



3,150 sqft available

6,300 sqft available

For Lease Seamist Commons
1601 State Road
Summerville, SC 29486



CSG CHARLESTON
COMMERCIAL SPECIALTY GROUP

Randall Donley
Senior Commercial Agent
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Scott Benedict, CCIM
Broker in Charge
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COLDWELL BANKER
COMMERCIAL
ATLANTIC

Brent Case, CCIM, CRE
President / Broker in Charge
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Seamist Commons

About The Development



The newest and most creative “Live, Work and Play Lifestyle” development, in Berkeley County, SC, is a 68-acre Mixed-Use Planned Development. Seamist Commons is designed with abundant retail, restaurants, professional office space and apartment living which will interact with the “Commons” area and a 28-acre forest with walking trails. This community will include golf cart accessibility and the latest EV charging stations.

Brokerage Contacts:

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Brent Case, CCIM, CRE
Broker in Charge/ President
(C) 843.270.4192
bcase@cbsatlantic.com

Development By:



Confidentiality and Restricted Use Agreement

Disclosure: The listing realtors, Scott Benedict, CCIM and Randall Donley are also partners in the development and have a vested interest in the property.

Stone City Capital, LLC is pleased to offer this opportunity for Seamist Commons Summerville, SC 29486.

This Offering Memorandum has been prepared by Charleston Commercial Specialty Group of South Carolina (“Brokers”) and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

Seamist Commons

Property Overview

Seamist Commons Blvd & US- 176 is a +/- 230,000 SF proposed commercial development with lighted intersection and 1,950+ feet of roadway frontage. The site is surrounded by the + 22,000 new homes that make up the Nexton, Cane Bay and Carnes Crossroads master planned development neighborhoods. The site benefits from convenient access to major thoroughfares, including US-176 and nearby I-26, allowing for easy connectivity to Charleston, Summerville, and the broader Tri-County region. With increasing traffic counts, strong rooftops, and limited nearby commercial supply, Seamist Commons is ideally positioned to become a premier neighborhood retail and service destination.

