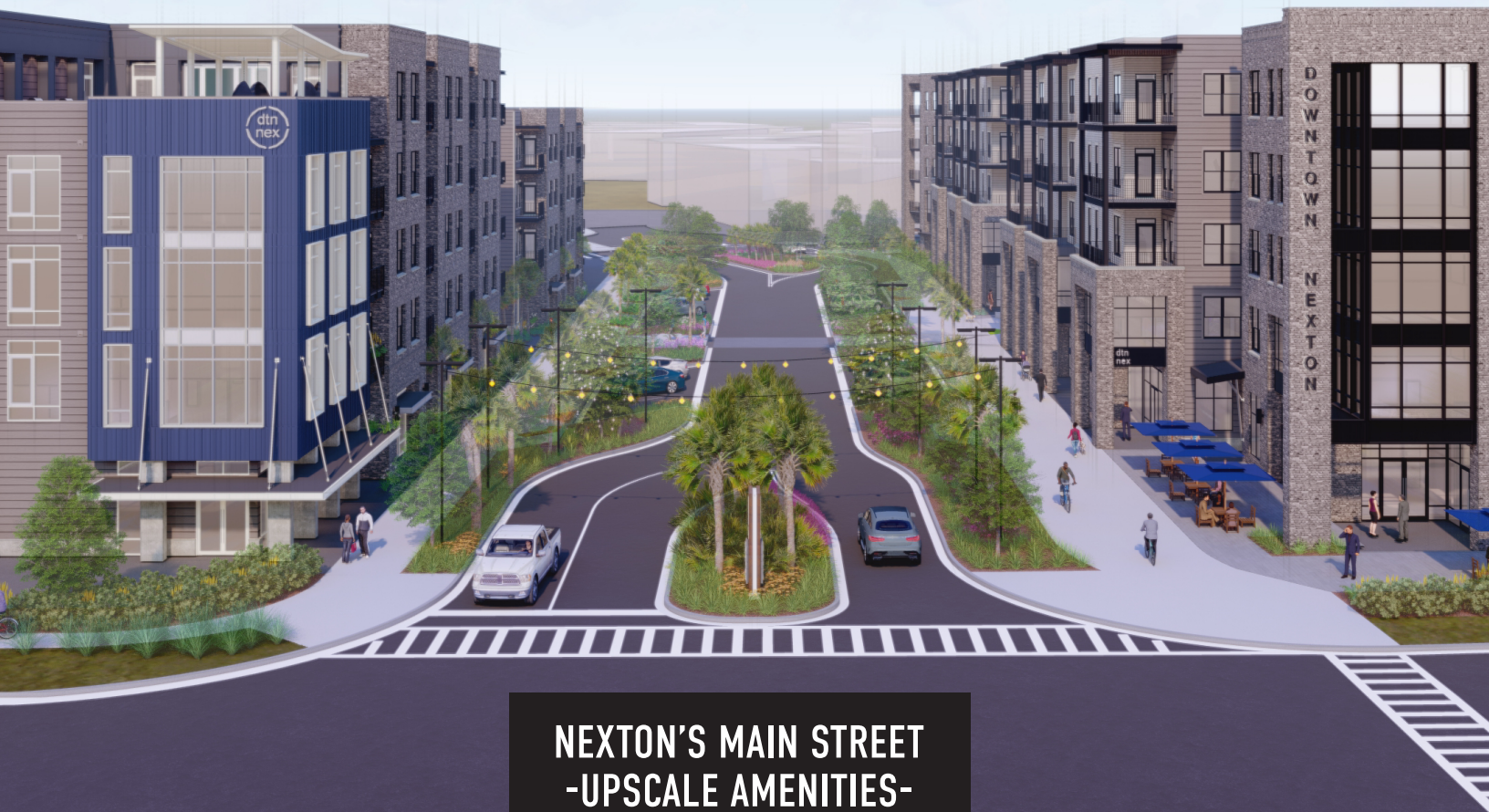




**DOWNTOWN  
NEXTON**



**NEXTON'S MAIN STREET  
-UPSCALE AMENITIES-**

**LAND DEVELOPMENT SITES  
FOR SALE, LEASE, OR BUILD-TO-SUIT**

**RETAIL, HOTEL, OFFICE,  
RESTAURANTS, & MULTIFAMILY**

**NEXTON  
METROPOLITAN AVENUE @ SIGMA DRIVE  
SUMMERVILLE, SC 29483**



**SETH CLARK**  
**+1 843 338 3804**  
[seth.clark@bridge-commercial.com](mailto:seth.clark@bridge-commercial.com)

**DANIEL PELLEGRINO**  
**+1 850 728 1050**  
[daniel.pellegrino@bridge-commercial.com](mailto:daniel.pellegrino@bridge-commercial.com)





# Ideally Situated to be the Main Destination in Summerville

Downtown Nexton is located approximately 25 miles outside of Charleston, South Carolina, which has been consistently recognized as a Top City in the U.S. The development is in Nexton, an award-winning, master-planned community, in Summerville. Situated along I-26 between two interchanges, Downtown Nexton is easily accessible to the large and growing population that surrounds it.

## LOCATED IN THE CHARLESTON REGION, A TOP CITY IN THE U.S.

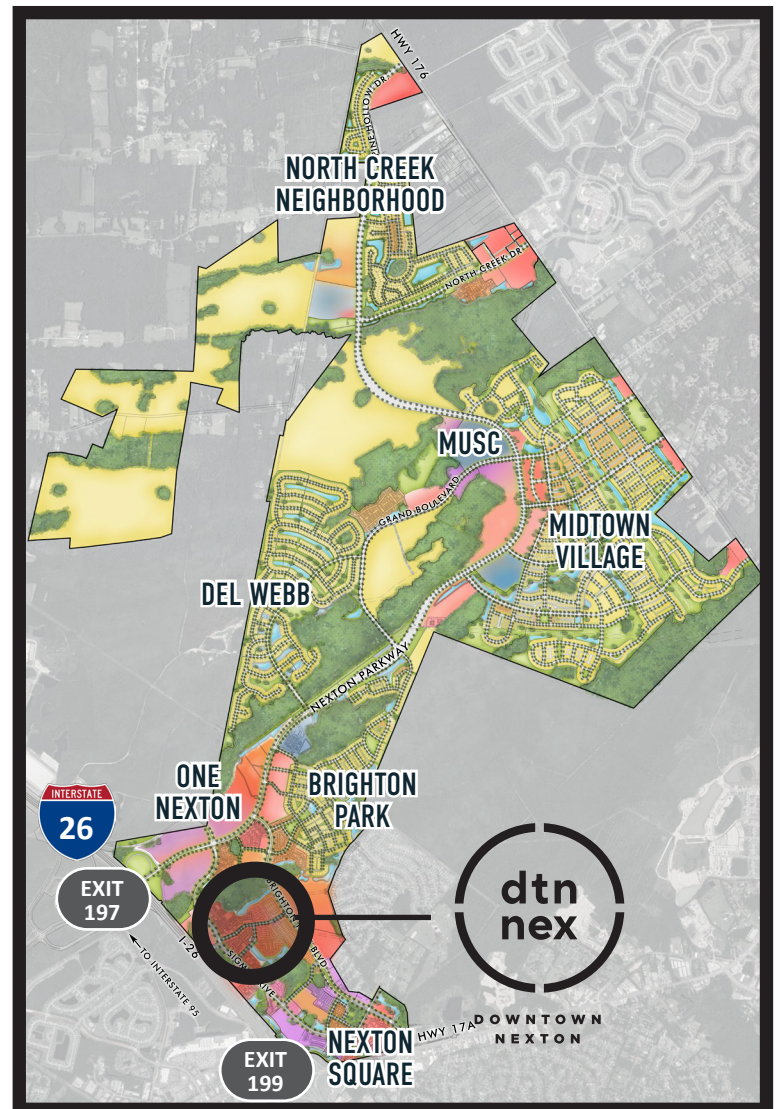
- Charleston remains in the spotlight as one of the country's top small cities.
- Charleston was voted "No. 1 City in the U.S." from 2014 - 2022.

