

# RETAIL & RESTAURANT SPACE FOR LEASE



NEXTON PARKWAY AT BLUEWAY AVENUE (ADJACENT TO OPIE GROCERY)  
SUMMERVILLE, SC 29483



- Up to 3,464 SF of retail and restaurant space available for lease.
- Adjacent to Opie Grocery.
- Proximate to 30,000+ residences in Nexton, Cane Bay, Wildcat Tract and Camden Preserve.
- Established workplaces, medical facilities, schools, hotels and other retail centers and restaurants are nearby.
- Minutes to MUSC's new 68-bed hospital, 300,000 SF medical office campus that is anticipated to open in 2027.
- Visibility and access via Nexton Parkway. Approximately 2.5 miles to I-26 exit 197 and approximately 3.5 miles to Highway 176.

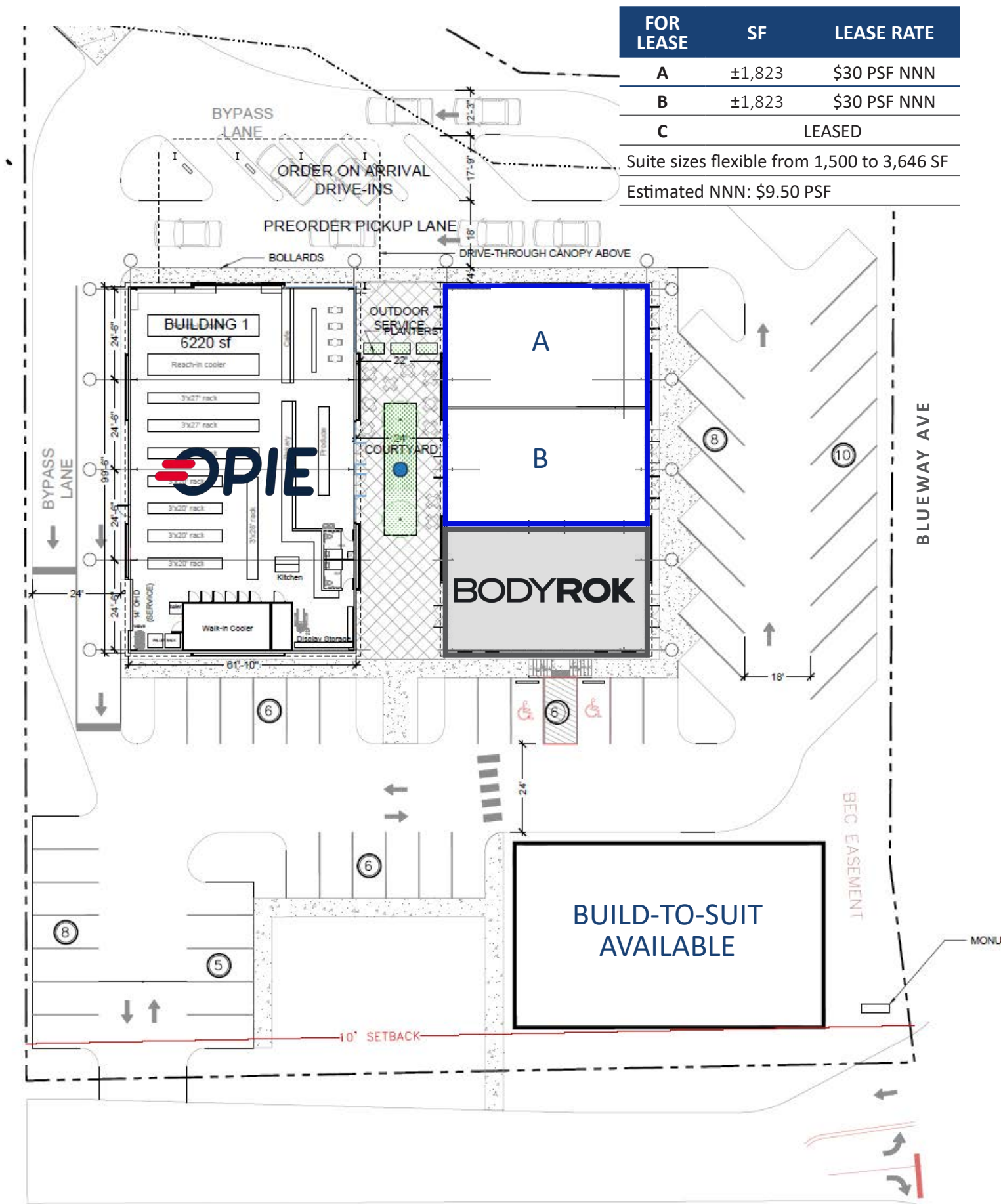


