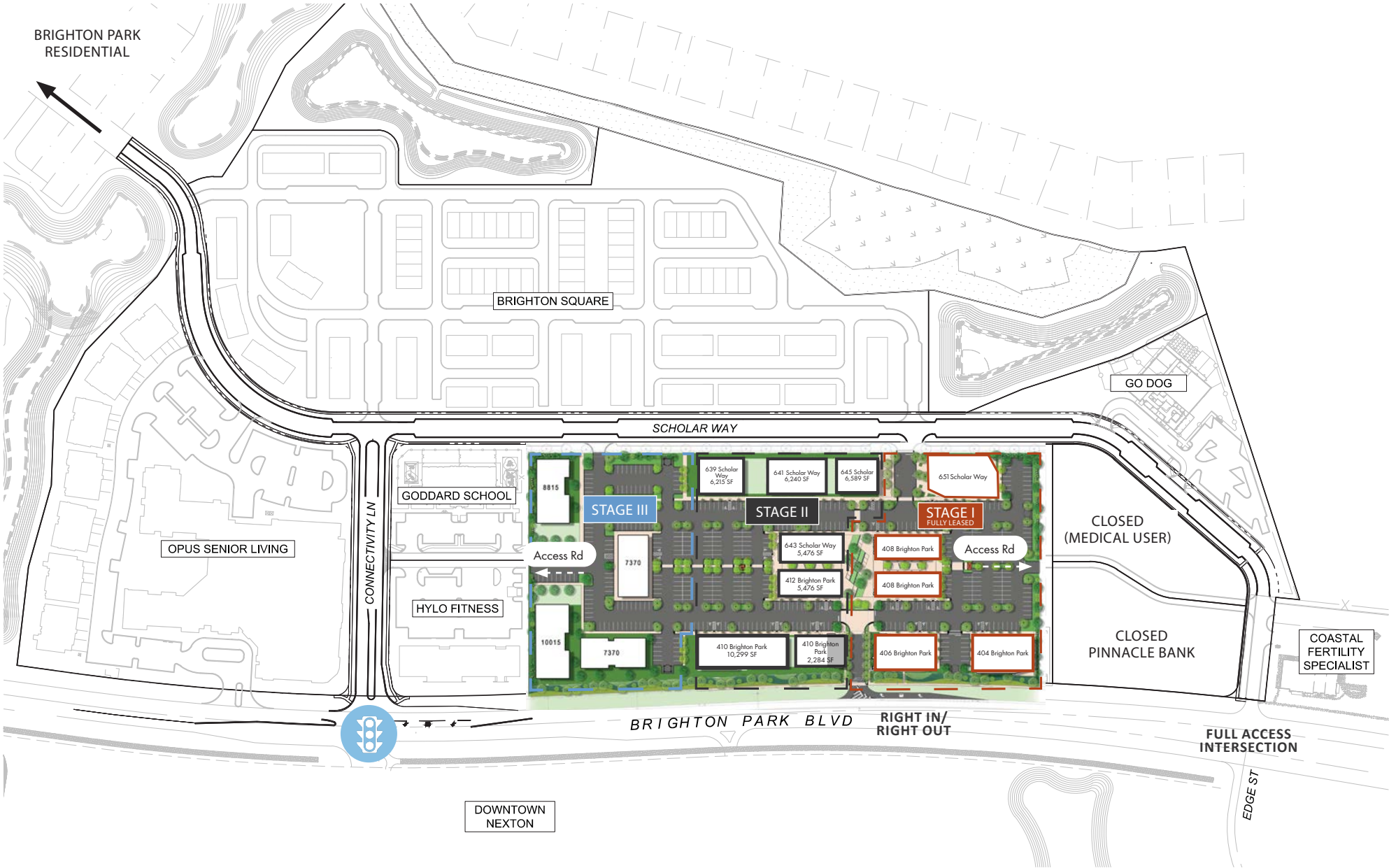
643 Scholar Way



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BRIDGE COMMERCIAL

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>



BANK & OFFICE -
Pinnacle Bank



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



NEXTON SQUARE

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
- Panera Bread
- Pooagan's Southern Kitchen
- Rio Chico
- Smashburger
- Smoothie King
- Sol
- Sticky Fingers
- Starbucks (N, CB)
- Taco Boy (NS)
- TCBY