## 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

- Downtown Nexton is located in Summerville within Nexton, a 4,500 acres, master-planned award-winning community.
- Nexton is a nationally recognized community. At full-build out Nexton will feature approximately:
  - 11,500 single-family and multifamily residences;
  - 700 acres of commercial;
  - 2,000 acres of parks;
  - 15 miles of walking trails; and
  - High speed internet throughout.





# Why Downtown Nexton?



## HIGHEST CONCENTRATION OF USES-

Most variety mix of uses in one place; hotel, offices, apartments, restaurants, shops, and services.



## ACCESSIBILITY -

Accessible via two interstate interchanges and situated between two major thoroughfares.



## “MAIN” STREET -

A true main street featuring upscale shops and restaurants with living quarters above.



## AWARD WINNING & ESTABLISHED COMMUNITY -

It didn't take long for Nexton to be recognized on a national level.



## QUALITY -

Providing quality, high-end amenities and brands that attract tenants and visitors.



## POPULATION GROWTH -

Ideally located in the path of Charleston's growth with more than 34,000 homes planned in the area.



## Nexton's “main” street with upscale amenities.









# Welcome to Downtown Nexton

## The Development

Sitting on nearly 100 acres, Downtown Nexton will boast its own main street, which offers the convenience and amenities of a city lifestyle and the comforts of Lowcountry living. Upon completion, the project will consist of a mix of uses including:

- $\pm 1,200$  multifamily units
- $\pm 175,000$  SF office
- $\pm 160,000$  SF retail
- $\pm 120$  hotel keys
- DTN Loop,  $\pm 2$  miles of trails
- Extensive green space, trails and park/pond amenities

This vibrant mix of uses creates the ultimate live-work-play-stay environment. The overall site work and Phase I of Downtown Nexton, which is under construction, will offer the first mixed-use building in Nexton, containing 64 rental apartments over  $\pm 20,000$  SF of retail/service/commercial uses. Additionally,  $\pm 31$  acres has already been sold and planned for multifamily and hotel development.

## The Opportunity

This is an opportunity to buy, lease or build-to-suit land for office, multifamily, retail or restaurant development in what will be the highest concentration of commercial space in all of Nexton.



**down  
town**  
NEXTON



SCAN TO FIND OUT  
MORE INFORMATION



~~MARQUEE  
SIGNAGE AT  
ENTRANCE~~

DTN NEX LOOP

**AVAILABLE PARCELS  
RETAIL/RESTAURANT/ENTERTAINMENT  
FOR SALE OR GROUND LEASE**

PARCEL

RETAIL

## PARCEL

RETAIL

PARCEL  
7A-2  
NORTH



PARCEL  
7A-1  
NORTH

This aerial view shows a multi-family development. Two large, light-colored rectangular buildings are labeled "MULTI-FAMILY". They are situated on a green lot with a parking lot in front of them. The parking lot contains several green trees and a few parked cars. A road is visible at the bottom of the image.