SCAN TO DOWNLOAD

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FOR LEASE	SF
A	±1,823
B	±1,823

Suite sizes flexible from 1,500 to 3,646 SF

POTENTIAL  
FUTURE SIGNALIZED  
INTERSECTION

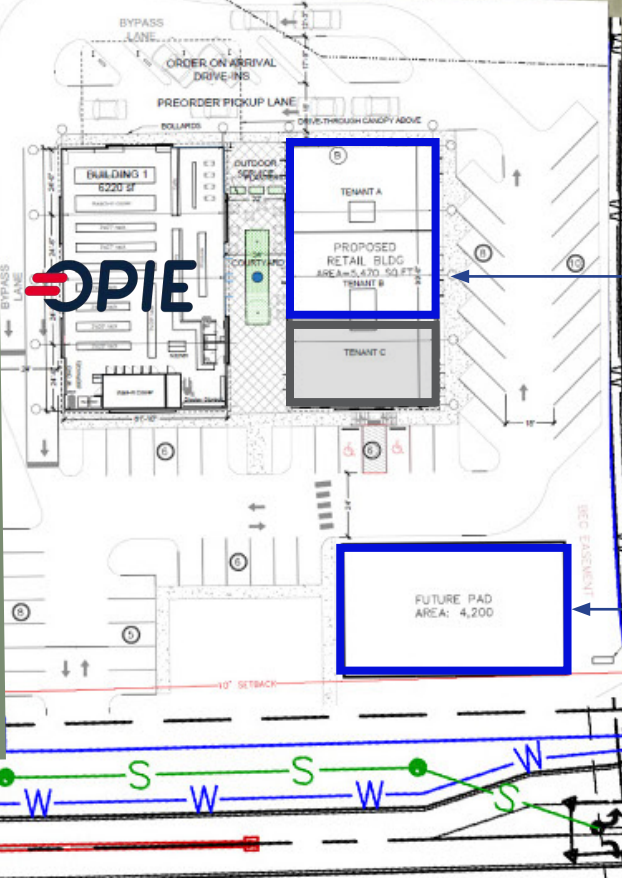


NEXTON PKWY

BLUEWAY AVE

PARCELS Q4, Q5 & Q6  
AVAILABLE  
FOR DEVELOPMENT  
(SUBDIVIDABLE)

PARCELS Q2 & Q3  
UNDER CONTRACT



FOR LEASE  
RETAIL AND  
RESTAURANT SPACE

BUILD-TO-SUIT  
AVAILABLE

ACCESS RD

# LOCATED WITHIN 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-ice, 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, 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.

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.

