



DOWNTOWN
NEXTON



Office, Retail & Land **AVAILABLE AT NEXTON**

Summerville, SC 29483

Colliers

 SHARBELL



**DOWNTOWN
NEXTON**

Downtown Nexton is a vibrant mixed-use destination featuring retail, residential, office, service and hospitality uses, located within the Lowcountry's most celebrated, award-winning, master planned Nexton community, and one of the fastest-growing residential areas in South Carolina.

Strategically situated along I-26 between two interchanges, Downtown Nexton offers exceptional accessibility to the area's rapidly growing population.

Colliers South Carolina is exclusively marketing five commercial opportunities within Downtown Nexton. Each represents a different entry point into one of the most compelling mixed-use projects in the Charleston area.

Why Downtown Nexton?



HIGH CONCENTRATION OF USES

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



UNPRECEDENTED GROWTH

Surrounded by 30,000+ residential units at full build out.



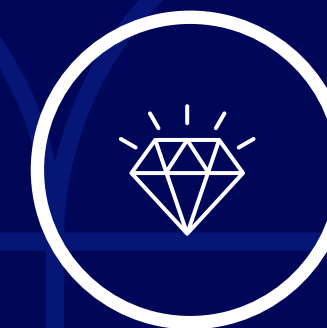
"MAIN" STREET

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



AWARD-WINNING & ESTABLISHED COMMUNITY

Be a part of a place that brings everyone together with special events throughout the year.



ELEVATED LIVING EXPERIENCE

Downtown Nexton features best-in-class amenities and brands that attract tenants and visitors.



PREMIER LOCATION

Accessible via two interstate interchanges and situated between two major thoroughfares. Abundant parking on-site.

Downtown Nexton

The demand is proven. The customers are on-site. The path of growth is here.

Downtown Nexton is at the center of momentum that's been building for a decade, and there's never been a better time to become a part of it.