PARCEL  
7A-1  
SOUTH

PARCEL  
7A-2  
SOUTH

**SOLD  
FUTURE FUEL/  
CONVENIENCE**

**AVAILABLE FOR LEASE  
GROUND FLOOR  
RETAIL/RESTAURANT**

PARCEL 1A

PARCEL 1C

RESTAURAN

PARCEL  
7B SOUTH

UND  
CONT  
120 H  
KE

## “MAIN” STREET RETAIL WITH MULTIFAMILY ABOVE

MARQUEE  
SIGNAGE AT  
ENTRANCE

MARQUEE  
SIGNAGE AT  
ENTRANCE

BRIDGE-COMMERCIAL.COM



BRIGHTON PARK BLVD



UNDER CONTRACT  
175 AGE-TARGETED  
MULTIFAMILY UNITS



ATELIER  
DOWNTOWN NEXTON

PARCEL 5

ATELIER  
AVAILABLE PARCELS  
OFFICE

PARCEL 6

POND

MARQUEE  
SIGNAGE AT  
ENTRANCE



DTN NEX LOOP

DEAL ST

SOLD  
325 APARTMENTS

AMPHITHEATRE / POND  
AMENITY

POND

PARCEL 8A

PARCEL 8B

PARCEL 8C

RETAIL

RETAIL

AUTO SPA

POND



DOWNTOWN  
NEXTON

AVAILABLE PARCELS  
OFFICE/RETAIL/RESTAURANT  
FOR SALE OR GROUND LEASE

MARQUEE  
SIGNAGE AT  
ENTRANCE



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

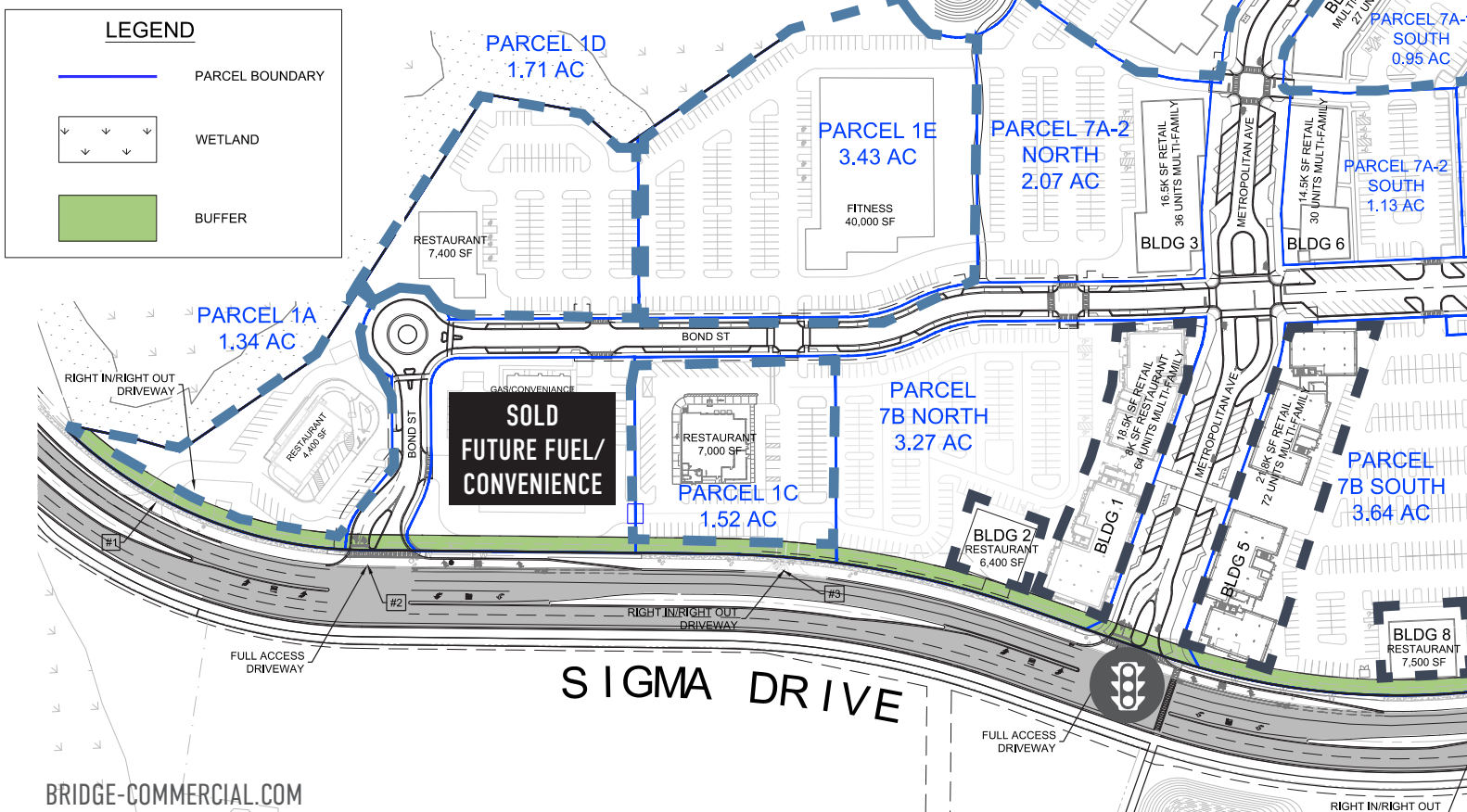


# For Lease, Sale, or Build-to-Suit

FOR SALE/ BTS	ACRES	SF	PRICING	USE
PARCEL 1A	1.34	4,400 SF	\$1,600,000	RESTAURANT
PARCEL 1C	1.52	7,000 SF	\$1,500,000	RESTAURANT
PARCEL 1D	1.71	14,000 SF	\$1,750,000	RETAIL
PARCEL 1E	3.43	37,200 SF	\$2,200,000	RETAIL
PARCEL 5	7.41	13 pads at 9,000 SF each	\$1,500,000 per 9,000 SF pad	OFFICE
PARCEL 6	1.00	8,000 SF	\$1,750,000	OFFICE/RETAIL
PARCEL 3A	2.50	94 Units	FUTURE	MULTIFAMILY
PARCEL 7A-1N	4.40	130 Units	FUTURE	MULTIFAMILY
PARCEL 7A-1S	0.95	27 Units	FUTURE	MULTIFAMILY
PARCEL 8A	2.47	14,000 SF	\$2,600,000	RETAIL
PARCEL 8B	1.47	10,400 SF	\$1,600,000	RETAIL
PARCEL 8C	2.08	5,000 SF	\$1,950,000	RETAIL

\* *Parcels 8A, 8B, and 8C can be combined.*

FOR LEASE	RESIDENTIAL UNITS	SF	PRICING	USE
<b>BUILDING 1A</b>	±32	±11,000 SF	\$35 PSF NNN	RETAIL/ RESTAURANT
<b>BUILDING 1B</b>	±32	±10,000 SF	\$35 PSF NNN	RETAIL/ RESTAURANT
<b>BUILDING 2</b>	-	6,400 SF	\$45 PSF NNN	RESTAURANT
<b>BLDG 5A/5B</b>	±72	±22,000 SF	FUTURE	RETAIL/ RESTAURANT
<b>BUILDING 8</b>	-	7,500 SF	FUTURE	RESTAURANT





BRIGHTON PARK BLVD



DOWNTOWN  
NEXTON

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.





# Site Work Underway!

AERIAL / APRIL 2023



**PARCEL 1A**  
FOR SALE/LEASE

1.3 ACRES - RESTAURANT/  
RETAIL USE

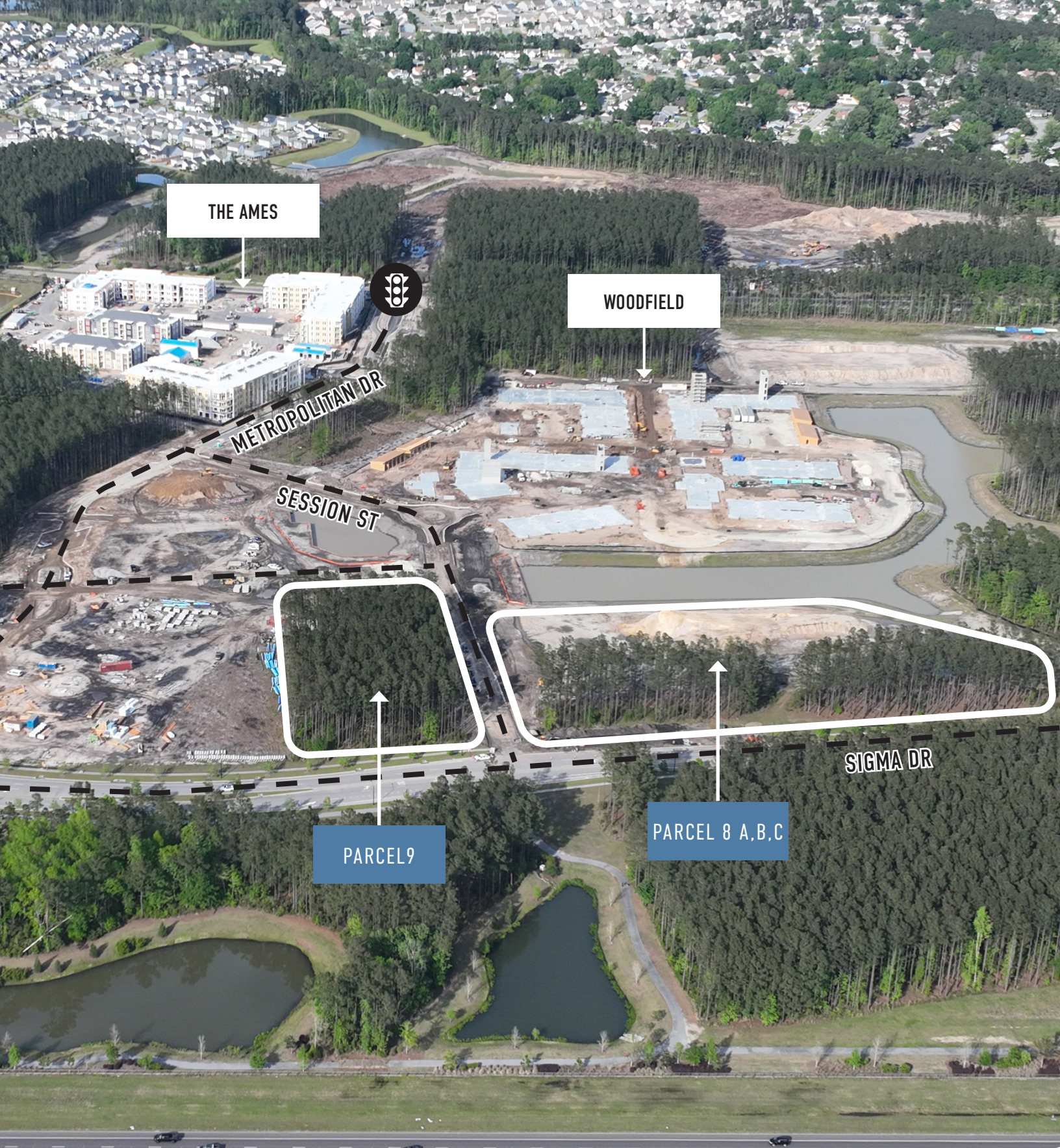
**DAYBREAK - C-STORE**

**SOLD**

**PARCEL 1C**  
FOR SALE

1.54 ACRES - RESTAURANT USE





**PARCEL 1D/E**  
FOR SALE/LEASE

5.14 ACRES - RETAIL USE

**PARCEL 9**  
UNDER CONTRACT

**UNDER CONTRACT**  
2.29 ACRES - AC MARRIOTT HOTEL

**PARCEL 8A,B,C**  
FOR SALE

6.02 ACRES - RETAIL USE



# Downtown Nexton is Live-Work-Play-Stay



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.





## DTN NEX Lifestyle

LIVE-WORK-PLAY-STAY

MAIN STREET

FAMILY-ORIENTED

OUTDOOR SPACES

WALKING TRAILS

PROFESSIONAL OFFICES

UPSCALE HOTEL

SHOPPING DESTINATION

LUNCH MEETINGS

HAPPY HOURS

EVERYDAY CONVENIENCE

RESIDENCES

GATHERING PLACES

DATE NIGHTS



*Images are for illustrative purposes only.  
Subject to change without notice.*



PLANNED  
ONE NEXTON / PUBLIX

HOMETELECOM  
OFFICE BUILDING

REFUEL  
GAS/CONVENIENCE

NEXTON PKWY

THE HUB  
OFFICE PARK

SPECTRUM  
MULTIFAMILY

WETLANDS

SIGMA DRIVE  
SELF-STORAGE

3

INTERSTATE  
26



## Woodfield Brings 629 Apartments

Woodfield recently closed on two parcels totaling 21.85 acres and plans to build 629 apartments in Downtown Nexton.



## Age-Targeted Multifamily Under Contract

Additionally, an age-targeted development consisting of 175 units will be coming to Downtown Nexton.