### + 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



10,000  
RESIDENCES



700  
ACRES OF  
COMMERCIAL



1.5  
MILES OF  
INTERSTATE FRONTAGE



3  
SCHOOLS



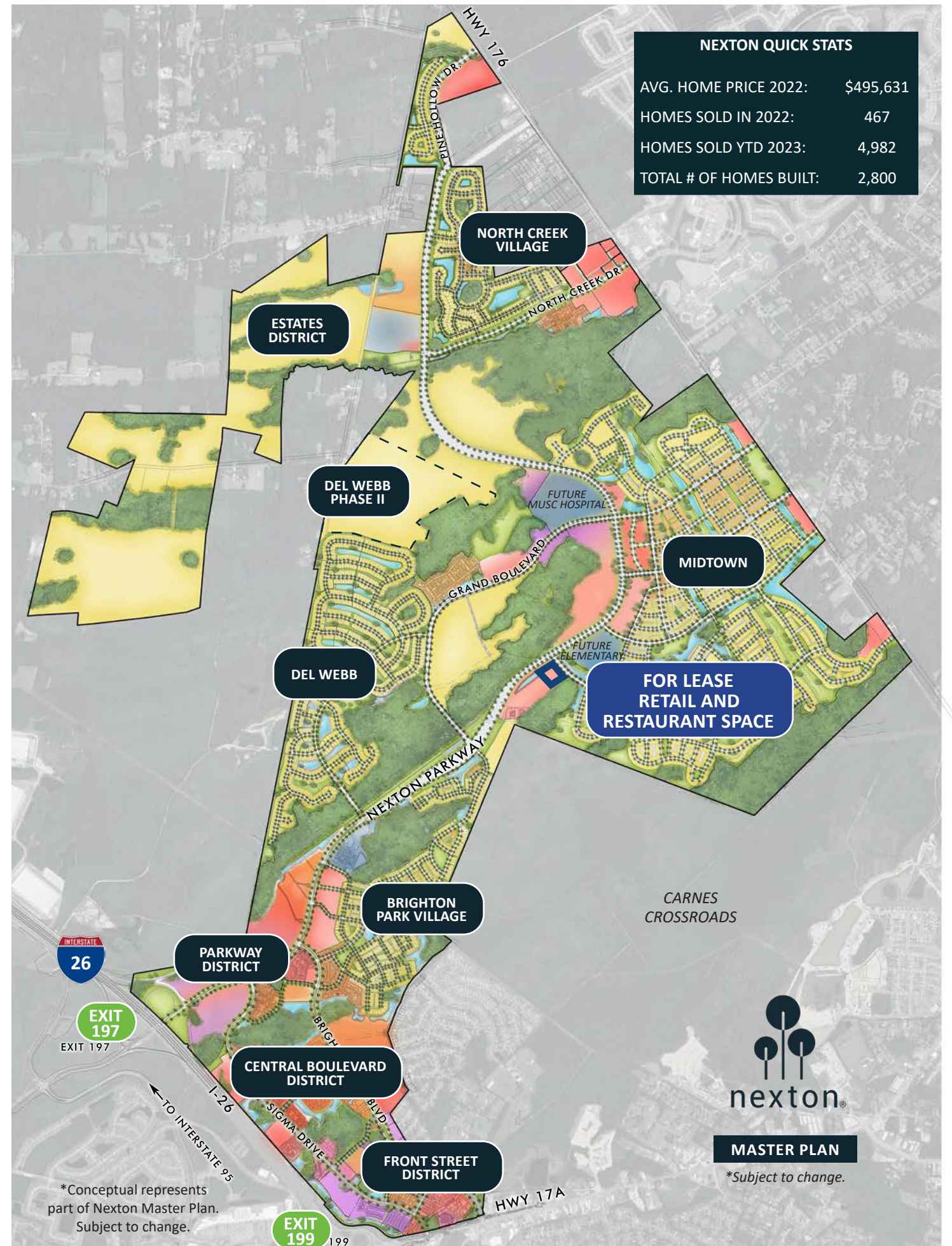
2,000  
ACRES OF PARKS



15  
MILES OF MULTI-  
PURPOSE TRAILS

GigaFi™  
Delivered by Home Tel

WIFI  
HIGH SPEED  
INTERNET



### NEXTON QUICK STATS

AVG. HOME PRICE 2022:	\$495,631
HOMES SOLD IN 2022:	467
HOMES SOLD YTD 2023:	4,982
TOTAL # OF HOMES BUILT:	2,800

\*Conceptual represents part of Nexton Master Plan. Subject to change.



MASTER PLAN

\*Subject to change.