Nexton's Main Street Available Now



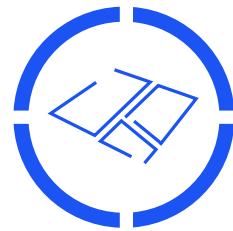
RETAIL - FOR LEASE

Metropolitan Ave
±1,100 - 3,000 SF | \$37-\$45 PSF NNN
Now Leasing



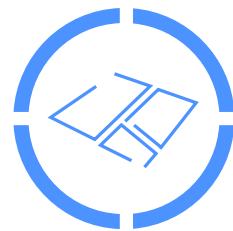
OFFICE - FOR LEASE

Atelier Nexton
±2,000 - 9,000 SF | \$34 PSF NNN
Now Leasing



OFFICE PAD SITES - FOR SALE

Atelier Nexton
±0.18 - 0.39 AC | \$1.45M/pad
Available Now



LAND PARCELS - FOR SALE

Multiple Land Parcels
±1.0 - 5.14 AC | \$1.5M - \$3.2M
Available Now



RETAIL LAND - FOR SALE/LEASE

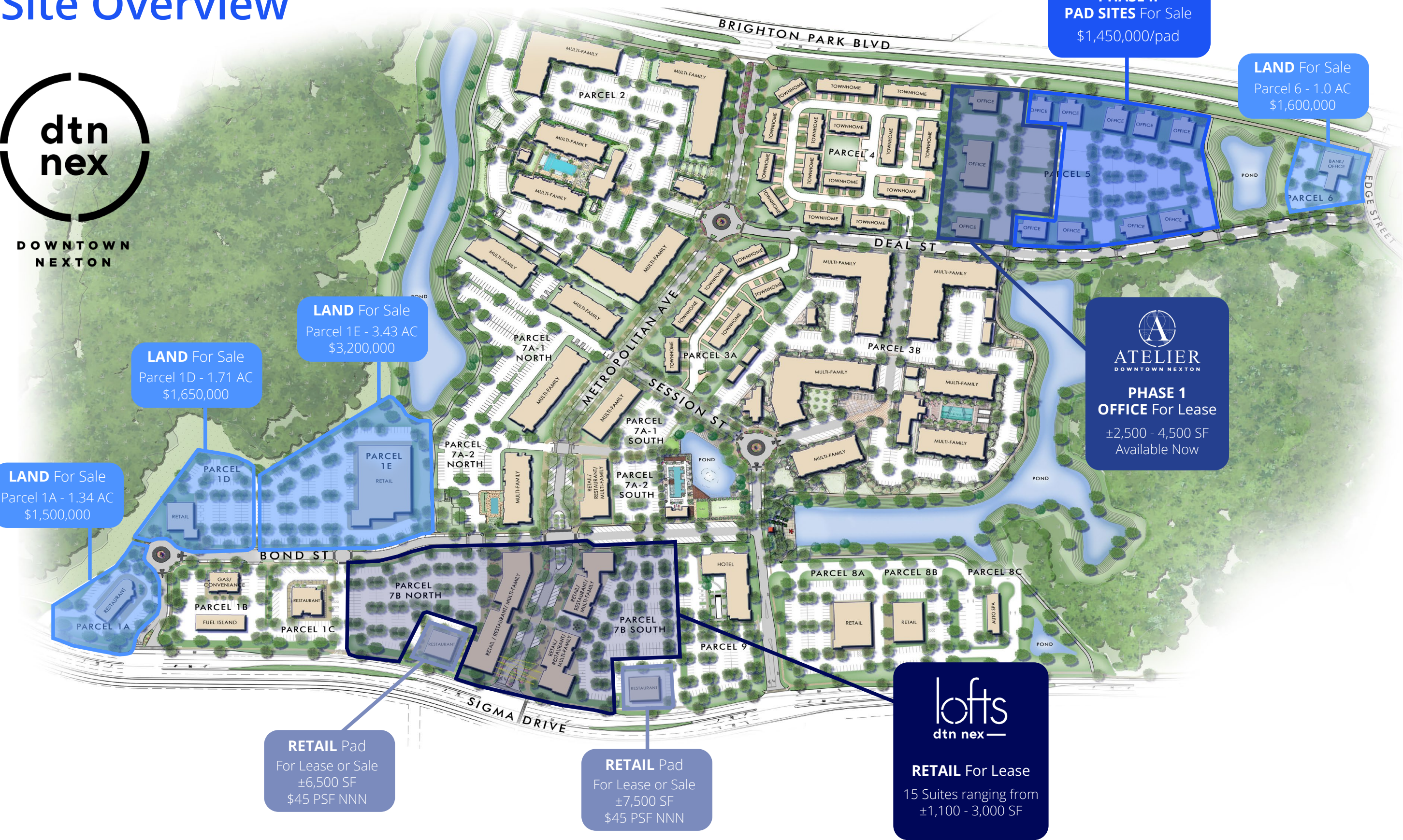
Building 2 and Building 8
Available Now



Downtown Nexton Site Overview



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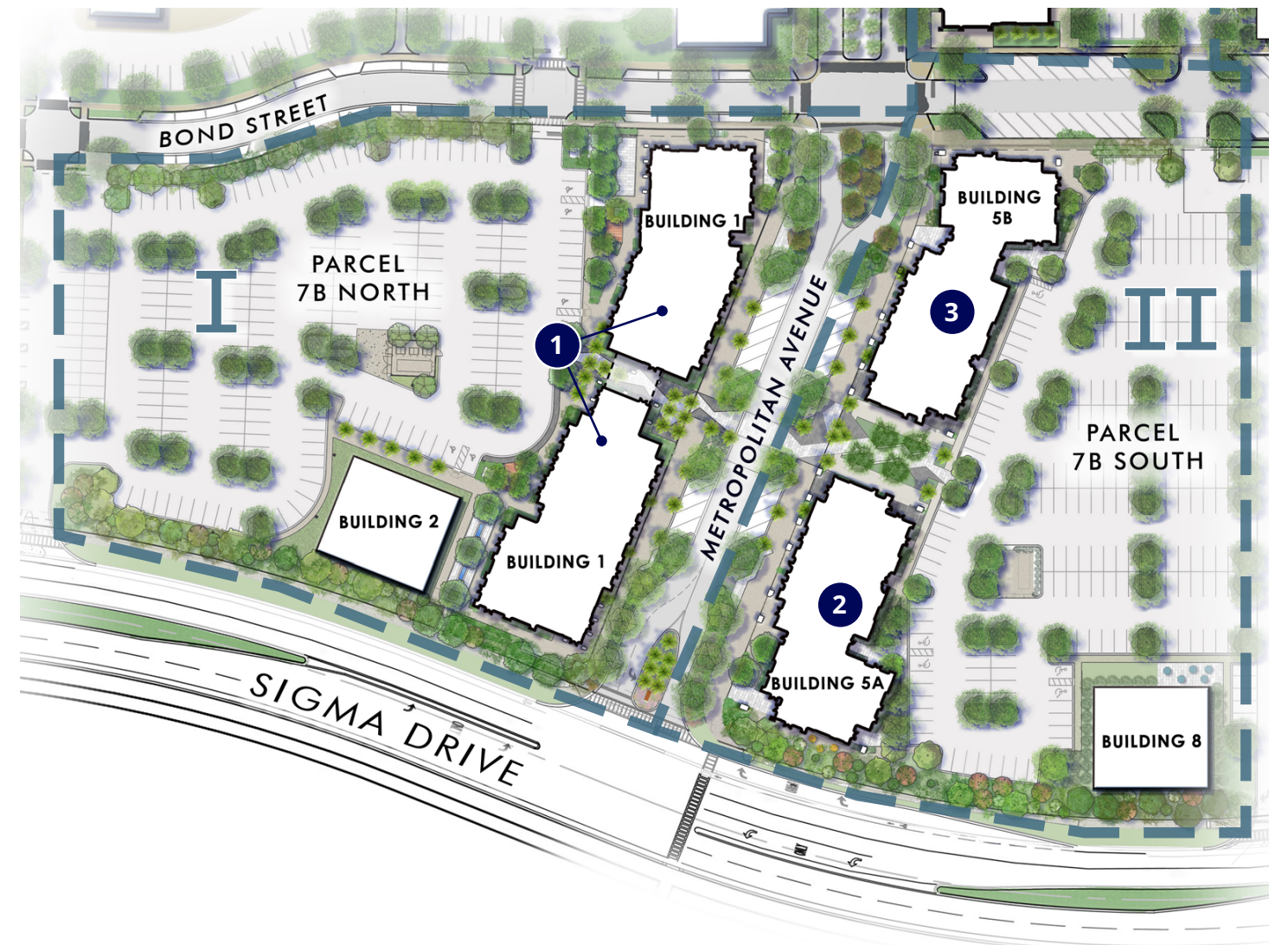
Retail For Lease Metropolitan Ave

This is an opportunity to lease retail and restaurant space with high visibility from Sigma Drive on Downtown Nexton's Main Street corridor.

First-generation suites from $\pm 1,100$ to over $\pm 3,000$ SF offer a clean canvas for custom buildout. One move-in-ready second-generation restaurant space is available now with existing infrastructure in place. Ideally suited for restaurant, retail, fitness, personal services, and neighborhood convenience concepts.



	Building	Residential Units	Size Range	Lease Rate
1	Building 1: 1101 - 1120 Metropolitan Ave	64	$\pm 1,100$ - $\pm 3,000$ SF	\$37.00 PSF NNN
2	Building 5A: 2101 - 2105 Metropolitan Ave	36	$\pm 1,100$ - $\pm 3,000$ SF	\$38.00 PSF NNN
3	Building 5B: 4101 - 4106 Metropolitan Ave	36	$\pm 1,100$ - $\pm 3,000$ SF	\$38.00 PSF NNN





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Office For Lease Atelier Downtown Nexton

Atelier Downtown Nexton is a collective work-place for creative and innovative professionals. Located on over 7 acres along Brighton Park Boulevard, Atelier Downtown Nexton will include a variety of two-story buildings, ranging in size from $\pm 9,000$ to over $\pm 18,000$ square feet. These buildings express the distinct character of Downtown Nexton while offering maximum flexibility for each user's space design, some even include balconies. Opportunities exist to either lease or purchase your space/building.

Atelier is the optimal business destination, and will feature ample parking, signage, and convenient access to the Downtown Nexton Main Street – a walkable destination with restaurants, shops, residences, hotel, outdoor spaces, trails, ponds and everyday conveniences.



