

ONE NEXTON

Nexton Parkway & Brighton Park Blvd, Summerville, SC 29486

EXECUTIVE SUMMARY



LOCATION OVERVIEW

23.66-acre mixed-use Publix anchored development located at two proposed signalized intersections on Nexton Parkway.



PROPERTY HIGHLIGHTS

- 80,287 SF proposed Publix anchored shopping center
- Small shops and outparcel available for lease
- Initial phase to include 351 Class A multifamily units
- Located less than a half mile for the new I-26 Nexton Parkway interchange, exit 97
- Nexton is a 5,000 acre award winning master planned community, comprising 10,000 single-family homes, 2,000 apartment homes and over 6 million SF of commercial space

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
2022 Population Density	4,462	31,786	102,281
2022 Daytime Population	3,552	35,003	88,955
2022 Median HH Income	\$86,378	\$74,094	\$72,353

EXCLUSIVE AGENT(S)

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SUITE	SPACE SIZE
Publix	48,000 SF
1A	4,560 SF
1A	4,560 SF
1B	1,366 SF
1C	1,452 SF
1E	3,018 SF
2A	2,400 SF
2B	3,600 SF
OP2	0.5 Acres
4A	4,162 SF
4B	2,942 SF
4C	2,876 SF
4D	1,408 SF
4E	2,614 SF
OP1	1.68 Acres

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FRUIT-THE
LOOM PALMETTO
200 Employed

THORNE
RESEARCH INC
140 Employed

KNIGHT
310 Employed

SITE

Publix
PROPOSED

NEXTON
ELEMENTARY
813 ENROLLED

Harris Teeter
FUTURE

ROPER-STFRANCIS
BERKELEY HOSPITAL
50 BEDS

NORTHWOOD
ACADEMY
669 ENROLLED

Harris Teeter
FUTURE

AZALEA SQUARE

- TJ-maxx
- Staples
- Target
- DICK'S SPORTING GOODS
- PETSMART
- ROSS DRESS FOR LESS
- REGAL
- WORLD MARKET
- KOHL'S
- ULTA
- BEST BUY

