

BUILD TO SUIT OPPORTUNITY

TRACT 12A

NEXTON; BRIGHTON PARK BLVD



> 2.37 ACRES OF LAND

> BUILD TO SUIT OPPORTUNITY; 3,000 TO 20,000 SF

> LONG AND SHORT TERM LEASING OPTIONS ALSO AVAILABLE

> WALKING DISTANCE TO MAJOR HOTELS, GYMS, RESTAURANTS, COFFEE AND CHILDCARE

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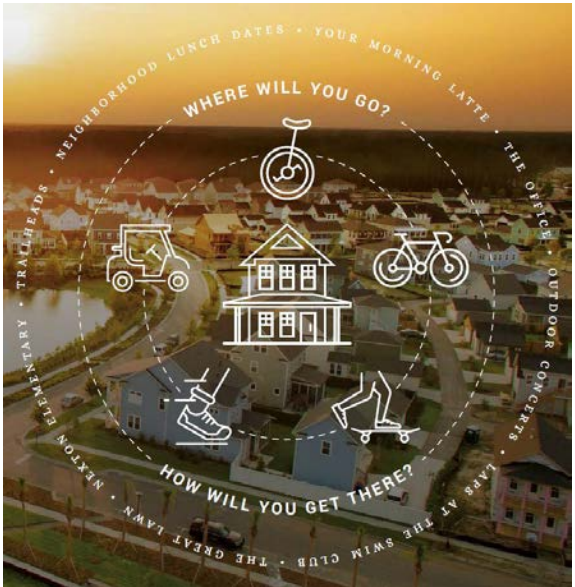
LIVE AND PLAY WHERE YOU WORK

What if a neighborhood and workplace know how to make your day?

Nexton is the kind of place where impromptu Friday happy hours in the park are a thing. Nexton fully embraces the authentic lowcountry work environment and culture.

Winding trails for a lunch time walk. Blazing fast internet. Retail and other amenities a stone's throw away. The out of the box thinking is how the Nexton workplace brings people to a new way of combining working, healthy living, and dining and nature.

YOU ARE HERE AND SO IS EVERYTHING ELSE.



YOU'RE INVITED

*Conceptual on opposite page represents part of Nexton Master Plan.



project visioning

Nexton’s Tract 12A will be a key office destination. Located right off of I-26 on Brighton Park Boulevard, the site provides for strong visibility and access to a variety of offices, retail, restaurants, and apartments.

Tract 12A has connectivity with the existing residential fabric of Brighton Park, allowing current and future residents to walk or bike to the mixed-use hub to either shop for daily needs, walk or bike to meetings, or meet neighbors after work in one of the public gathering spaces.

Tract 12A will feature an exceptionally well-located office site that will benefit from the complimentary commercial uses, close by park and retail amenities and excellent visibility. Reflecting the Nexton brand, Tract 12A is sought to be the desired address for a 15-hour work, live and play environment.

Ideally positioned for all office uses and businesses.

Building your dream work environment.

Forward thinking buildings to meet your needs and your employees wants.





EXIT 199 A/B
(0.5 Miles from Site)

PLANNED SURGERY
CENTER

PALMETTO
PRIMARY CARE

UNDER CONTRACT

SCRA OFFICE BUILDING

PARKS AT NEXTON

BAYER HERTIAGE
BANK
Planned

RAINBOW DAYCARE

UNDER CONTRACT

BROWN FAMILY PARK

TRACT 12A

NEXTON OFFICE
BUILDING
(Multi-tenant)

CPM FEDERAL
CREDIT UNION

Rose Drive

UNDER CONTRACT

CAROLINA ALE
HOUSE

COURTYARD MARRIOTT
Completed

NEXTON SQUARE
Planned Retail

STARBUCKS

US
17A

RESIDENCE INN
Opening 2018

TRACT: 12A 2.37 acres

ZONING: PUD Approved; Internal Construction Design Review; Fast Tracked Process Quick Development

