

ONE NEXTON

Retail For Lease

Northeast Corner of Nexton Parkway and Brighton Park Blvd, Summerville, SC 29486



EXCLUSIVE LEASING PACKAGE

Jeff Yurfest, CCIM | jeff.yurfest@tscg.com | 843.723.3054

Tyler Freeman | tyler.freeman@tscg.com | 843.723.3054

© 2025 TSCG All Rights Reserved. No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.









Property Highlights

- 80,437 square foot Publix anchored shopping center
- Initial phase to include 351 Class A multi-family units
- Located less than a half mile for the new I-26 Nexton Parkway interchange exit 97
- Nexton is a 5,000 acre community, comprising 10,000 single-family homes, 2,000 apartment homes and over 6 million square feet of commercial space

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2024 Population Density	4,337	34,064	108,879
 2024-29 Population Annual Growth Rate	4.14%	2.41%	2.01%
 2024 Daytime Population	4,414	36,556	92,056
 2024 Median HH Income	\$99,274	\$82,561	\$80,691

First class Publix anchored shopping center in phase one of 23 acre mixed-use development within Nexton, South Carolina's most innovative community.



Nexton, Carnes Crossroads, and Cane Bay



THE MARKET AT CANE BAY

NORTH CREEK VILLAGE

CANE BAY

PLANNED
MULTIFAMILY & MIXED USE
±250 UNITS

MIDTOWN
3,000 RESIDENCES

CARNES CROSSROADS

CARNES CROSSROADS
4,800 RESIDENCES &
4 MULTI-FAMILY DEVELOPMENTS

NEXTON SQUARE



MUSC HOSPITAL
128 BEDS
200,000 SF MEDICAL OFFICES

Nexton Pkwy

NEXTON ELEMENTARY

BRIGHTON PARK VILLAGE
& FUTURE PHASE
676 RESIDENCES

ELEVATE
BRIGHTON PARK
329 UNITS

Cross Park Lane


PLANNED