WESTROCK
200 Employed

TRACTOR
SUPPLY CO

FOOD LION

RIDGE CHRISTIAN
ACADEMY
113 ENROLLED

W 5th North St

LOLLICUP
200 Employed

ALSTON-BAILEY ELEMENTARY
862 ENROLLED

ALSTON MIDDLE
806 ENROLLED

SUMMERVILLE
LUMBER MILL
174 Employed

BJ's

NORTH MAIN MARKET

- Walmart
- JOANN
- belk
- LOWE'S
- burkes OUTLET

SANGAREE ELEMENTARY
676 ENROLLED

SANGAREE
INTERMEDIATE
657 ENROLLED

SANGAREE MIDDLE
747 ENROLLED

ALDI

THE HOME DEPOT

EARTH FARE
HEALTHY FOOD FOR EVERYONE

165

piggly wiggly

planet fitness

FOOD LION

Central Ave

W Carolina Ave

US-17-ALT

Berlin G Myers Pkwy

E 5th North St

78

US-78

Tealand Dr

Royle Rd

N Main St

Royale Rd

College Park Rd

State Rd

176

26

26

26

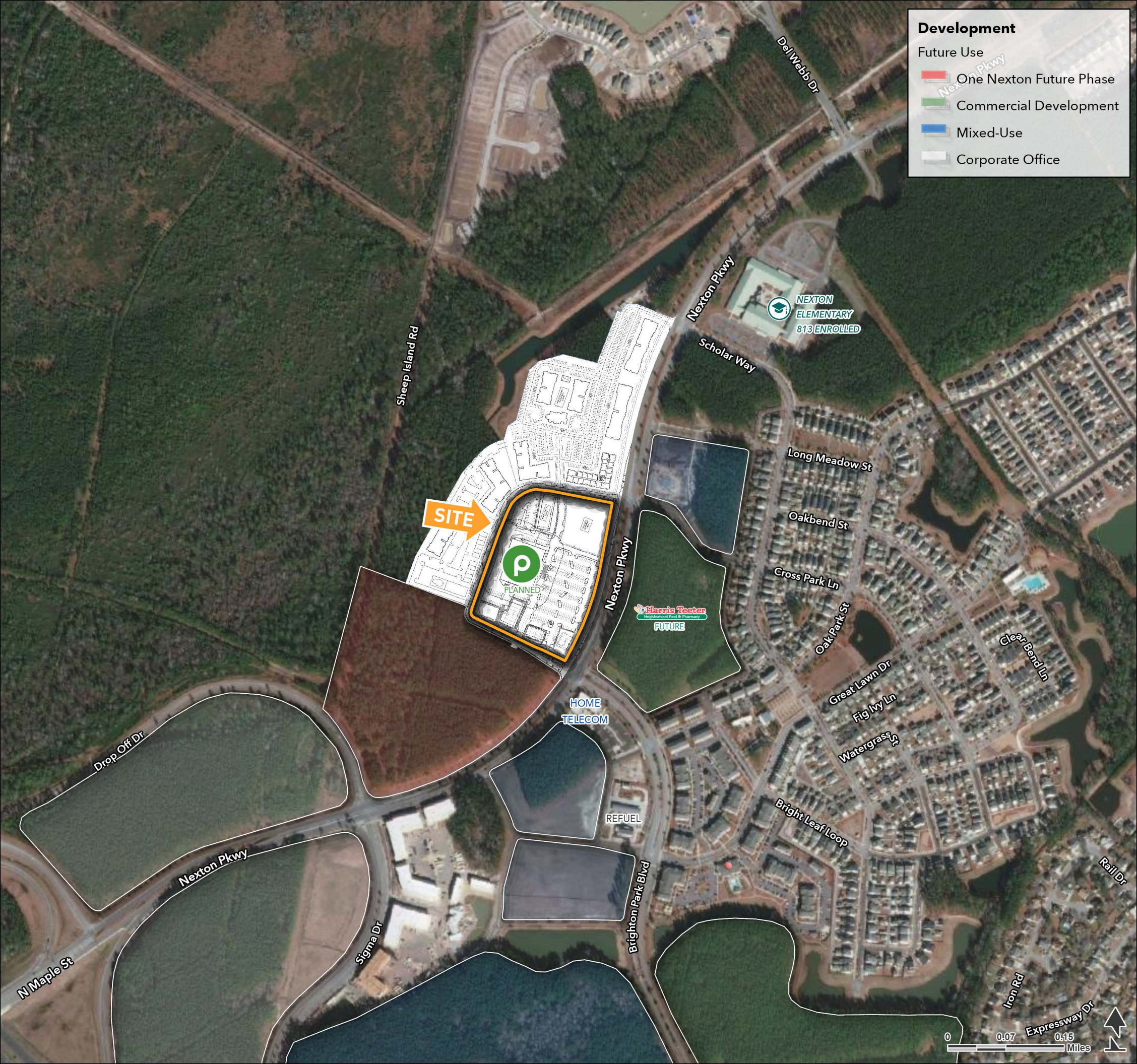
0 0.25 0.5 Miles



Development

Future Use

- █ One Nexton Future Phase
- █ Commercial Development
- █ Mixed-Use
- █ Corporate Office