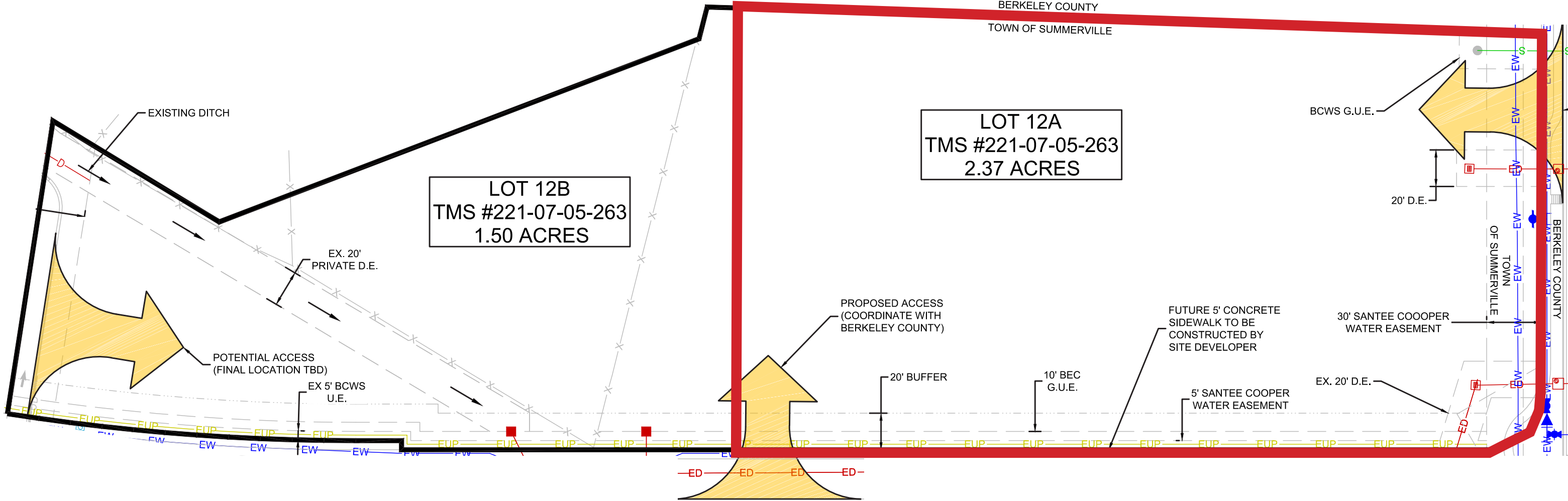
MUNICIPALITY: Summerville

UTILITES: Water and Sewer in place at site



TRACT 12A

PARCEL EXHIBIT



TRACT 12A

SITE PLAN



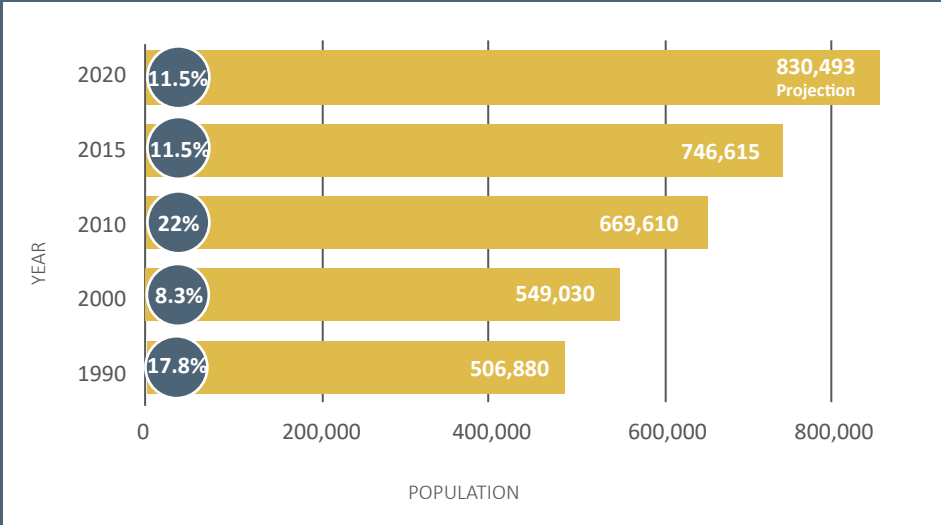
charleston's market bodes well for development