GROCERY

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

HOTELS

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

OTHER

- 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

- + 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

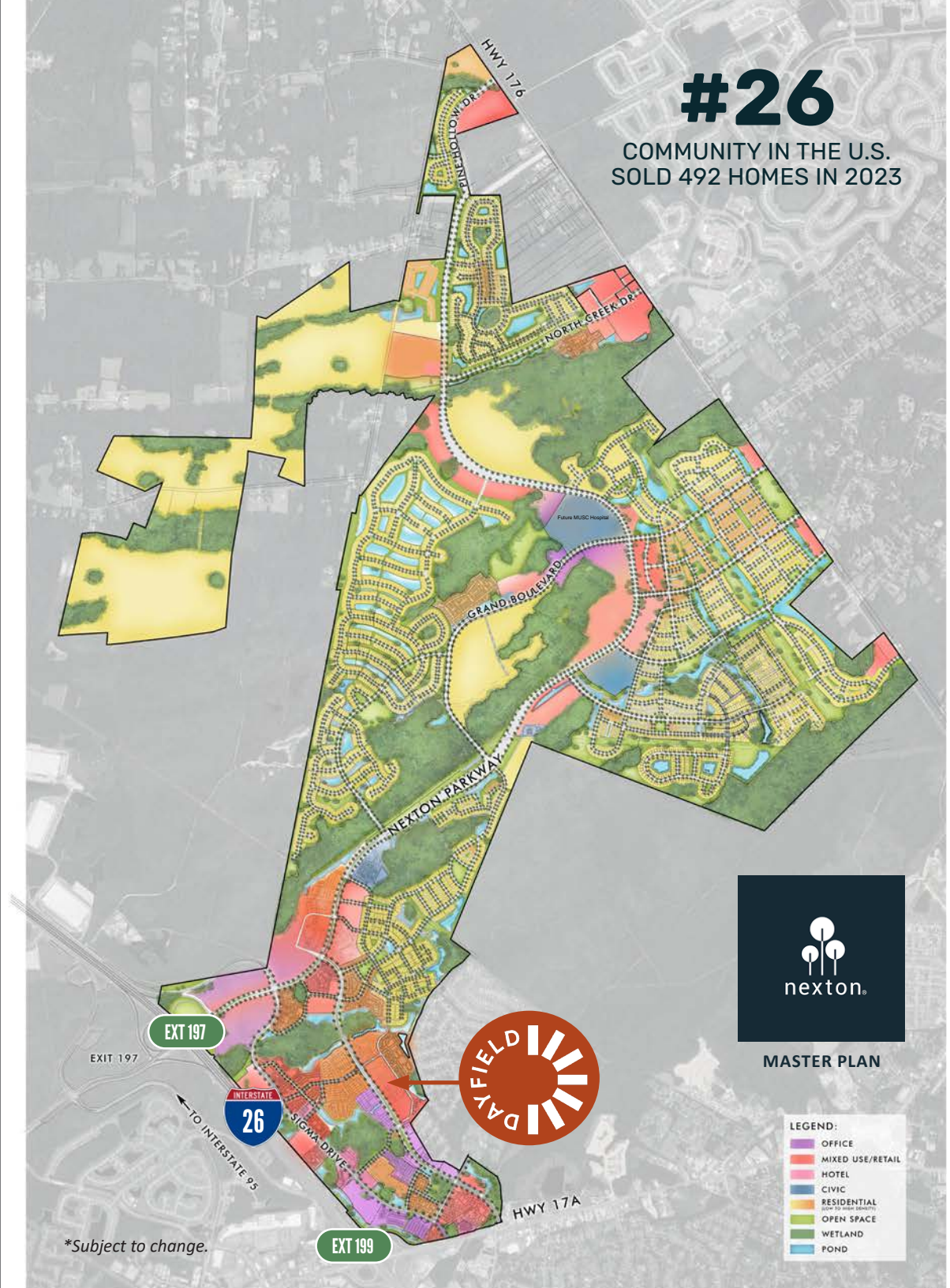
+ 2021 Best Master-Planned Community
National Association of Home Builders
- + 2020 Pinnacle Award - Best Community**
Home Builders Association of South Carolina