# What's Happening in Downtown Nexton



FUTURE ROADS  
CONNECTING EXISTING RESIDENTIAL

FUTURE DEVELOPMENT  
OFFICE, MULTIFAMILY, RETAIL

COASTAL  
FERTILITY

BRIGHTON PARK BLVD

METROPOLITAN AVE

SIGMA DR

BAKER  
AUTOMOTIVE



### Now Leasing “Main” Street Retail

Now leasing 1st floor retail and restaurant space on Downtown Nexton’s “Main” Street (Metropolitan Ave).



### AC Marriott Coming Soon

Downtown Nexton makes plans for a 120-key, AC Marriott hotel featuring an outdoor pool.



### Office Sites Available For Sale & Lease

Atelier Downtown Nexton offers thirteen office pad sites for sale. Each pad site can accommodate a two-story, 9,000 SF building.

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.



Downtown Nexton's Metropolitan Avenue  
will feature vertically integrated, mixed-use  
buildings with ground floor commercial and  
multifamily apartments above.

dt  
nex



# The Retail & Restaurants at Downtown Nexton

## “Main” Street Suites & Outparcel Pad Sites Available

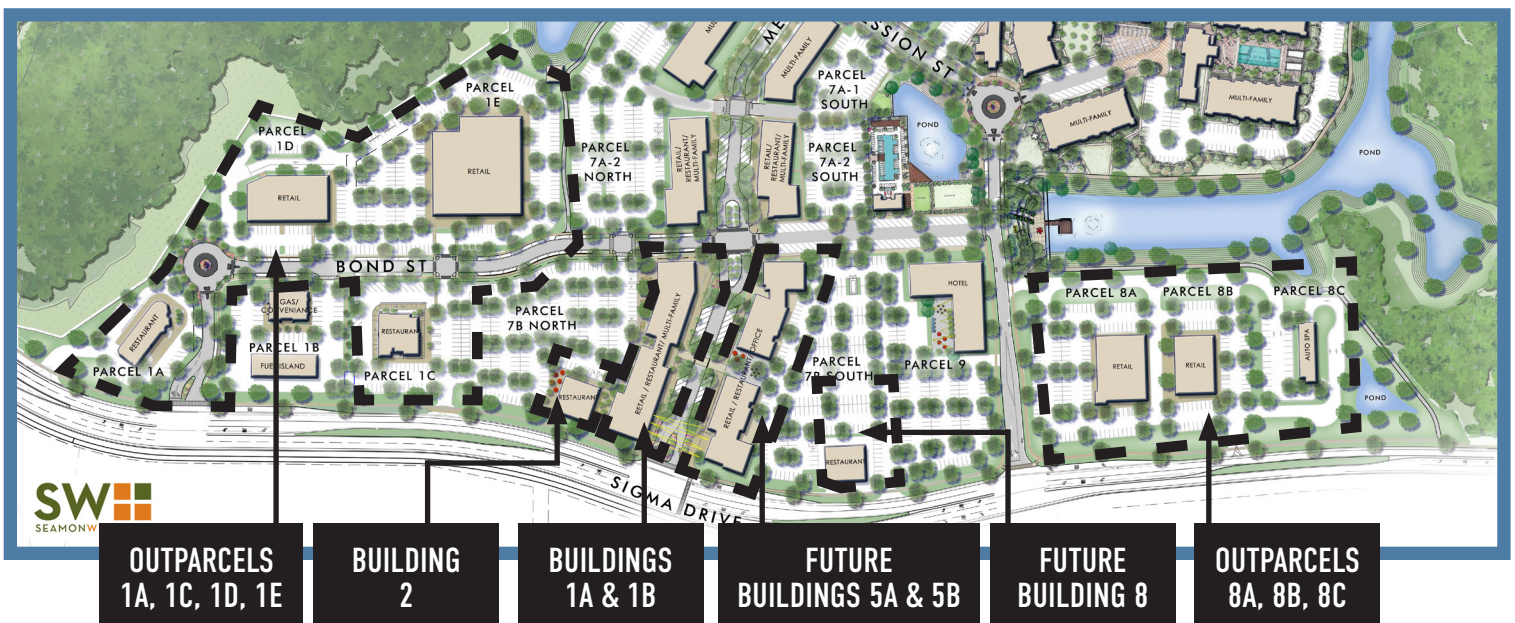


### “MAIN” STREET SUITES

- Ground floor retail and restaurant spaces available.
- Up to 20,000 SF available for lease (divisible).
- Anticipated delivery Q3 2023.
- Downtown Nexton’s main street with multifamily above.

### OUTPARCEL PAD SITES

- Outparcel sites available fronting Sigma Drive.
- 2,000 SF to 30,000 SF available for sale or build-to-suit.
- Ideal for F&B, entertainment, and lifestyle retail uses.
- Fronting Sigma Drive with high visibility and traffic counts.



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.



# Retail & Restaurant Frontage Opportunity on Sigma Drive



SPECTRUM  
MULTIFAMILY

WETLANDS

PARCEL  
1A

PARCEL  
1D

PARCEL  
1E

SOLD  
FUTURE FUEL/  
CONVENIENCE

PARCEL  
1C

BUILDING 2 - FOR LEASE  
RETAIL / RESTAURANT

BUILDINGS 1A/1B - FOR LEASE  
GROUND FLOOR RETAIL / RESTAURANT

FUTURE  
BUILDINGS 5A/5B - FOR LEASE  
GROUND FLOOR RETAIL / RESTAURANT



REFUEL  
GAS/CONVENIENCE

ELEVATE  
329 UNITS

BRIGHTON PARK  
676 RESIDENCES

FUTURE  
OFFICE/RETAIL/RESIDENTIAL  
DEVELOPMENT

BRIGHTON PARK BLVD

SOLD  
304 APARTMENTS

UNDER CONTRACT  
175 AGE-TARGETED  
MULTIFAMILY

METROPOLITAN AVE

SESSION ST

UNDER CONTRACT  
120 HOTEL  
KEYS

SOLD  
325 APARTMENTS

FUTURE  
BUILDING 8 - FOR LEASE  
RETAIL / RESTAURANT

PARCEL  
8A

PARCEL  
8B

PARCEL  
8C





# ATELIER

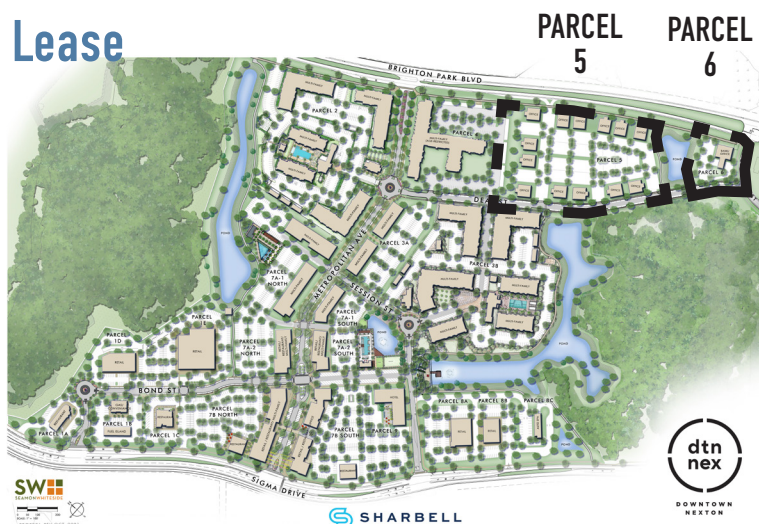
DOWNTOWN NEXTON



## Atelier Downtown Nexton

### Office Pad Sites Available for Sale or Lease

- An office village setting with on-site parking and within walking distance to amenities.
- Parcel 5 features thirteen pads sites available for sale or lease for office development.
- Each pad can accommodate a 9,000 SF building or can combine two pads for 18,000 SF building.
- Parcel 6 can accommodate up to a 8,000 SF office building.







Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.