**CANE BAY  
10,000 RESIDENCES**

**MUSC  
68-BED HOSPITAL  
300,000 SF MOB  
2027 DELIVERY**

US  
**176**

**GRAND BLVD**

**HIGH MARKET ST**

**MIDTOWN AVE**

**MIDTOWN  
3,000 HOMES  
1,500 MULTIFAMILY**

**ELEMENTARY SCHOOL  
OPENING 2026  
900 STUDENTS**

**NEXTON PKWY**

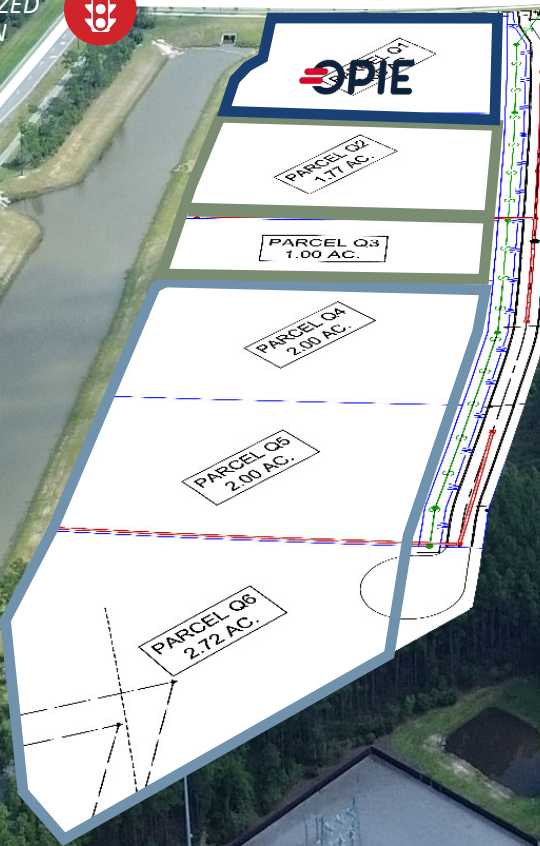
**BLUEWAY AVE**

POTENTIAL  
FUTURE SIGNALIZED  
INTERSECTION

**FOR LEASE  
RETAIL AND  
RESTAURANT SPACE**

**PARCELS Q2 & Q3  
UNDER CONTRACT**

**AVAILABLE  
FOR DEVELOPMENT  
(SUBDIVIDABLE)**





PARCELS Q2 & Q3  
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AVAILABLE  
FOR DEVELOPMENT  
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FOR LEASE  
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POTENTIAL  
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BLUEWAY AVE

ELEMENTARY SCHOOL  
OPENING 2026  
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NEXTON PKWY

MIDTOWN AVE

MIDTOWN  
3,000 HOMES  
1,500 MULTIFAMILY

# CENTRALLY LOCATED AMID ESTABLISHED RESIDENTIAL



NEARBY 40+ ACRE REGIONAL PARK



PROXIMATE TO MUSC'S 68-BED HOSPITAL,  
40-ACRE CAMPUS WITH 300,000 SF MOB PLANNED

The logo for MUSC (Medical University of South Carolina) is displayed, featuring a stylized building icon and the text 'MUSC MEDICAL UNIVERSITY of SOUTH CAROLINA'. Below the logo is a blue button with the text 'WATCH VIDEO'.