Charleston's population growth rate doubled the national average in recent years as the area continues to attract new residents. The influx of high-profile manufacturers like Boeing, Mercedes and Volvo have provided a steady flow of jobs for people choosing to make Charleston their new home. The deepening of Charleston's harbor and the major expansion of the port is expected to drive even more industry in the coming years.

Summerville is quickly becoming an economic job center for the Charleston region. The industrial sector has been the primary driver with explosive, high quality manufacturing growth. The overall industrial market is 95% occupied with net absorption exceeding 2 million square feet last year. Summerville industrial users include TBC, Gerber, Fruit of the Loom, Zinus, OHL, Kingo Logistics, Thorne Research and Agro Merchant. A series of large industrial campuses are located in the Summerville area providing ample opportunities for new companies to quickly enter the market.

Nexton lies at the center of this tremendous job growth. With the first phases of Nexton already complete, infrastructure in place and a world class master-planned community developer at the helm, Nexton is the ideal location for new housing, retail and office employment to serve this fast-growing region.

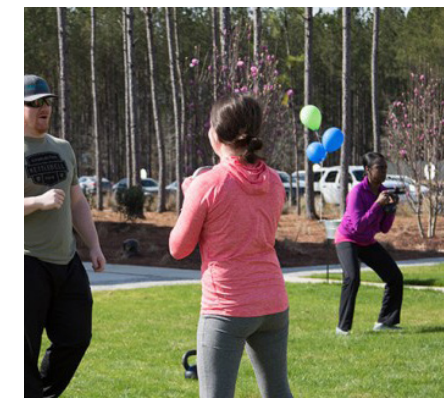
POPULATION GROWTH

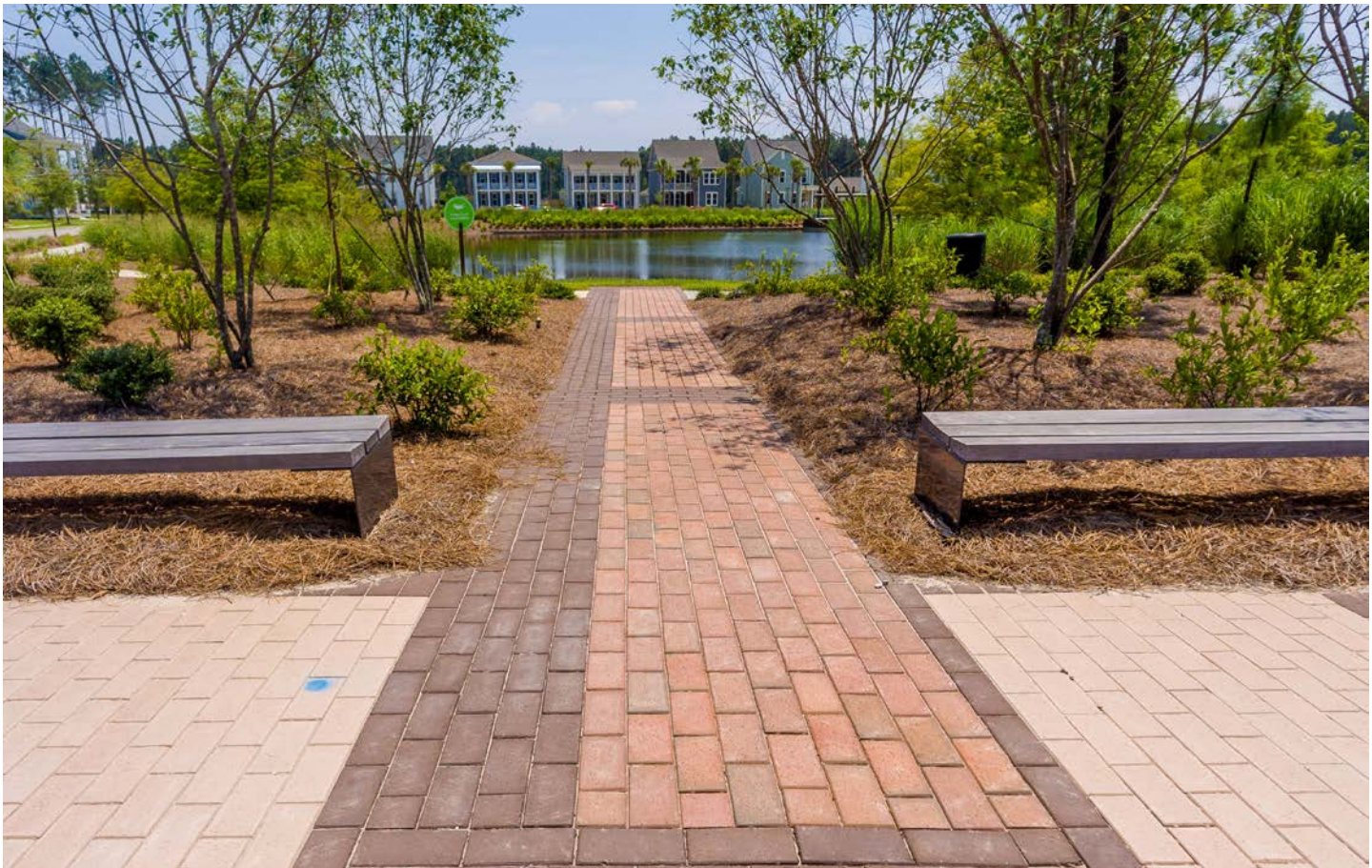
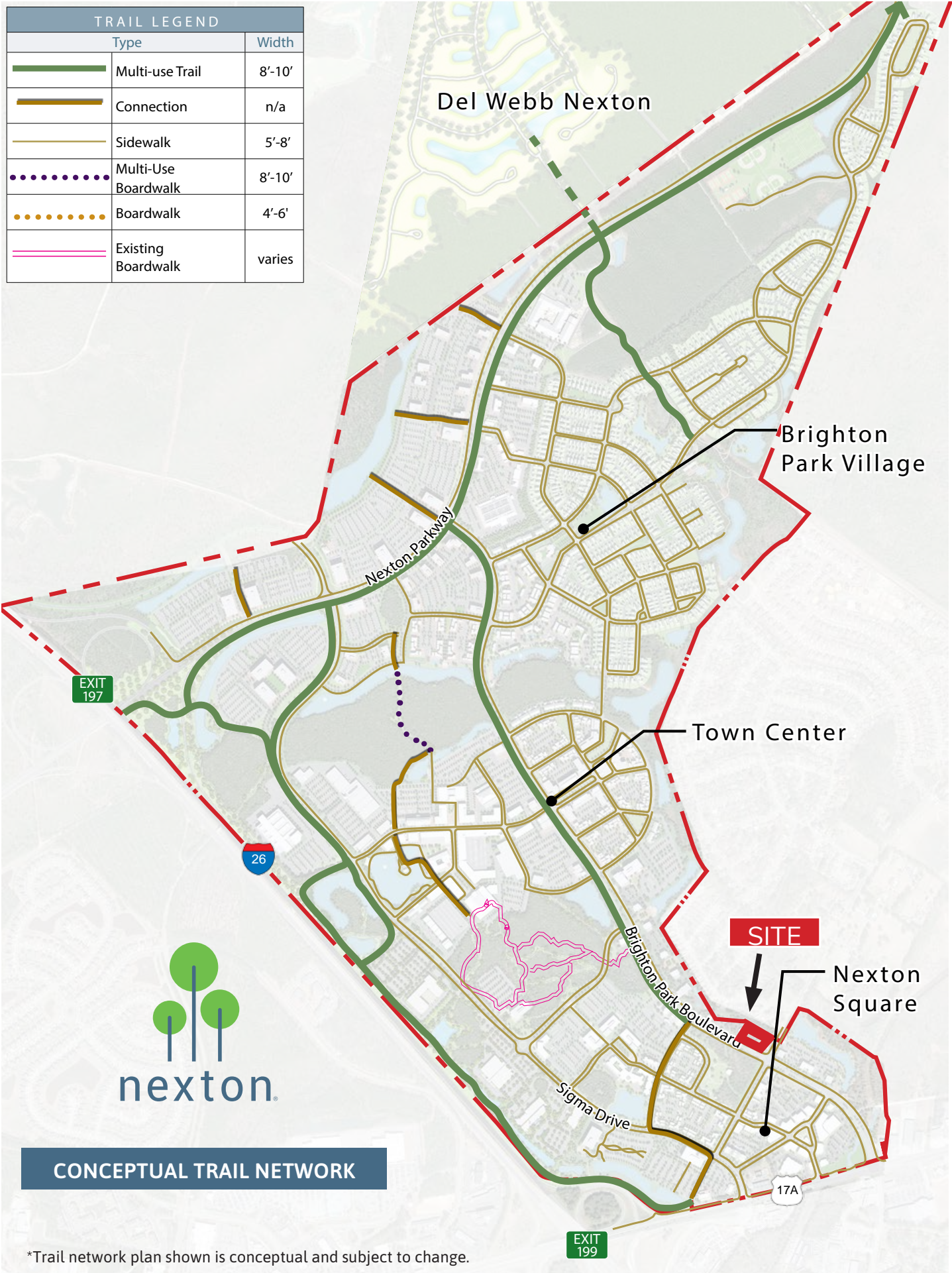