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Seamist Commons

Offering Summary



Lease Rate
\$38 - \$45PSF NNN
\$10 CAM



Available
Bldg A 6,300 SF
Bldg B 3,150 SF
Bldg C 7,700 SF



Zoning
PD-MU
Berkeley County



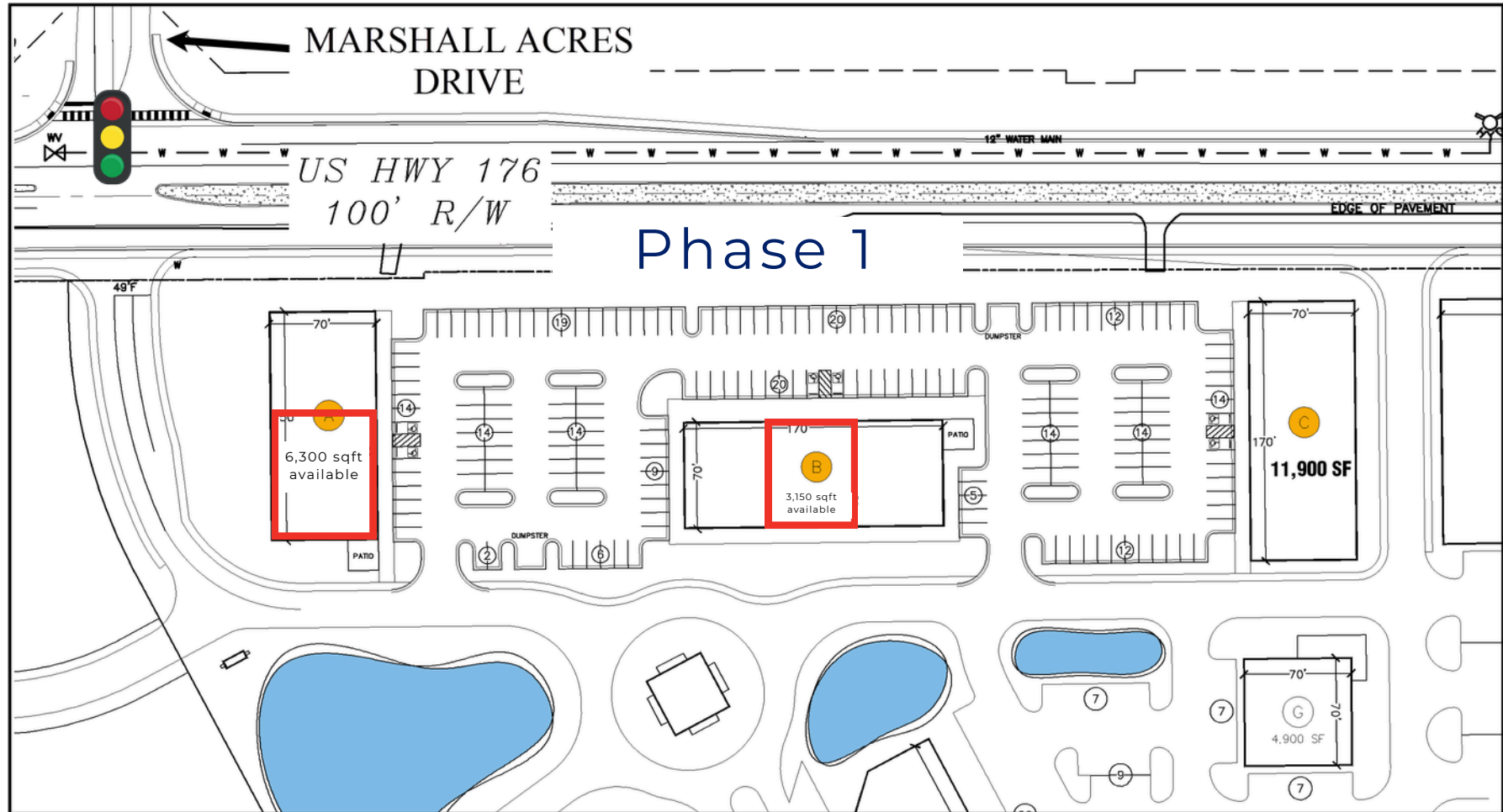
Utility Information
Berkeley Electric Cooperative
Fiber Optic Internet
Berkeley County Water &
Sanitation
Gas: Dominion Energy