MIXED USE
DEVELOPMENT

Brighton Park Blvd

WORKPLACE II @
NEXTON

WORKPLACE @
NEXTON

DOWNTOWN NEXTON

HILTON DUAL-BRANDED
CONVENTION HOTEL
250 KEYS

MEDICAL OFFICE
BUILDING &
SURGERY CENTER

HYATT HOTEL

SOLIS
MULTI-FAMILY

THE PARKS

Sigma Dr

CAMBRIA HOTEL
95 KEYS

PLANNED
OFFICE CAMPUS

SCRA OFFICE
75,000 SF

BAKER
AUTOMOTIVE

FUTURE BAKER DEVELOPMENT

26

AZALEA SQUARE

SITE

ONE
NEXTON

DEL WEBB

CAMDEN PRESERVE
700 UNIT RESIDENTIAL
DEVELOPMENT

GATEWAY OF NEXTON
OFFICE & MIXED-USE
DEVELOPMENT SITES

Drop Off Drive

Nexton Pkwy

PLANNED
MIXED-USE

EXIT 197

SELF-STORAGE

One Nexton

CARNES
CROSSROADS

BRIGHTON PARK VILLAGE
& FUTURE PHASE
676 RESIDENCES

DEL WEBB

NEXTON ELEMENTARY

PHASE 1

ELEVATE
BRIGHTON PARK
329 UNITS

Harris Teeter
Neighborhood Food & Pharmacy

THE HUB @
NEXTON

CAMDEN PRESERVE
700 UNIT RESIDENTIAL
DEVELOPMENT

SPECTRUM
MULTIFAMILY
345 UNITS

DOWNTOWN
NEXTON

GATEWAY OF NEXTON
OFFICE & MIXED-USE
DEVELOPMENT SITES

PLANNED
MIXED-USE

Sigma Dr

SELF STORAGE

EXIT 197

26

Drop Off Drive

Nexton Pkwy

Nexton Pkwy

Brighton Park Blvd

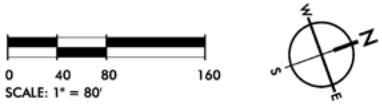
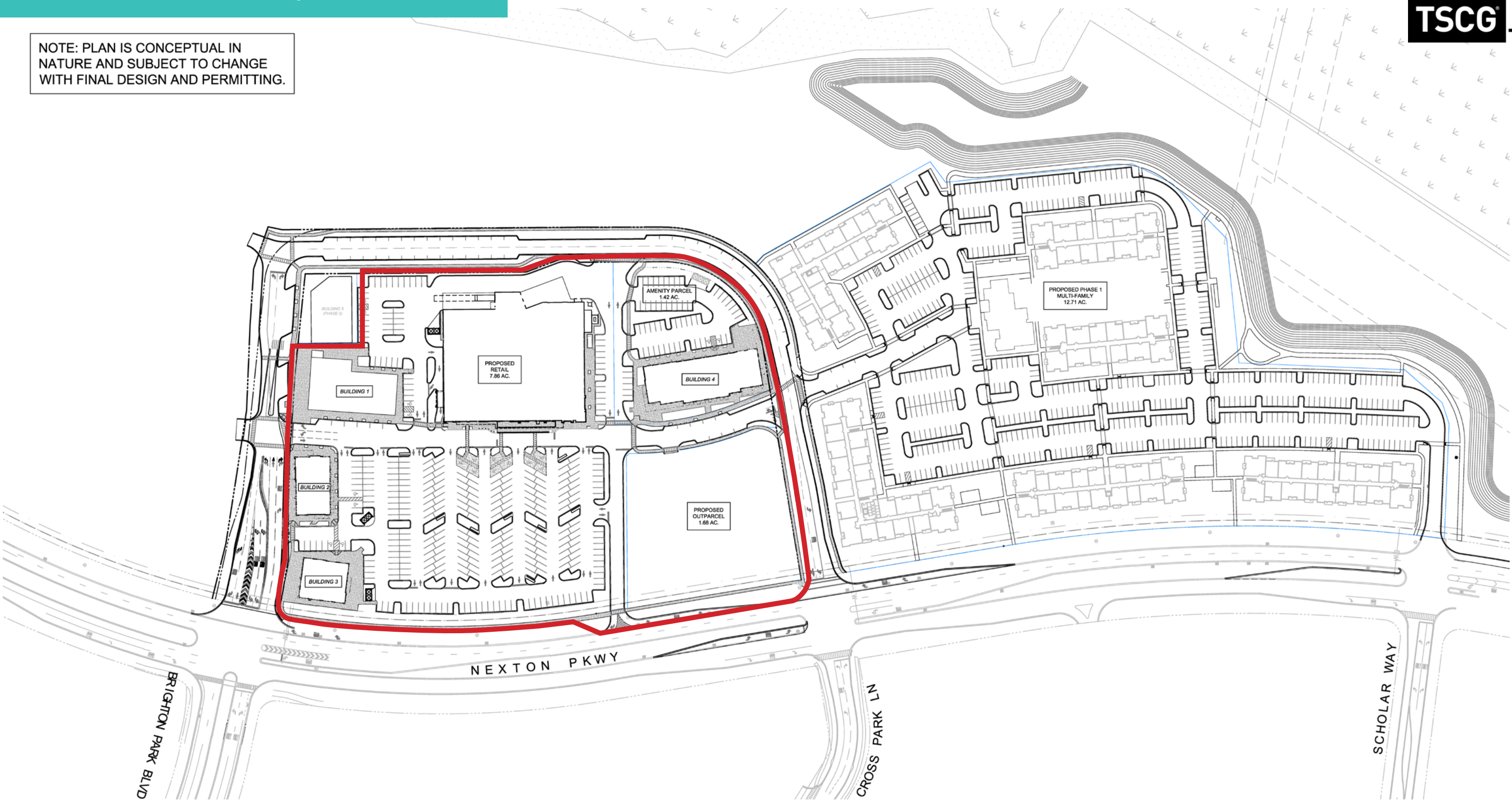
One Nexton Site Plan



SPACE	TENANT	SIZE (SF)
1	PUBLIX	48,387
1A	CATRINA'S CANTINA	4,567
1B	JERSEY MIKE'S	1,366
1C	THE PACKIE WINE AND SPIRITS	1,452
1E	ROPER ST FRANCIS	4,530
2A	DULCE CHURROS, ICE CREAM AND COCKTAILS	2,404
2B	HEARTLAND DENTAL	3,593
4A1	WOODHAVEN PIZZA	2,715
4A2	SWAMP FOX AGENCY	1,452
4B	NOIRE NAILS	2,990
4C	AVAILABLE	2,876
4D	RUBY'S BAGELS	1,408
4E	NAAN APPETIT	2,614
OP1	AT LEASE	1.68 AC
OP2	FIFTH THIRD BANK	0.5 AC