# Surrounded by Established Residential and Commercial

EXIT  
197

NEXTON PKWY

PLANNED  
OFFICE CAMPUS

WETLANDS

SIGMA DRIVE  
SELF-STORAGE

lofts  
dtn nex

INTERSTATE  
26

77,400 VPD

SIGMA DR

BAKER  
AUTOMOTIVE

CAMBRIA  
HOTEL

DUAL HILTON GARDEN INN  
& HOMWOOD SUITES

EDGE ST

SOLIS MULTIFAMILY



20,000 VPD

THE HUB  
OFFICE PARK

HOMETELECOM  
OFFICE BUILDING

REFUEL  
GAS/CONVENIENCE

BRIGHTON PARK  
676 RESIDENCES

SPECTRUM MULTIFAMILY  
345 UNITS

ELEVATE  
329 UNITS

METROPOLITAN AVE

FUTURE ROADS CONNECTING  
METROPOLITAN AVENUE  
TO RESIDENTIAL

FUTURE  
OFFICE/RETAIL/RESIDENTIAL  
DEVELOPMENT

ATELIER  
DOWNTOWN NEXTON

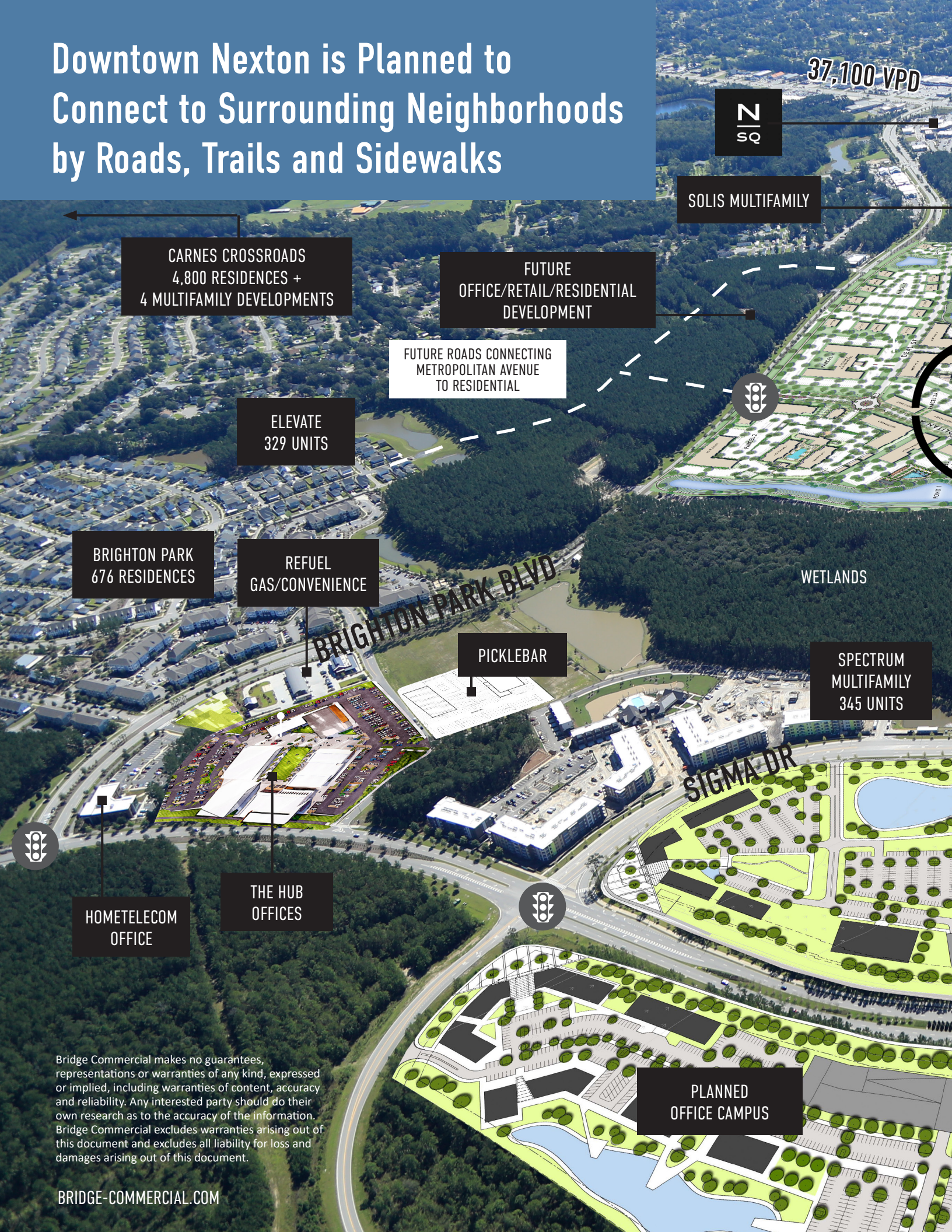
BRIGHTON PARK

BAYER  
HERITAGE

COASTAL  
FERTILITY



# Downtown Nexton is Planned to Connect to Surrounding Neighborhoods by Roads, Trails and Sidewalks



37,100 VPD

N  
SQ

SOLIS MULTIFAMILY

CARNES CROSSROADS  
4,800 RESIDENCES +  
4 MULTIFAMILY DEVELOPMENTS

FUTURE  
OFFICE/RETAIL/RESIDENTIAL  
DEVELOPMENT

FUTURE ROADS CONNECTING  
METROPOLITAN AVENUE  
TO RESIDENTIAL

ELEVATE  
329 UNITS

BRIGHTON PARK  
676 RESIDENCES

REFUEL  
GAS/CONVENIENCE

BRIGHTON PARK BLVD

PICKLEBAR

WETLANDS

SPECTRUM  
MULTIFAMILY  
345 UNITS

SIGMA DR

HOMETELECOM  
OFFICE

THE HUB  
OFFICES

PLANNED  
OFFICE CAMPUS

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.



OFFICE  
100,000 SF

SCRA OFFICE  
80,000 SF

NORTH MAIN MARKET  
WALMART, LOWE'S

THE PARKS  
APARTMENTS

EXIT  
197

CAMBRIA

DUAL HILTON GARDEN INN  
& HOMWOOD SUITES

AZALEA SQUARE  
TARGET, DICKS, KOHLS



SELF-STORAGE

PLANNED  
OFFICE CAMPUS

77,400 VPD



20,000 VPD

NEXTON PKWY

EXIT  
199



# Nexton: A New Way to Lowcountry

## National Award-Winning Community

Nexton is an award-winning, master-planned community thoughtfully designed to live and work like a town. 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. The community features GigaFi, high speed internet throughout.

In just a handful of years, Nexton has evolved into a nationally acclaimed and best-selling community. In fact, it's one of metro Charleston's favorite places to live, work or just hang out. Because the real beauty of a new home (or apartment) in Nexton is all the nature and dining and music and shopping that comes with it. Homes from the \$300's to over \$1 million.

**2021 Master-Planned Community of the Year, #1**  
**National Association of Homebuilder's National Awards**

**2021 Top Selling Master Planned Communities, #33**  
**RCLCO Real Estate Advisors**

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

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

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







**11,500**  
SINGLE FAMILY &  
MULTIFAMILY HOMES



**700**  
ACRES OF  
COMMERCIAL



**1.5**  
MILES OF  
INTERSTATE FRONTAGE



**3**  
SCHOOLS



**2,000**  
ACRES OF PARKS



**15**  
MILES OF  
MULTIPURPOSE TRAILS

**GigaFi™**  
Delivered by Home Telco

**WIFI**  
HIGH SPEED  
INTERNET



# So Much Here, So Much To Come

## Designed to live and work like a town

### RESTAURANTS

Agave Cantina  
Bad Daddy's Burgers  
Biergarten (coming soon)  
Bkedshop Donuts  
Buffalo Wild Wings  
Carolina Ale House  
D'Allesandros Pizza  
DB's Cheesesteaks  
Dickey's BBQ Pit (coming soon)  
Ever Creamery  
Fuji Sushi  
Hall's Chophouse  
Jersey Mikes  
Lombardi's Pizza (coming soon)  
Marco's Pizza  
McDonald's  
NY Butcher Shoppe  
Page's Okra Grill  
Pickle Bar (coming soon)  
Poogan's Southern Kitchen  
Scoop 50Fifty  
Sportsbook  
Starbucks  
Taco Boy  
The CODFather  
The Co-op (coming soon)  
Tropical Smoothie Cafe  
Vicious Biscuit  
Viva Chicken  
Wok N Roll

### GROCERY

Harris Teeter (coming soon)  
Publix (coming soon)