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

FOR LEASE  
RETAIL &  
RESTAURANT SPACE

FINISH  
2.5 MILES FROM I-26  
3.5 MILES FROM HWY 176

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

THE MARKET AT CANE BAY

NORTH CREEK AT NEXTON

MARKETPLACE AT  
CARNES CROSSROADS

ROPER  
ST. FRANCIS

# SUPERIOR LOCATION & ACCESSIBILITY

WESTHILL  
DEVELOPMENT

AZALEA SQUARE

CONSTRUCTION  
Publix

CONSTRUCTION  
Harris Teeter  
High-Dorwood Food & Pharmacy

MUSC  
Medical University of South Carolina

18,200  
VPD

START

START

dtm  
nex

US  
17A

US  
176

EXIT  
199

INTERSTATE  
26

US  
17A

FOOD  
LION

BJ's

NORTH MAIN  
MARKETPLACE

SUMMERVILLE  
MARKETPLACE

ALDI

SIGMA DR

BRIGHTON PARK BLVD

GRAND BLVD

SHEEP ISLAND RD

NEXTON PKWY

NORTH CREEK DR

DROP OFF DR

HOLIDAY DR



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

# MINUTES 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 | 2013 - 2022*



## WHY CHARLESTON?

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

*CONDE NAST TRAVELER | 2011 - 2020; 2023*

**#1**

**Inbound Migration**

*NORTH AMERICAN VAN LINES | 2023*

**#2**  
IN THE U.S. FOR  
INBOUND MOVES

*HIREAHELPER.COM | 2023*

**no. 4** HIGHEST DEMAND  
FOR OUTBOUND  
TRUCKS

*U-HAUL | 2023*

CHARLESTON METRO RANKS #53  
**BEST PLACE TO LIVE  
IN THE USA**

*U.S. NEWS | 2023*

**#6**  
best job market  
among small metros

*WSJ | 2023*

NO. 24  
best  
performing  
city

*MILIKEN INSTITUTE | 2023*

**22ND**  
BEST RUN CITIES  
IN AMERICA

*WALLETHUB | 2023*

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

*U.S. NEWS | 2023*

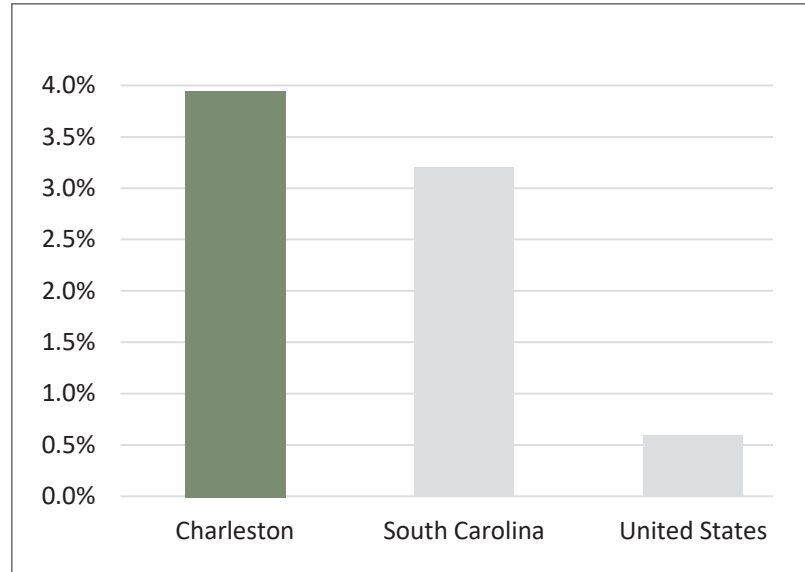
**BEST CITIES IN THE U.S.**  
CHARLESTON RANKS