+ 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

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

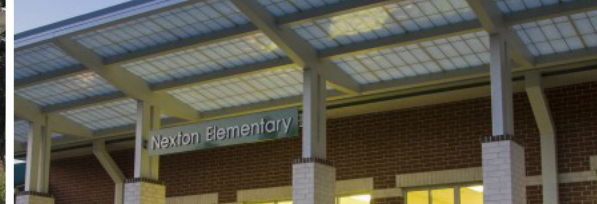


15
MILES OF MULTI-PURPOSE TRAILS

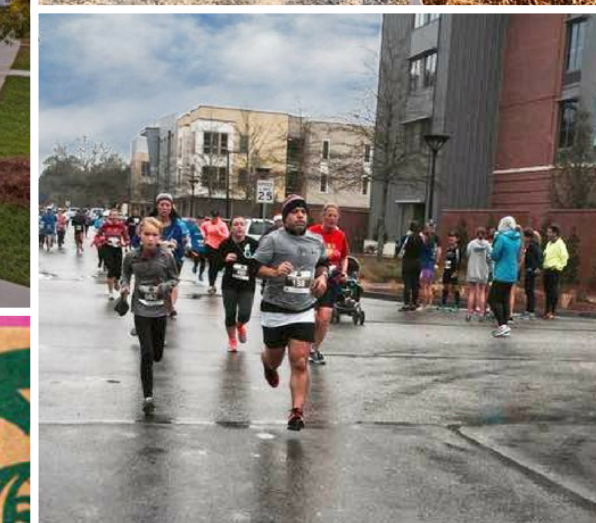


WIFI
HIGH SPEED INTERNET

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

BRIDGE COMMERCIAL

NO. **1**
CITY IN THE U.S.
10 YEARS IN A ROW

TRAVEL + LEISURE | 2013 - 2022

1 SMALL CITY
IN THE U.S.
10 of the last 11 years

CONDE NAST TRAVELER | 2011 - 2020; 2023

22ND
BEST RUN CITIES
IN AMERICA

WALLETHUB | 2023

18
most desirable places to
live in the U.S.