County
Berkeley



Phase 1: Pre-leasing Now

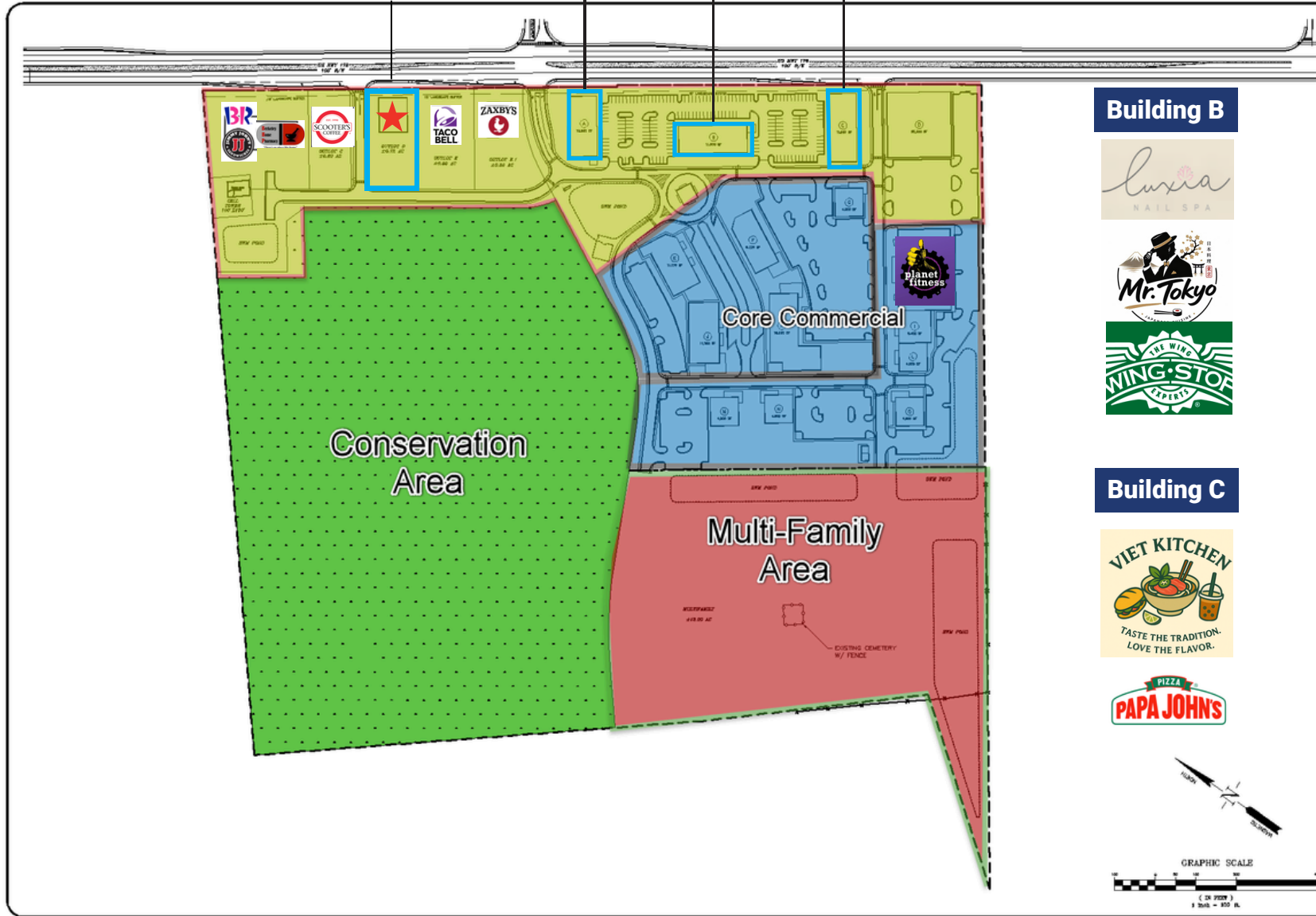


- 200-amp Electrical Panel/Unit Polished Finish Slab
- Natural Gas
- Grease Trap Availability
- HVAC Undistributed - 1Ton/350SF LED Lighting
- Primed Demising Wall
- 1 ADA Unisex - Lavatory Outlets to Code
- Fiber Optic Data

Seamist Commons Site Plan

Building A Building B Building C

Outparcel
D For Sale



Building B



Building C



| NO. | DATE | REVISION |
|-----|---------|------------------------|
| 1 | 3/21/23 | ADD TO CLIENT COMMENTS |
| 2 | 8/17/23 | CLIENT COMMENTS |
| 3 | 4/19/24 | OUTLOT DIMENSIONS |

CONCEPT PLAN
OF
SEA MIST IOP, LP
SECOND OGOOSE CREEK PARISH
BERKELEY COUNTY, SOUTH CAROLINA

OWNER:
SEA MIST IOP, LP
180 NORTH PLAZA COURT
MT. PLEASANT, SC 29524

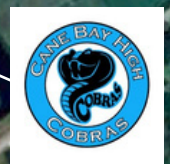
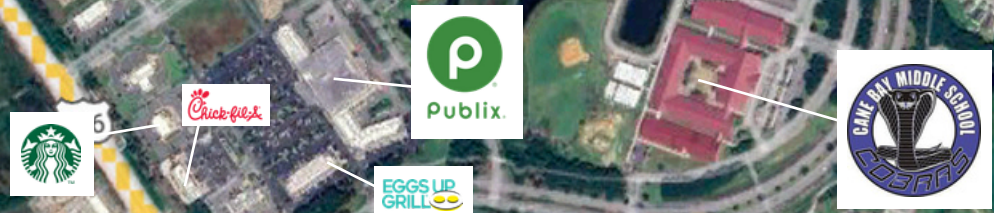
DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
SCOTT E. BENEY
743.442.2705