### HOTELS

Cambria  
Courtyard Marriott  
Hilton Garden Inn

Homewood Suites

Residence Inn

### RETAIL

Auto Zone (coming soon)  
Art on the Square  
Bey & Eloise Apparel  
Bluewater  
Charleston Glow  
Diamond Nails  
Diesel Barbershop  
Dixie Cleaners (coming soon)  
Dolittle's Premium Pet  
Extra Space Storage  
Guinot Skincare  
Kidstrong (coming soon)  
Kindercare  
King's Leaf Cigars & Wine  
Mathnasium  
Mercedes Benz Van Center  
Nelson Wine & Spirits  
Princess Nails (coming soon)  
Refuel  
Sigma Self Storage  
Simple to Sublime  
Southern Cuties Boutique  
Sprint  
The Bicycle Shoppe  
Time To Shine Car Wash  
TrueCarts  
Tweedle Beedle  
Wild Birds Unlimited

### FITNESS

Barre Nation  
Bold Academy  
Bold Fitness  
Three Keys Yoga  
Title Boxing

### SCHOOLS

Nexton Elementary  
St. Leo University

### HEALTHCARE

Above It All Counseling Group  
Aeterna Zentaris  
Alignlife of Nexton  
ATI Physical Therapy  
Atlas Physical Therapy  
Brighton Animal Hospital  
Carolina Periodontics  
Charleston Neurology Associates  
Charleston Surgery Center  
Charleston Wound Care (coming soon)  
Coastal Fertility Specialists  
Coastal Vascular & Vein Center (coming soon)  
Crescent Moon Orthodontics  
Dermatology & Laser Center of Charleston  
Derrington Dermatology (coming soon)  
East Cooper GI  
Miracles in Sight  
Hand Institute of Charleston  
Heartland Dental (coming soon)  
MUSC Health Ophthalmology  
Nexton Family Practice  
Optical Impressions  
Palmetto Infusion Center  
Piedmont Endocrinology Group  
QC Kinetix  
River Landing Dentistry  
Summerville Women's Care  
Sweetgrass Plastic Surgery  
Trident General Dentistry

### PROFESSIONAL SERVICES

Bayer Heritage Federal Credit Union  
Charleston Executive Offices  
Coldwell Banker  
Collins Family Law  
CPM Federal Credit Union  
Edward Jones  
Firstservice Residential  
GPS Staffing  
Harvey & Vallini, LLC  
Holliday Ingram Law  
Home Telecom  
Integrated Mobile Marketing  
Law Firm of Sabrina Call, LLC  
Lighthouse Wealth Advisors  
McKenna Agency  
Meade Agency Video Production  
New American Funding  
Newland  
Realty One Group  
Southern First Bank  
Suntrust Mortgage  
Tracy Law Firm  
Republic Premier Transit  
Unifying Technologies  
Unlimited Drawings

### HOMEBUILDERS

Ashton Woods  
Centex  
David Weekley Homes  
Del Webb  
Homes by Dickerson  
New Leaf Builders  
Pulte Homes  
Saussy Burbank  
TrueHomes



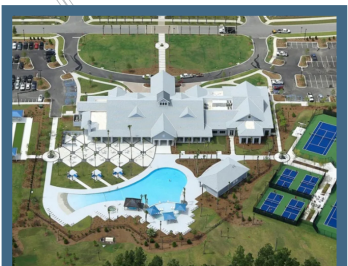
# Residential Neighborhoods in Nexton



**NORTH CREEK VILLAGE**  
1,200 Homes/400 Sold



**MIDTOWN NEXTON**  
3,000 Homes/275 Sold

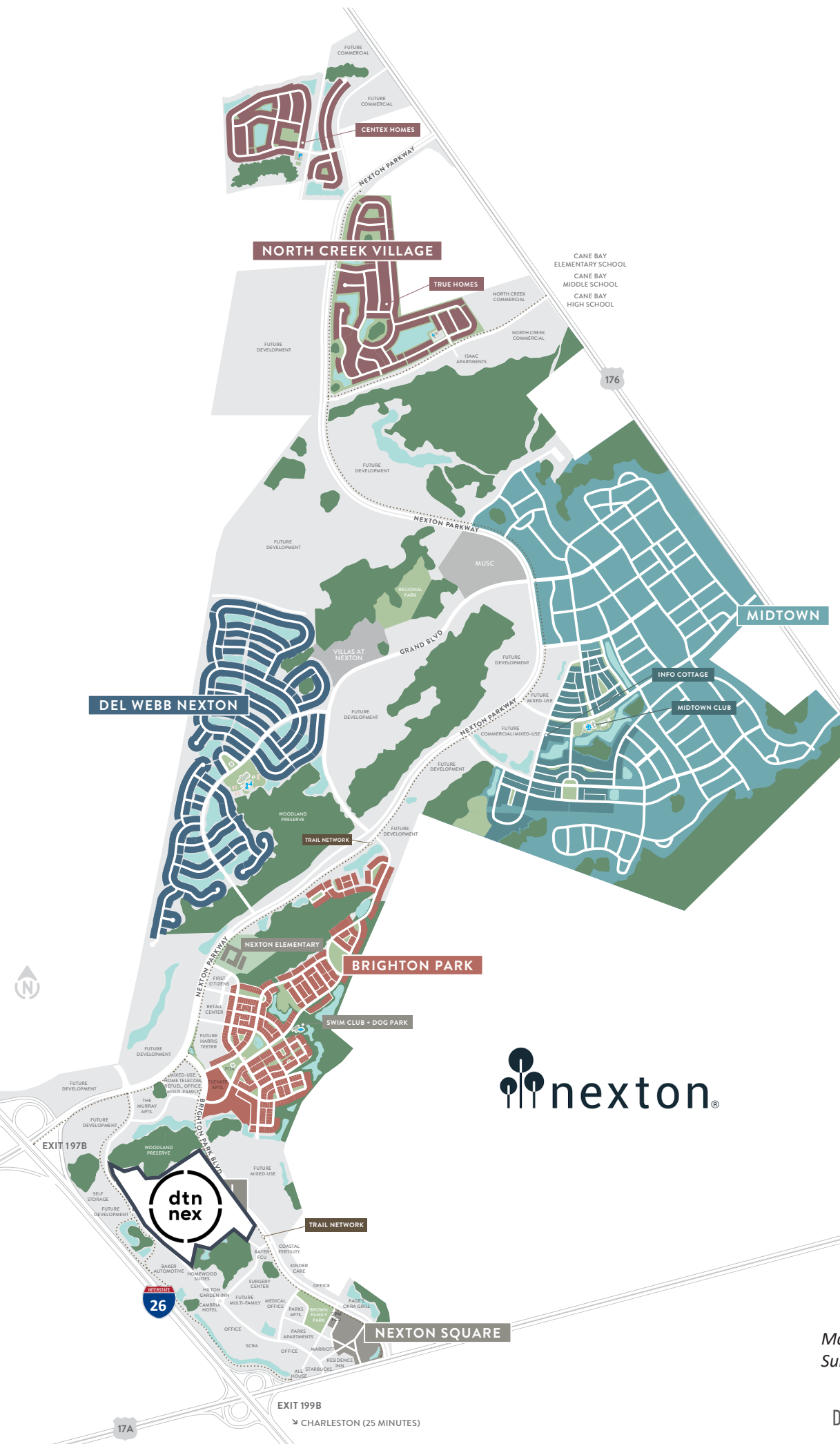


**DEL WEBB NEXTON**  
1,402 Homes/426 Sold



**BRIGHTON PARK VILLAGE**  
700 Homes/700 Sold

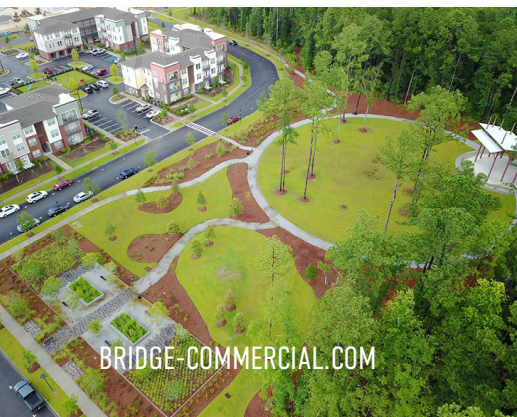
Map is for illustrative purposes only.  
Subject to change without notice.