AVAILABILITY

Address	Floor	Parking	Size	Lease Rate	Available
112 Deal Street (Building Three)	Second	$\pm 4.5/1000$	$\pm 2,000 - 4,500$ SF	\$34 PSF NNN	Q2 2027





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Pad Sites for Sale Atelier Downtown Nexton

- Each pad will have a proportional share of the total of ± 435 on-site parking spaces with an additional 53 on-street spaces available for general use.
- All off-site traffic improvements and access roads included
- Parking lot, pavement, lighting, sidewalks, storm water drainage, and perimeter landscaping
- Utilities stubbed within each building pad
- Seller to deliver road infrastructure and pond in Phase I
- Phase II to be delivered ready for development



AVAILABILITY

Phase II (Land Pad Sales)

Available Pads

Buildings 4-12

Size

9,000 SF each

Stories

2

Price

\$1,450,000 per pad



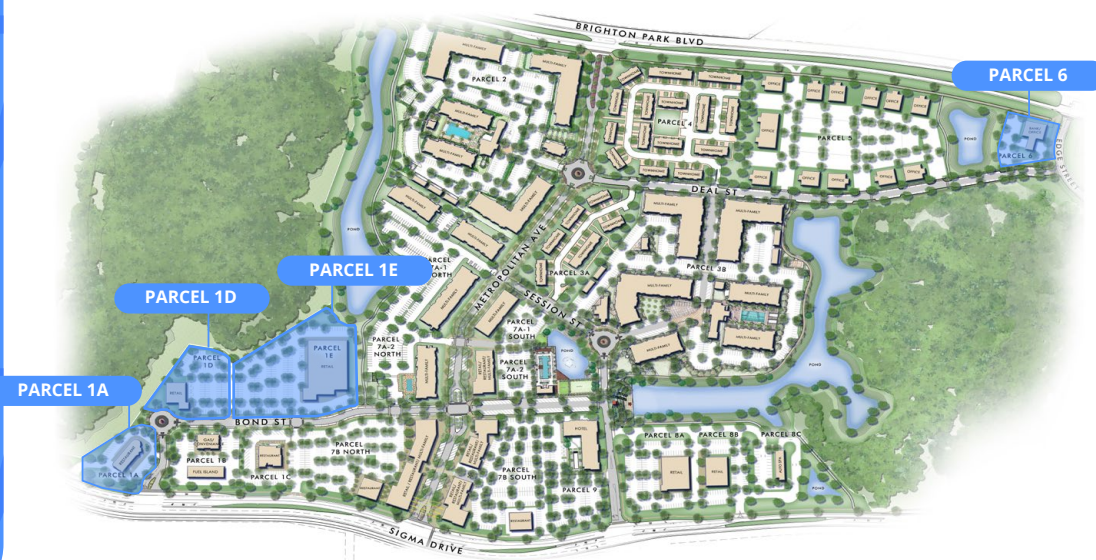


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Land for Sale Downtown Nexton

Located along Sigma Drive, Bond Street, and Edge Street
Parcels 6, 1A, 1D, and 1E sit within Downtown Nexton's 100-acre mixed-use footprint where hundreds of residential units are already occupied, office tenants are active, and a growing list of retail and restaurant operators have already committed. The hard work of proving the concept has been done. What remains is the development opportunity.

All parcels are zoned Nexton Summerville PUD, one of the most flexible commercial designations in the state, and will accommodate restaurant, retail, entertainment, medical, service, hospitality and office uses.



AVAILABILITY

Address	Size	Price	Zoning
Parcel 1A - Sigma Drive	±1.34 Acres	\$1,500,000	Nexton Summerville PUD
Parcel 1D - Bond Street	±1.71-5.14 Acres	\$1,650,000	Nexton Summerville PUD
Parcel 1E - Bond Street	±3.43-5.14 Acres	\$3,200,000	Nexton Summerville PUD
Parcel 6 - Brighton Park Blvd	±1.00 Acres	\$1,600,000	Nexton Summerville PUD

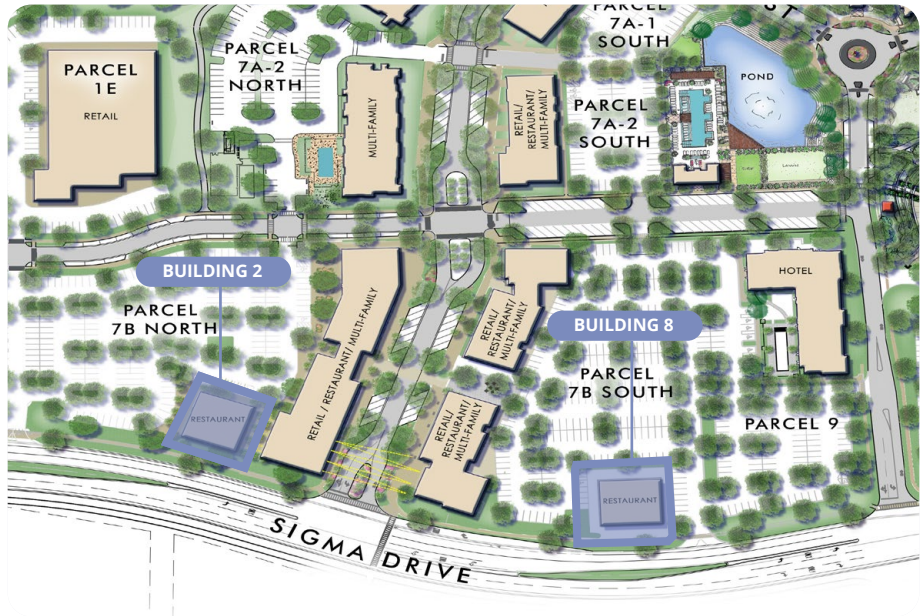
Of the original commercial parcel program at Downtown Nexton, these represent a final opportunity for fee-simple land ownership at the project's commercial core.