One Nexton Phase 1

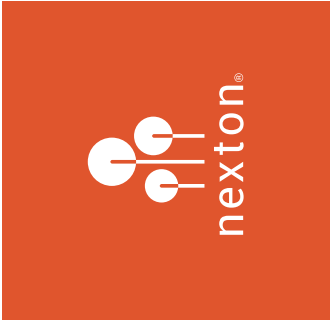
NOTE: PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FINAL DESIGN AND PERMITTING.





One Nexton

Nexton Community Map



The **NEXTON** Experience

RECENTLY NAMED THE
**2022 MIXED-USE
COMMUNITY
OF THE YEAR**

*BY THE NATIONAL ASSOCIATION
OF HOME BUILDERS*



**RETAIL
FOLLOWS
THE
ROOFTOPS**



CENTRALLY LOCATED TO EMPLOYERS



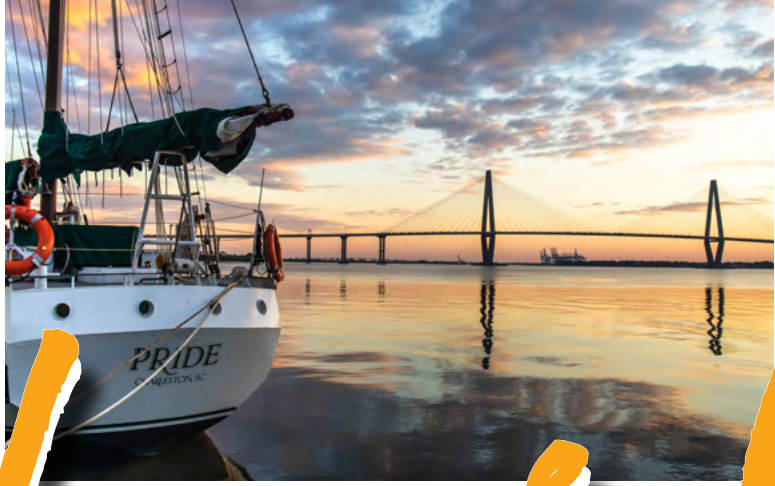


#1
SMALL CITY IN
THE U.S.
10TH YEAR IN A ROW
CONDE NAST 2011-2021

4TH
in the nation for
job growth



#5
Charleston is where
the jobs will be
2020 / FORBES



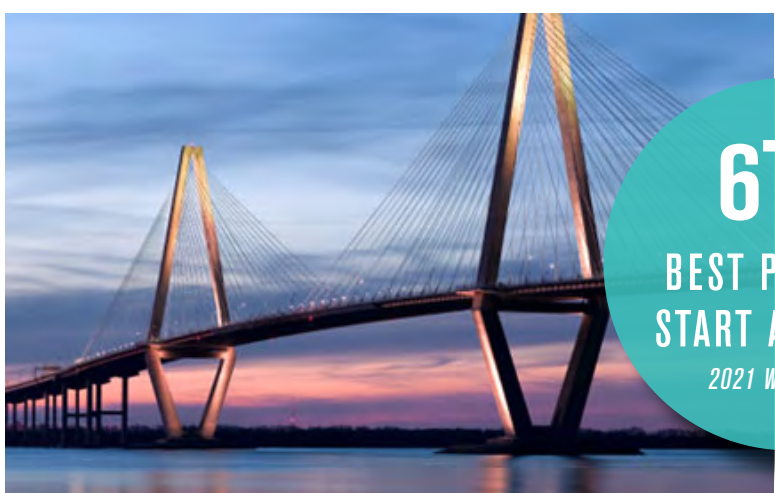
Charleston



33
No. of total people
per day growth
CRDA.ORG



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



6TH
BEST PLACE TO
START A CAREER
2021 WALLETHUB





EXCLUSIVE LEASING PACKAGE

Jeff Yurfest, CCIM | jeff.yurfest@tscg.com | 843.723.3054

Tyler Freeman | tyler.freeman@tscg.com | 843.723.3054

TSCG

© 2025 TSCG All Rights Reserved. No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.