designed to live and
work like a town



EVERYTHING'S CLOSE TO
EVERYTHING ELSE -
CONNECTED BY TRAILS,
NATURE AND WIFI





walkable
bikeable
scooterable
golf-cartable

what's happening



EXISTING



1
THE PARKS
APARTMENTS



2
COURTYARD
MARRIOTT



3
RESIDENCE INN



4
FORESTONE OFFICE
BUILDING



5
SCRA OFFICE
BUILDING



6
RAINBOW CHILD
CARE CENTER



7
CAROLINA ALE HOUSE



8
BROWN PARK



9
NEXTON PARKWAY
INTERCHANGE



10
STARBUCKS



11
NEXTON
ELEMENTARY



12
BRIGHTON PARK
RESIDENTIAL



13
DEL WEBB ACTIVE
ADULT COMMUNITY



14
ALTA BRIGHTON PARK
APARTMENTS

UNDER CONSTRUCTION OR PLANNED



15
BAKER HERITAGE BANK



16
HARRIS TEETER
GROCERY



17
CORPORATE OFFICE
CAMPUS



18
BAKER AUTOMOTIVE
DEALERSHIP



19
PALMETTO PRIMARY
CARE PHYSICIANS &
SURGERY CENTER



20
NEXTON SQUARE
RETAIL CENTER



21
TRACT B
CLASS A OFFICE
BUILDINGS



22
TRACT 37
CAMBRIA HOTEL



23
DUAL-BRANDED
HILTON &
CONFERENCE
CENTER



24
RETAIL &
PROFESSIONAL VILLAGE

nexton: the burgeoning commercial hub in the region

Nexton is creating town energy that you cannot find anywhere else in Charleston. Blending suburban with urban. Nexton provides the best of the best services and amenities to Charleston’s largest growing population; all within a carefully planned development.