| | |
|--------------|-------|
| DATE: | BY: |
| DESIGNED BY: | DATE: |
| CHECKED BY: | DATE: |

JOB# H19212
CP1

Seamist Commons Aerial



N cre ek drive

22,000 vpd 2023

marshal l acres drive



+/- 68 Acres



176

State Rd

Seamist Commons
Location

Cane Bay
PLANTATION
10,000+
Households



Windwood

176



nexton
7,000+
Households



CARNES
CROSSROADS
5,000+
Households



Wide Awake

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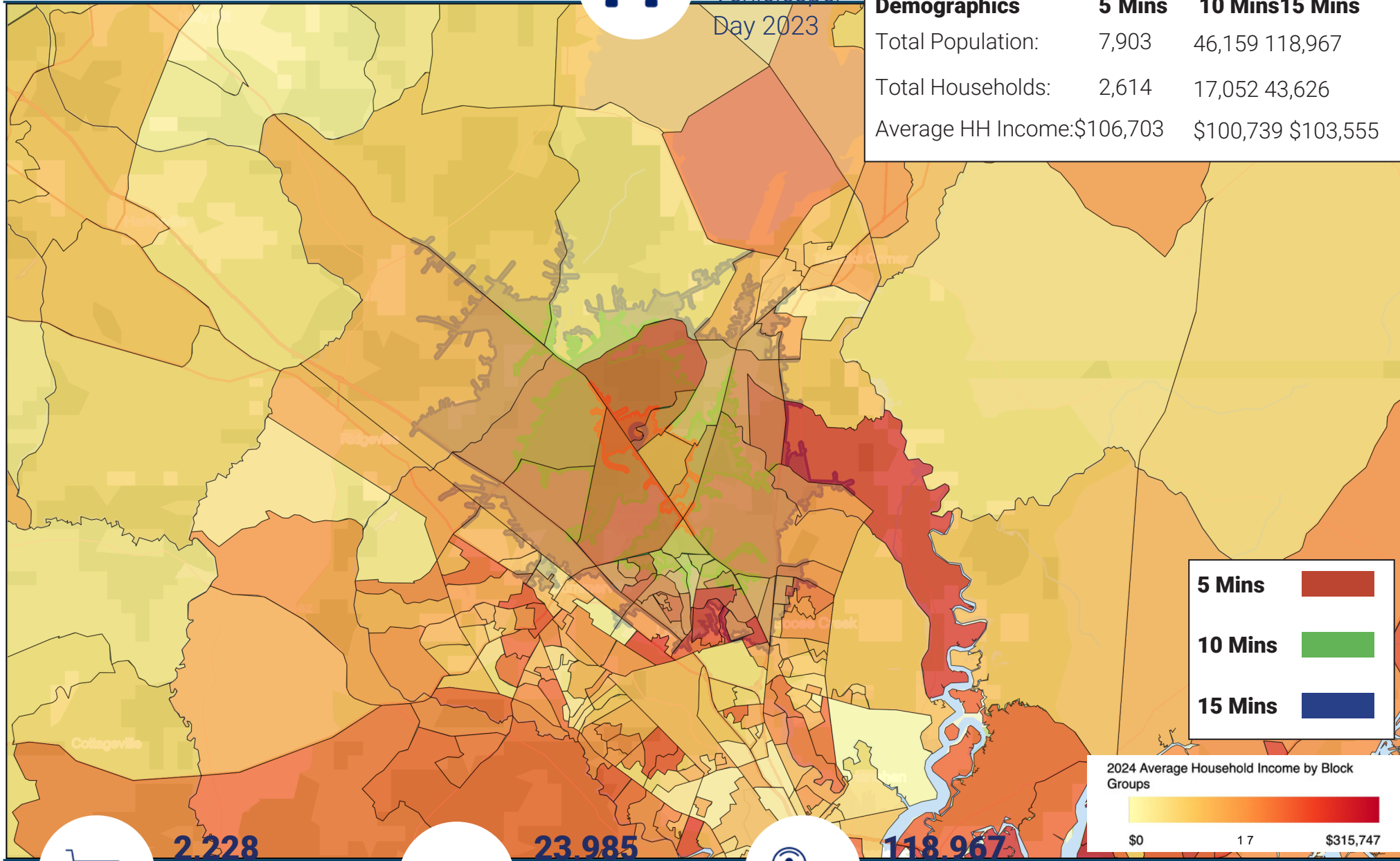
Demographics



24,000

Vehicles per Day 2023

| Demographics | 5 Mins | 10 Mins | 15 Mins |
|--------------------|-----------|-----------|-----------|
| Total Population: | 7,903 | 46,159 | 118,967 |
| Total Households: | 2,614 | 17,052 | 43,626 |
| Average HH Income: | \$106,703 | \$100,739 | \$103,555 |



2,228

Businesses within 15 Mins



23,985

Employees within 15 Mins



118,967

Population within 15 Mins

All demographics based on Esri forecasts for 2024



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Development By:



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.

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