**#43**

*NICHE.COM | 2022*

# UNPRECEDENTED GROWTH MORE ROOFTOPS = MORE RETAIL

## POPULATION GROWTH:

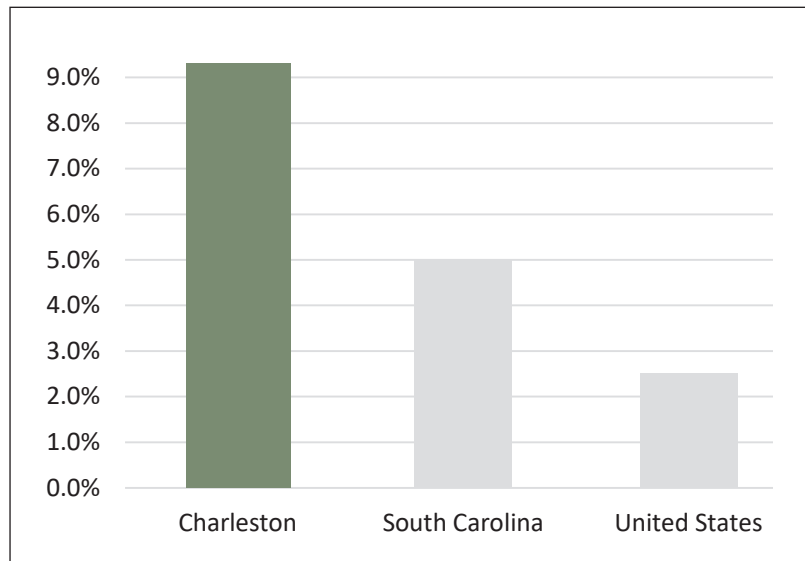


Sources: U.S. Bureau of Labor Statistics, CRDA.org

**30+**  
PEOPLE MOVE TO THE  
REGION EACH DAY

**3X**  
UNITED STATES  
AVERAGE GROWTH

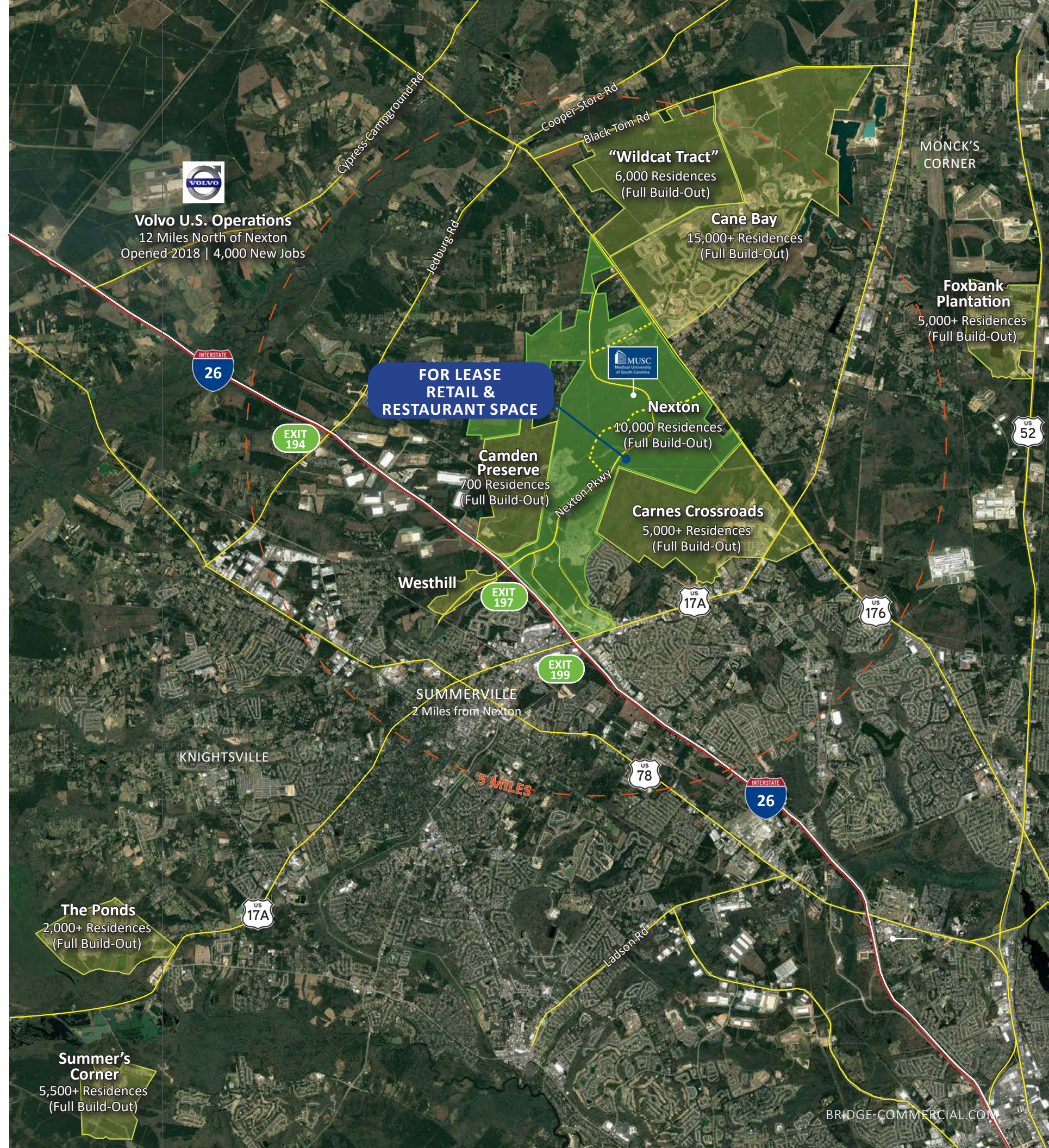
## WORKFORCE GROWTH:



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

**4X**  
WORKFORCE GROWTH THAN  
UNITED STATES AVERAGE

**37.5%**  
ADULTS WITH A  
BACHELOR'S DEGREE





IDEALLY POSITIONED  
IN THE PATH OF GROWTH

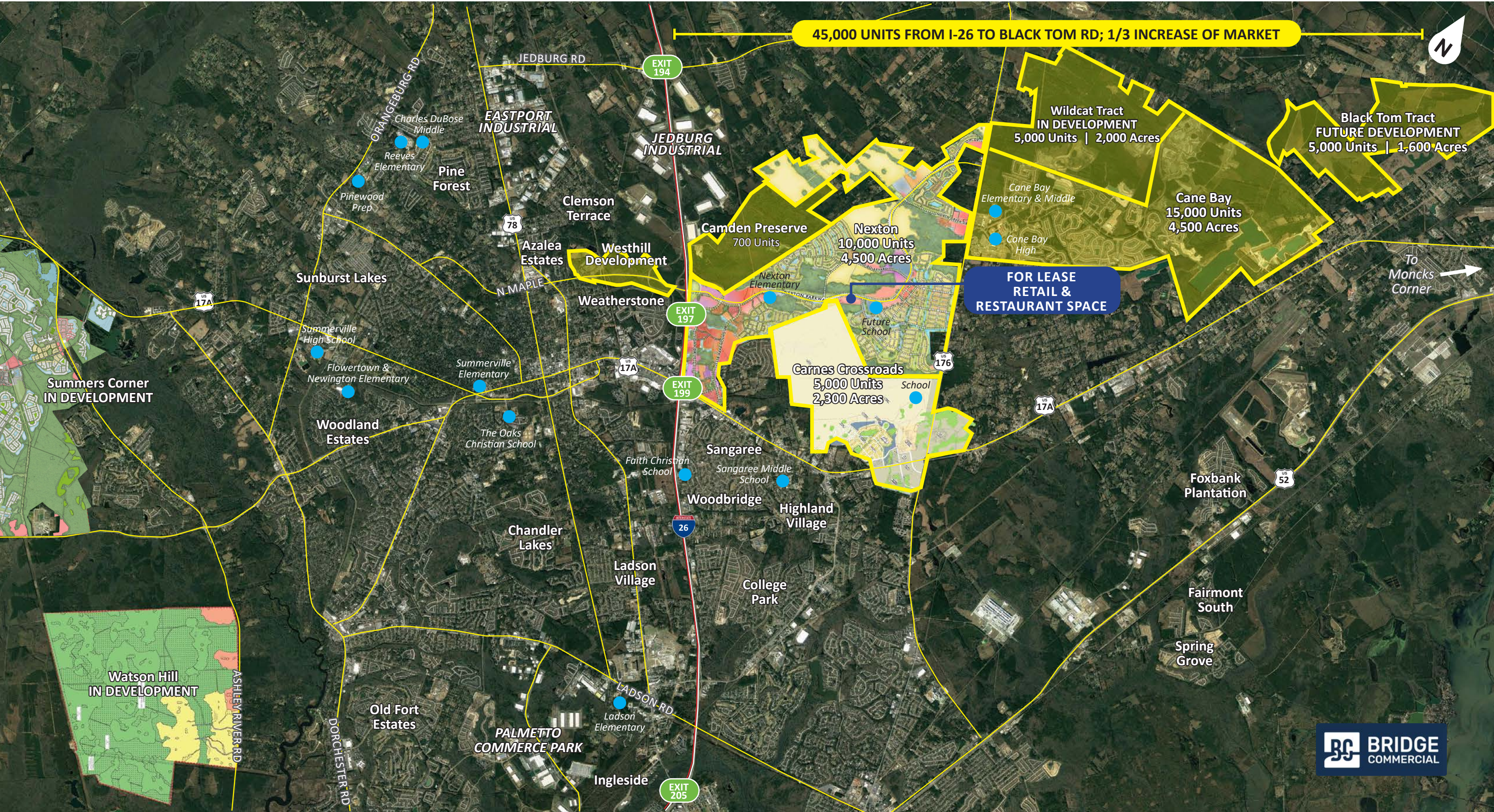
# Cane Bay

PLANTATION

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



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





# RETAIL & RESTAURANT SPACE FOR LEASE

EXCLUSIVELY MARKETED BY:



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