Strategically located in Summerville with two interchanges off I-16, Nexton is in the center of Charleston’s growing population and it’s size and scope of retail and restaurant amenities mixed with hotels, offices, residences and parks will quickly make Nexton a go-to destination.



**BE THE FIRST TO LOCATE
YOUR BUSINESS AT NEXTON**



BEST OF THE BEST BUSINESSES & SERVICES

Nexton’s award winning community is attracting best in class businesses and services to the development



SERVING A LARGE POPULATION

It’s no secret that people are moving to Charleston and most of the growth is taking place around Nexton.



REGIONAL SHOPPING DESTINATION

Due to Nexton’s location and size, the development will quickly become the next commercial hub catering to the region’s increasing population



EASILY ACCESSIBLE

Nexton’s branding coupled with it’s location and accessibility from I-26 makes your business easy to find and get to.

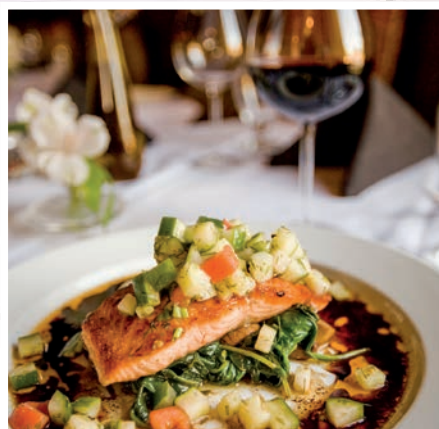


BE THE FIRST

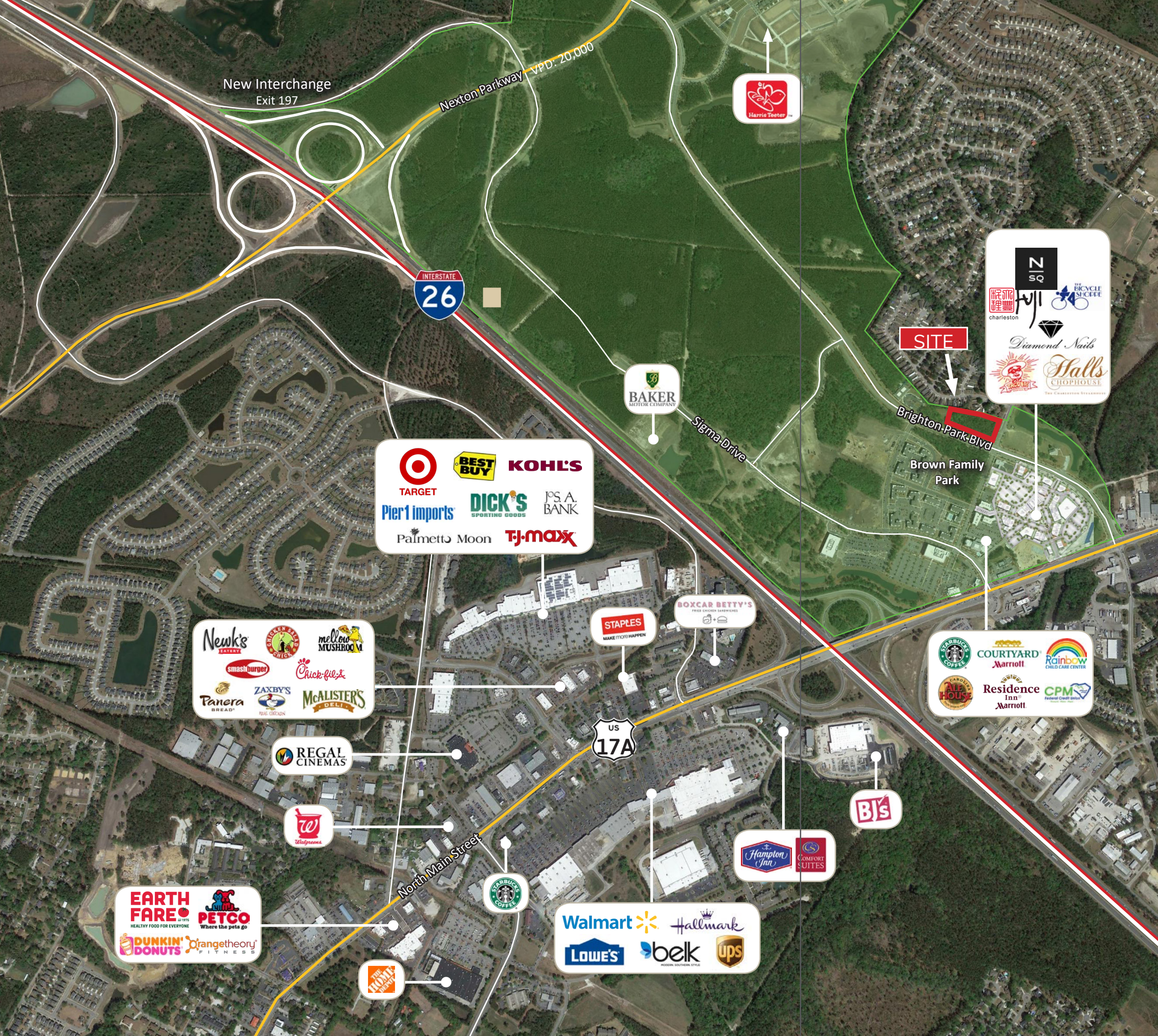
Establish and expose your business to the growing demand for services in this area.