Retail Land For Sale/Lease



Building 2 Rendering



AVAILABILITY			
Building	SF	Price	Use
Building 2	±6,500 SF	\$45 PSF NNN	Retail/Restaurant
Building 8	±7,500 SF	\$45 PSF NNN	Retail/Restaurant

Located directly off Sigma Drive and adjacent to The Lofts Downtown Nexton and Residential off Metropolitan Avenue.



Location **OVERVIEW**

Located along I-26 just 25 miles from Charleston, Downtown Nexton is the mixed-use core of Nexton, a 4,500-acre, award-winning master-planned community in Summerville. The location pairs the convenience of a true main street with direct access via two interstate interchanges, placing tenants and visitors minutes from major employment centers, Charleston International Airport, and the Port of Charleston.

Nexton alone is planned for 11,500 residences, with more than 34,000 homes underway across the immediate area and 30,000+ existing units in the surrounding submarket. That rooftop density delivers the population growth, household income, and daytime traffic that sustain long-term retail and commercial performance. For tenants, it's the rare combination of a high-amenity, established address and a market still making strides.



Downtown Nexton:
LIVE. WORK. PLAY.
EVERYTHING IN BETWEEN.

Sitting on nearly 100 acres, Downtown Nexton boasts its own Main Street, which offers the convenience and amenities of a city lifestyle and the comforts of Lowcountry living. This vibrant mix of uses creates the ultimate live-work-play environment. Phase I of Downtown Nexton offers the first mixed-use building in Nexton, containing 64 rental apartments over ±20,000 SF of retail/service/ commercial uses. Additionally, ±31 acres has already been sold and planned for multifamily, restaurant and hotel development.

THE LIFESTYLE

- LIVE-WORK-PLAY-STAY
- MAIN STREET
- FAMILY-ORIENTED
- OUTDOOR SPACES
- WALKING TRAILS
- PROFESSIONAL OFFICES
- SHOPPING DESTINATION
- LUNCH MEETINGS
- HAPPY HOUR
- EVERYDAY CONVENIENCES



Nexton

An 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 the nature, dining, 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 & Courier
- **2015 Rockstar Award**
Charleston Metro Chamber of Commerce

1. MIDTOWN

±3,000 Residences
\$340K - \$1.05M
Nexton's flagship residential village

2. DEL WEBB

±1,600 residences
\$415K - \$939K
Gated 55+ active-adult community

3. BRIGHTON PARK

±676 residences
\$340K - \$480K
Nexton's original, fully built-out neighborhood

4. NORTHCREEK VILLAGE

±600 residences
\$305K - \$480K
Located at HWY 176 and North Creek Marketplace

5. NEXTON SQUARE

±150,000 SF Retail
Nexton's open-air retail, dining, and commercial hub

6. MUSC HOSPITAL

70 inpatient beds
Opening 2028
1850 Nexton Parkway



The Charleston MARKET STORY

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 kilo-meters), 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.

#1 Small City in the US

Conde Nast Traveller
2011-2020 & 2023

#24 Where The Jobs Will Be

Forbes
2023

#6 Small Metro Job Market

Wallstreet Journal
2023

#1 Inbound Migration

North American Van Lines
2023

#22 Best-Run Cities in America

WalletHub
2023

#24 Best-Performing City

Miliken Institute
2023

#31 Best City For Jobs

WalletHub
2023

#6 Most Fun Place to Live in the US

U.S. News
2023





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