U.S. NEWS | 2022

2

Inbound Migration

NORTH AMERICAN VAN LINES | 2022

CHARLESTON METRO RANKS #49
BEST PLACE TO LIVE
IN THE USA

U.S. NEWS | 2022

Charleston's
Unprecedented
Growth

NO. 17

FASTEST GROWING CITIES
U-HAUL | 2021

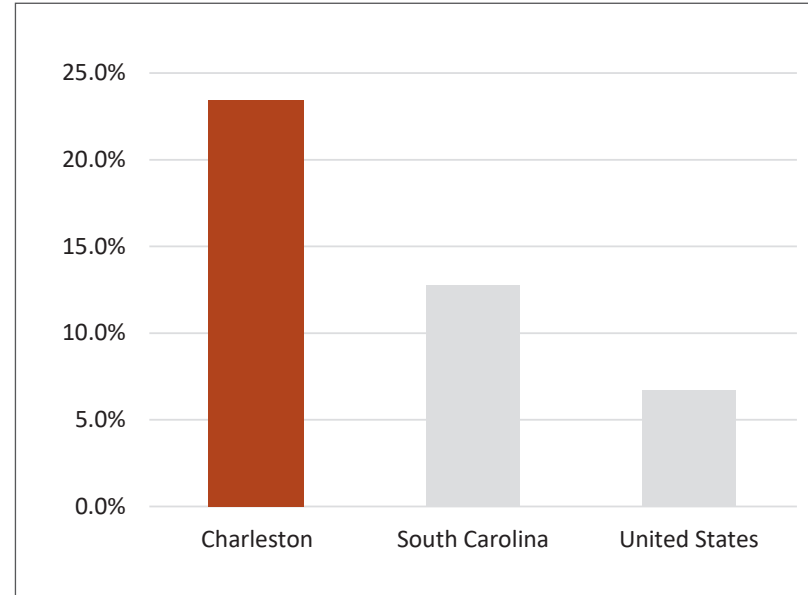
2X

SOUTH CAROLINA
AVERAGE GROWTH

3X

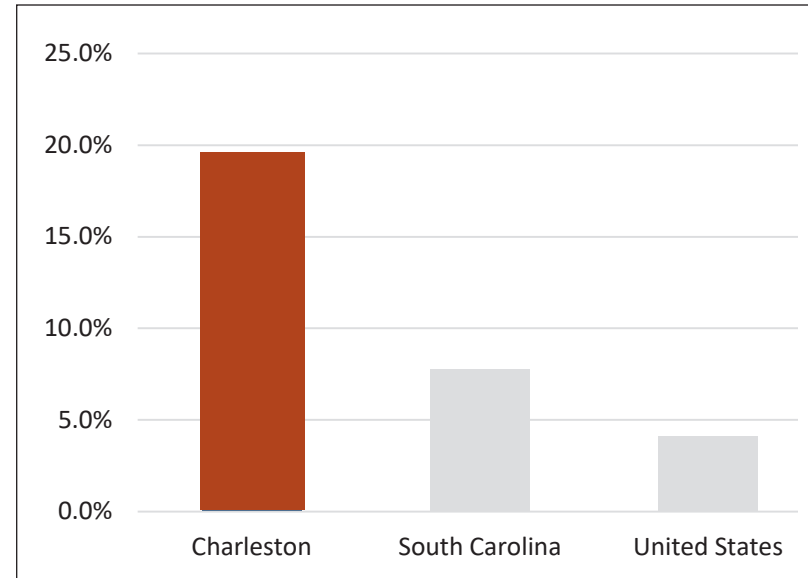
UNITED STATES
AVERAGE GROWTH

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

#24

CHARLESTON IS WHERE
THE JOBS WILL BE

2023 | FORBES

BEST CITIES
FOR JOBS

CHARLESTON RANKS 31st

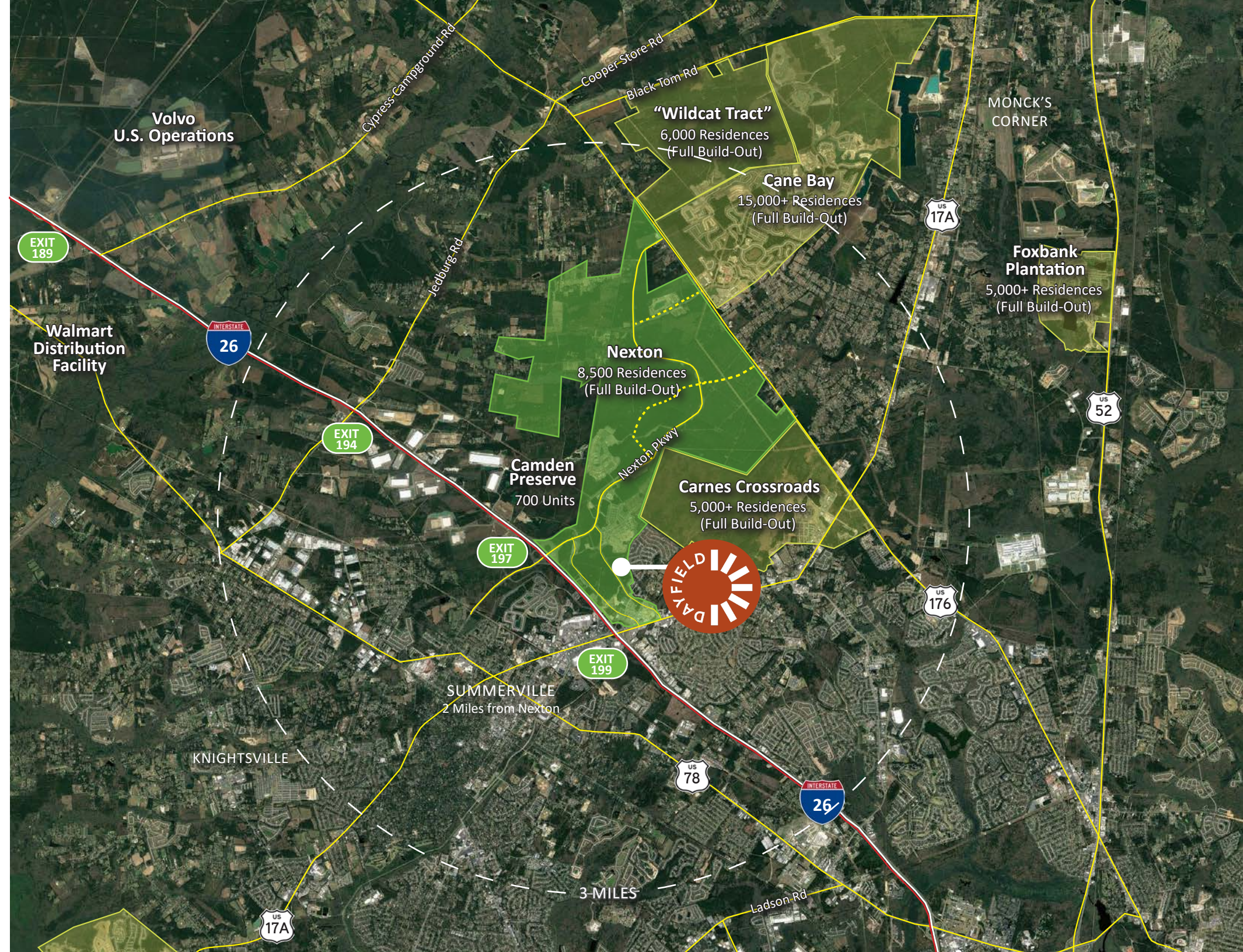
2023 | WALLETHUB

#13

BEST CITIES TO
START A CAREER

2023 | WALLETHUB

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.