100%  
Lowcountry  
Town, sweet town



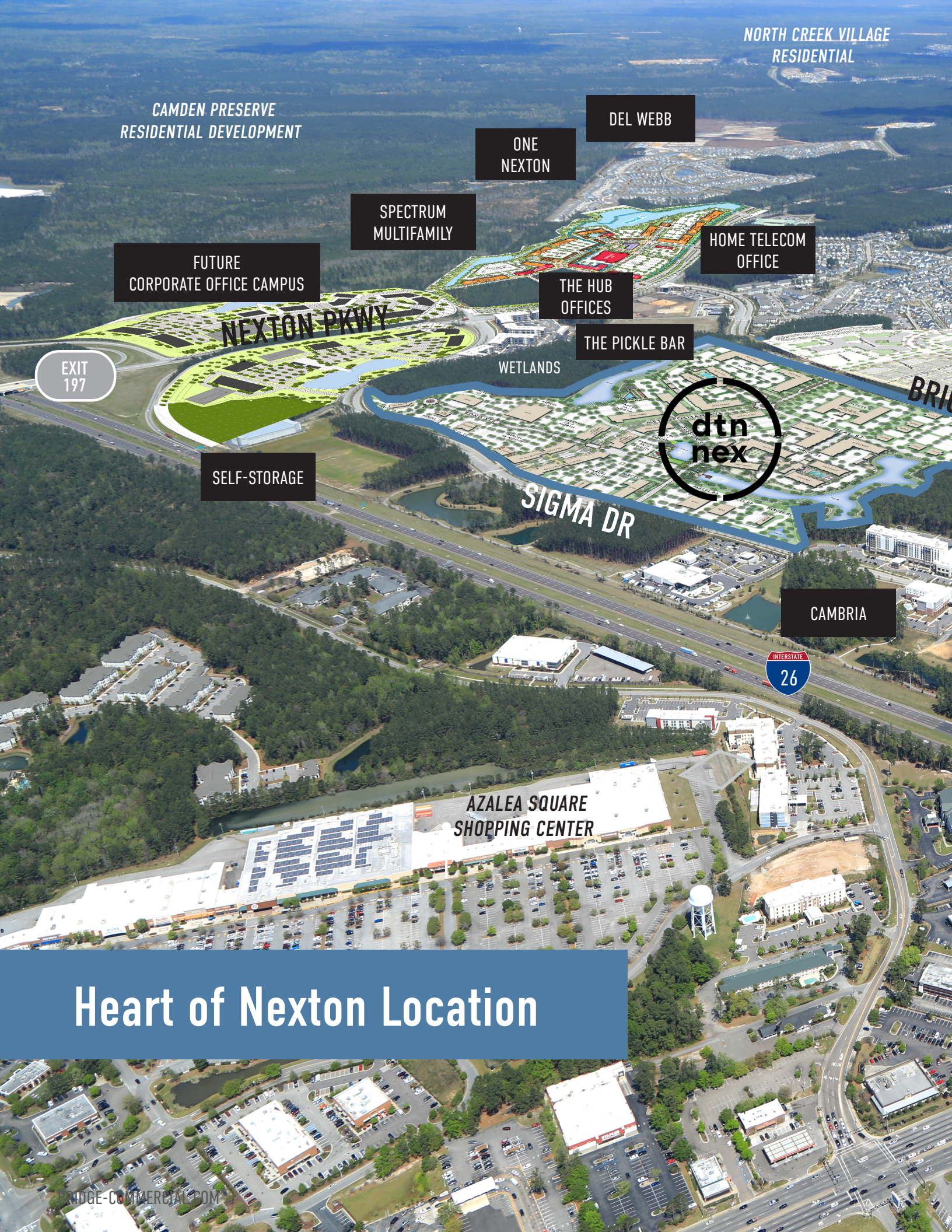


Nexton connects everybody (and everything) with a surprising new mix of nature and technology. Winding trails and blazing-fast internet. Workplaces and greenspaces. Good food, music and healthy living woven into the fabric of your day. More than 1,000 families already call Nexton home, and thousands more work here.