**why locate to
nexton?**

where work +
community mingle



amenities at your fingertips



RESTAURANTS

- Boxcar Betty's
- Carolina Ale House
- Chicken Salad Chick
- Chick-fil-A
- Chipotle
- Cracker Barrel
- Dunkin Donuts
- Five Guys
- Five Loaves
- Fuji Sushi (coming soon)
- Hall's Chophouse (coming soon)
- Jersey Mike's
- Logan's Roadhouse
- Mellow Mushroom
- Moe's
- Noodle Nerd
- Panera Bread
- Smashburger
- Sol
- Sticky Fingers
- Starbucks
- Taco Boy (coming soon)
- TCBY
- Tijuana Flats
- Wasabi
- Zaxby's

GROCERY

- EarthFare
- Harris Teeter

HOTELS

- Comfort Suites
- Courtyard Marriott
- Hampton Inn
- Holiday Inn Express
- Quality Inn
- Residence Inn (construction)

RETAIL

- Belk
- Best Buy
- The Bicycle Shoppe (coming soon)
- BJ's Wholesale Club
- Burke's
- Diamond Nails (coming soon)
- Dicks Sporting Goods
- EarthFare
- GNC
- JoAnn's Fabrics
- Jos. A. Bank
- Kay Jewelers
- Kohl's
- Home Depot
- Lowe's
- Palmetto Moon
- Petco
- PetSmart
- Pier 1 Imports
- Ross
- Sprint
- Staples
- Target
- TJ Maxx
- UPS Store
- Verizon
- Walgreens
- Walmart
- World Market

OTHER

- Baker Motor Company
- Orange Theory
- Rainbow Child Care
- CPM Federal Credit Union

nexton retail hub

NEXTON SQUARE

Nexton Square is located in Nexton’s Front Street District, at the intersection of Highway 17A and Brighton Park Bouelvard. Nexton Square will provide 130,000 SF of neighborhood retail and dining amenities. The project is under construction with completion in 2019/2020.

Nexton Square will be the focal point of Nexton. It will be the destination of 5k races and other events. The square will feature sidewalks and outdoor dining. Retailers opening stores and restaurants at Nexton Square includes Halls Chophouse, Taco Boy, Fuji Sushi, Diamond Nails, and The Bicycle Shop.



Photo courtesy of McMillan Pazdan Smith and The Post and Courier



*Not owned by Newland. Site plan and renderings are subject to change.

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