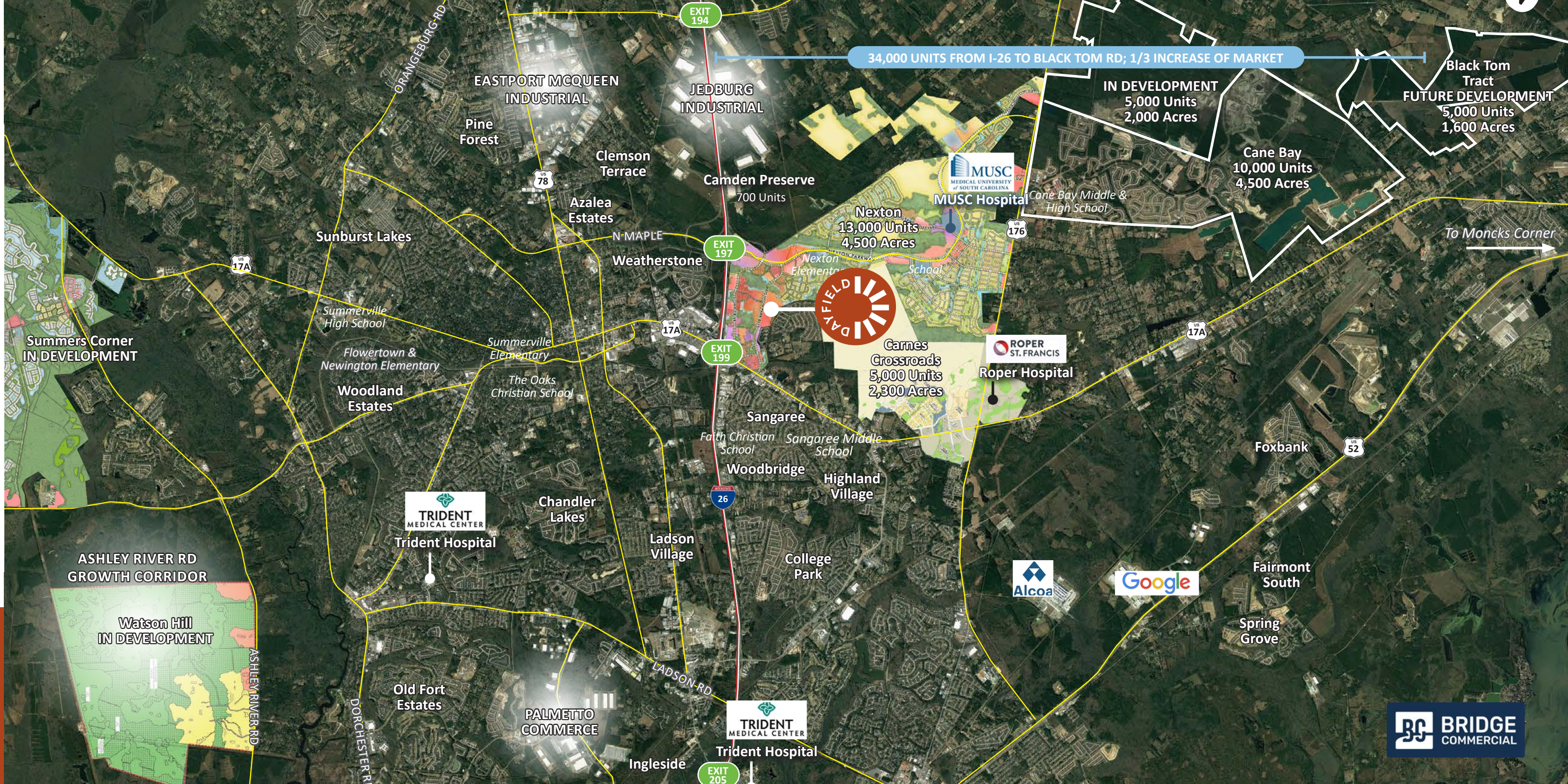
Charleston's population growth has far outpaced the rate of growth of the whole nation. By 2023, Charleston's population is expected to exceed 850,000 residents, growth of over 55% since 2000.

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 MARKETED BY:

MCKENZIE DEUSTCH

+1 540 287 4914

mckenzie.deutsch@bridge-commercial.com

DANIEL PELLEGRINO

+1 850 728 1050

daniel.pellegrino@bridge-commercial.com

MARK MATTISON, SIOR, CCIM

+1 843 437 1545

mark.mattison@bridge-commercial.com



BRIDGE COMMERCIAL

25 Calhoun Street, Suite 220

Charleston, SC 29401

WWW.BRIDGE-COMMERCIAL.COM

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