-- nexton.com







NORTH CREEK VILLAGE  
RESIDENTIAL

CAMDEN PRESERVE  
RESIDENTIAL DEVELOPMENT

DEL WEBB

ONE  
NEXTON

SPECTRUM  
MULTIFAMILY

HOME TELECOM  
OFFICE

FUTURE  
CORPORATE OFFICE CAMPUS

THE HUB  
OFFICES

THE PICKLE BAR

WETLANDS

NEXTON PKWY

EXIT  
197

SELF-STORAGE

dtn  
nex

SIGMA DR

CAMBRIA

AZALEA SQUARE  
SHOPPING CENTER

INTERSTATE  
26

Heart of Nexton Location



CANE BAY  
RESIDENTIAL DEVELOPMENT

MUSC  
128-BED HOSPITAL

MIDTOWN  
RESIDENTIAL

BRIGHTON PARK VILLAGE  
RESIDENTIAL

CARNES CROSSROADS  
RESIDENTIAL DEVELOPMENT

FUTURE DEVELOPMENT  
RETAIL/OFFICE/RESIDENTIAL

BRIGHTON PARK BLVD

HILTON GARDEN INN  
& HOMEWOOD SUITES

WORKPLACE  
@NEXTON

BROWN  
FAMILY PARK

MULTIFAMILY

THE PARKS  
APARTMENTS

N  
SQ

FUTURE  
CORPORATE OFFICE CAMPUS

SCRA  
OFFICE

NEXTON  
OFFICE BUILDING

EXIT  
199

HIGHWAY 17A



# 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.COM](http://BRIDGE-COMMERCIAL.COM)







NO. 1

**CITY IN THE U.S.**  
9 YEARS IN A ROW

TRAVEL + LEISURE | 2014 - 2022

**no. 1**  
city in the  
world

TRAVEL + LEISURE | 2016

**BEST**  
SMALL CITY  
IN THE U.S.  
11TH YEAR IN A ROW

CONDE NAST TRAVELER | 2010 - 2021

**20TH**  
IN THE U.S. FOR  
**ADVANCED INDUSTRIES**  
BROOKINGS INSTITUTION

NO. 29  
**best**  
**performing**  
**city**

MILIKEN INSTITUTE | 2021

CHARLESTON METRO RANKS #42

**BEST PLACE TO LIVE**  
**IN THE USA**

U.S. NEWS | 2021

**\$200B**

IMPACT ON STATE  
FROM MANUFACTURING

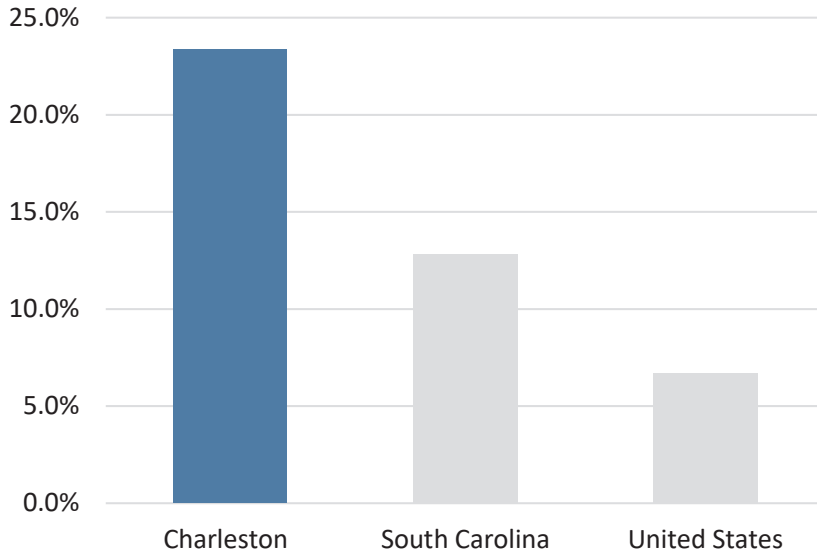
SC FUTURE MAKERS &  
SC MANUFACTURERS ALLIANCE | 2021

**#6** MOST FUN  
PLACE TO LIVE  
IN THE U.S.  
U.S. NEWS | 2019



# Charleston's Unprecedented Growth

## Population Growth



**2X**

SOUTH CAROLINA  
AVERAGE GROWTH

**3X**

UNITED STATES  
AVERAGE GROWTH

**#5**

CHARLESTON IS WHERE  
THE JOBS WILL BE  
2020 | FORBES

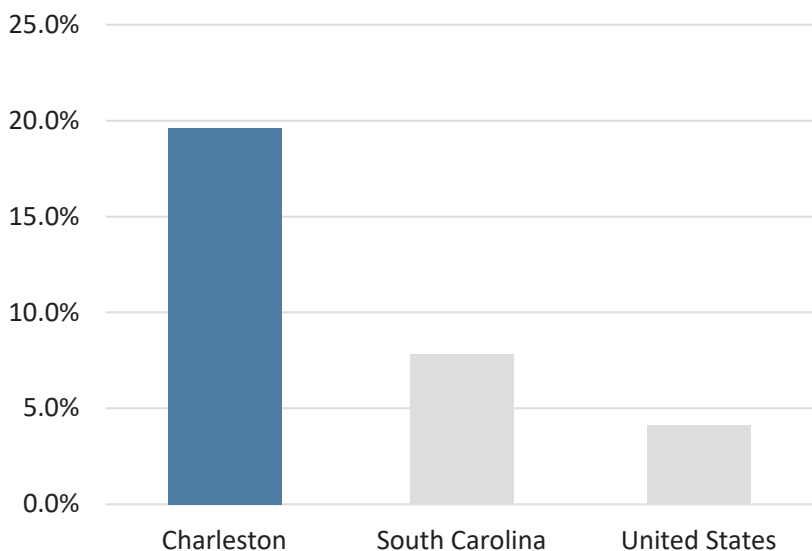
**NO. 17**

FASTEST GROWING CITIES  
U-HAUL | 2021

**BEST PLACE TO  
START A CAREER**

CHARLESTON RANKS 6TH  
2021 | WALLETHUB

## Workforce Growth



**4X**

FASTER WORKFORCE GROWTH  
THAN THE NATIONAL AVERAGE

**84%**

CHARLESTON'S AVERAGE ANNUAL  
PAY AS A PERCENTAGE OF THE  
U.S. AVERAGE

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

BRIDGE-COMMERCIAL.COM



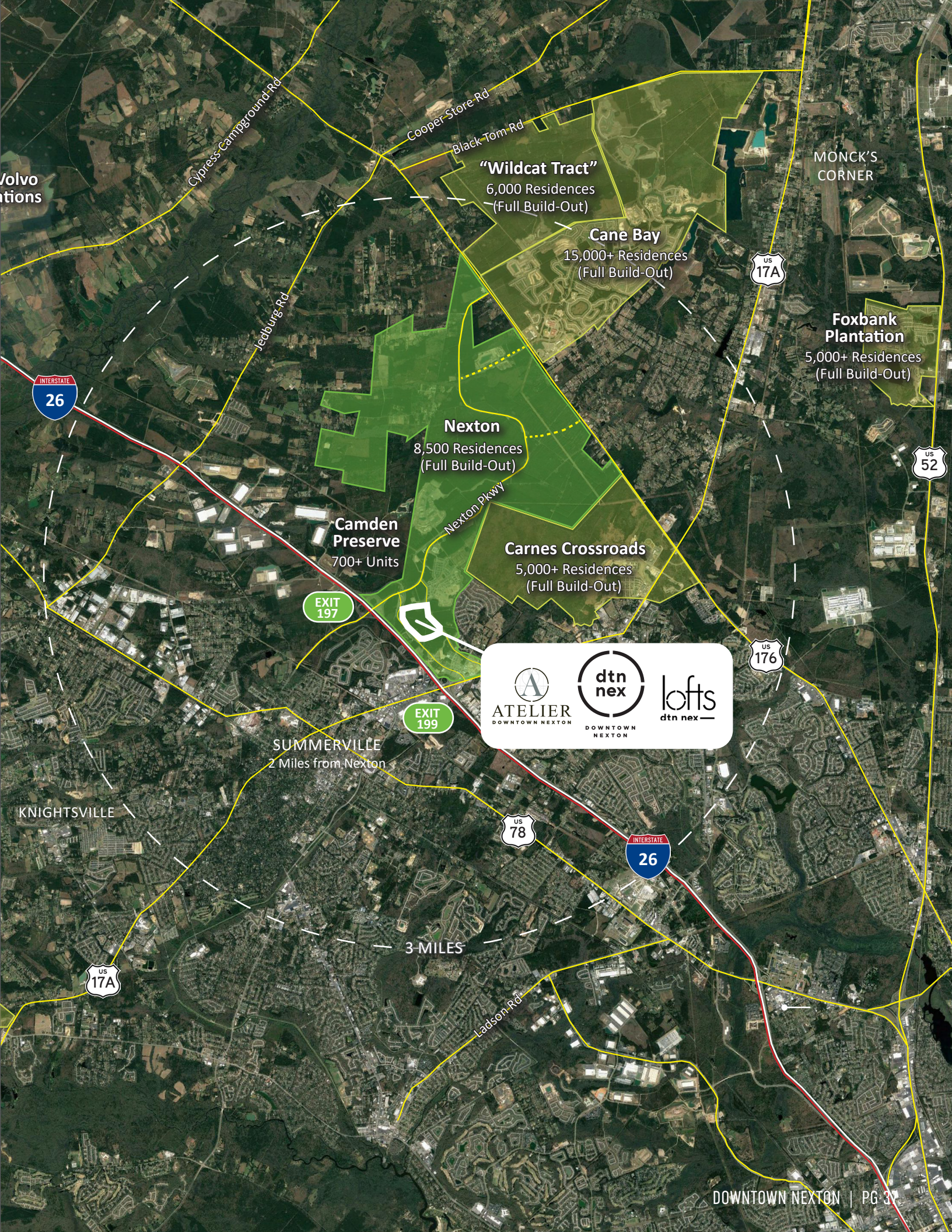
U.S. V  
Opera

Walmart  
Distribution  
Facility

The Ponds  
2,000+ Residences  
(Full Build-Out)

Summer's  
Corner  
5,500+ Residences  
(Full Build-Out)





Volvo  
ations

Cypress Campground Rd

Cooper Store Rd

Black Tom Rd

Jedburg Rd

**"Wildcat Tract"**  
6,000 Residences  
(Full Build-Out)

MONCK'S  
CORNER

**Cane Bay**  
15,000+ Residences  
(Full Build-Out)

**Foxbank  
Plantation**  
5,000+ Residences  
(Full Build-Out)

INTERSTATE  
26

US  
17A

US  
52


**Nexton**  
8,500 Residences  
(Full Build-Out)

**Camden  
Preserve**  
700+ Units


**Carnes Crossroads**  
5,000+ Residences  
(Full Build-Out)

EXIT  
197


EXIT  
199



**ATELIER**  
DOWNTOWN NEXTON



**dtn  
nex**  
DOWNTOWN  
NEXTON



**lofts**  
dtn nex

**SUMMERVILLE**  
2 Miles from Nexton

US  
176

US  
78

INTERSTATE  
26

KNIGHTSVILLE

US  
17A

3 MILES

Ladson Rd





DOWNTOWN  
NEXTON

SHARBELL



EXCLUSIVELY MARKETING BY:

SETH CLARK  
+1 843 338 3804  
[seth.clark@bridge-commercial.com](mailto:seth.clark@bridge-commercial.com)

DANIEL PELLEGRINO  
+1 850 728 1050  
[daniel.pellegrino@bridge-commercial.com](mailto:daniel.pellegrino@bridge-commercial.com)

BRIDGE COMMERCIAL  
25 Calhoun Street, Suite 220  
Charleston, SC 29401  
[www.bridge-commercial.com](http://www.bridge-commercial.com)



SCAN TO FIND OUT  
MORE INFORMATION



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.