SITE

P
PLANNED

NEXTON
ELEMENTARY
813 ENROLLED

Harris Teeter
Neighborhood Food & Pharmacy
FUTURE

HOME
TELECOM

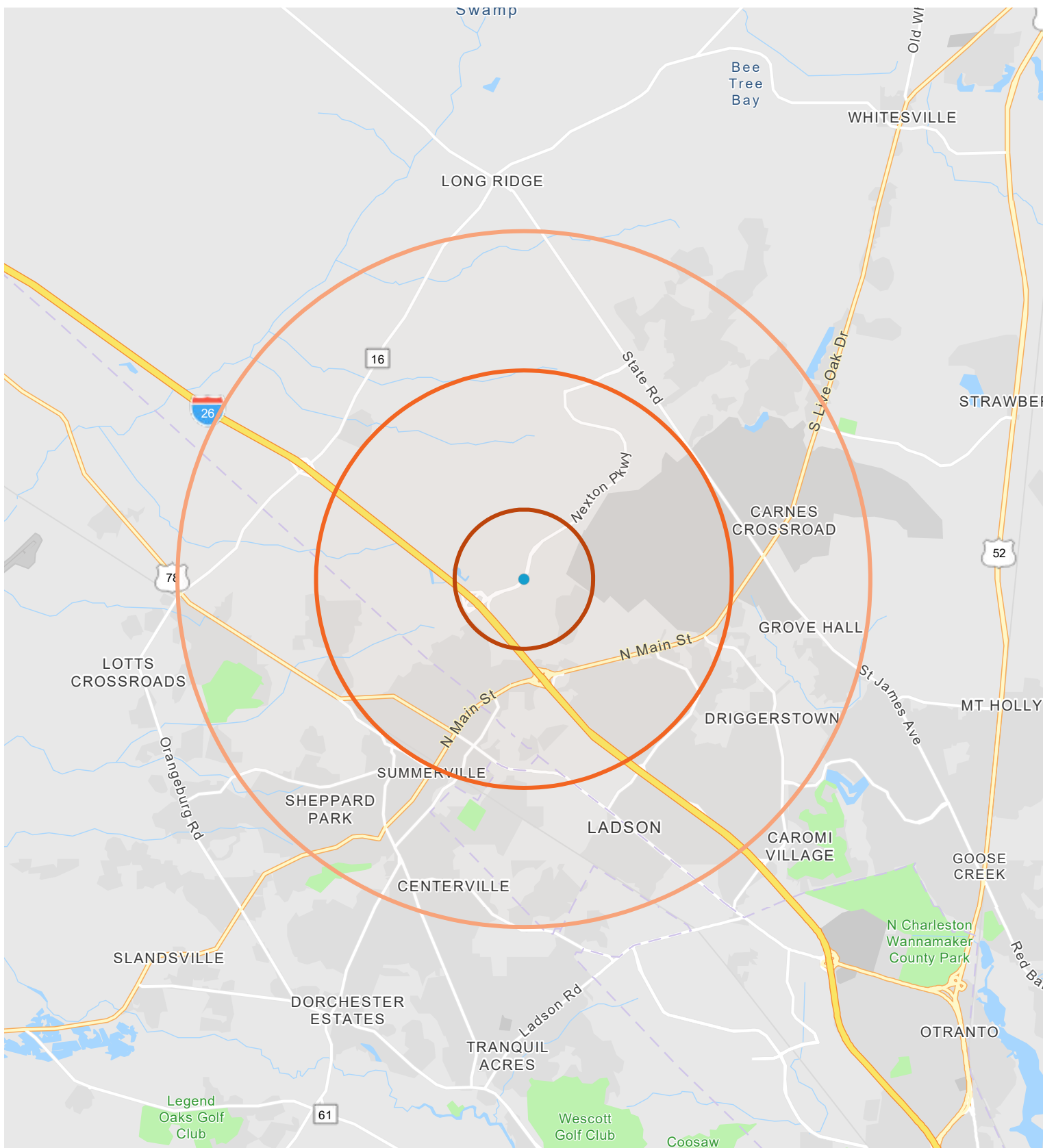
REFUEL

0 0.07 0.15 Miles



Nexton Pkwy & Brighton Park Blvd

Summerville, SC



1 mile

3 miles

5 miles

Nexton Pkwy & Brighton Park Blvd

Summerville, SC



Population	1 mile		3 miles		5 miles	
2021 Total Population	5,217		30,868		99,534	
2021 Total Daytime Population	4,004		33,292		89,345	
2021 Daytime Population: Workers	1,137		16,504		34,702	
2021 Daytime Population: Residents	2,867		16,788		54,643	
2021-26 Population: Annual Growth Rate	3.70%		2.18%		2.23%	
2021 Median Age (Esri)	40.1		37.3		37.3	

Households	1 mile		3 miles		5 miles	
2021 Total Households	1,663		11,550		36,591	
2026 Total Households	1,999		12,909		40,915	
2021 Owner Occupied Housing Units	909		7,323		26,352	
2021 Median Home Value	273,561		208,684		216,389	

Population By Race	1 mile		3 miles		5 miles	
2021 White Population	3,539	67.8%	19,619	63.6%	66,413	66.7%
2021 Black/African American Population	1,063	20.4%	8,002	25.9%	22,687	22.8%
2021 American Indian/Alaska Native Population	31	0.6%	200	0.7%	637	0.6%
2021 Asian Population	109	2.1%	601	1.9%	2,130	2.1%
2021 Pacific Islander Population	4	0.1%	39	0.1%	88	0.1%
2021 Other Race Population	231	4.4%	1,181	3.8%	3,576	3.6%
2021 Hispanic Population	527	10.1%	3,001	9.7%	8,858	8.9%

Educational Attainment	1 mile		3 miles		5 miles	
2021 Education: Less than 9th Grade	110	3.0%	600	2.8%	2,086	3.1%
2021 Education: 9-12th Grade/No Diploma	289	7.9%	1,482	7.0%	4,271	6.3%
2021 Education: High School Diploma	610	16.7%	4,398	20.8%	15,106	22.3%
2021 Education: GED/Alternative Credential	186	5.1%	1,167	5.5%	4,212	6.2%
2021 Education: Some College/No Degree	780	21.3%	5,054	23.9%	16,618	24.5%
2021 Education: Associate's Degree	598	16.3%	2,985	14.1%	8,399	12.4%
2021 Education: Bachelor's Degree	577	15.8%	3,446	16.3%	10,680	15.8%
2021 Education: Graduate/Professional Degree	512	14.0%	2,028	9.6%	6,388	9.4%

Household Income	1 mile		3 miles		5 miles	
2021 Median Household Income	\$76,819		\$64,583		\$64,642	
2021 Average Household Income	\$90,583		\$80,023		\$81,153	
2021 Per Capita Income	\$32,131		\$29,928		\$30,125	

Businesses	1 mile		3 miles		5 miles	
2021 Total (NAICS11-99) Businesses	25		1,225		2,444	
2021 Total (NAICS11-99) Employees	281		14,210		25,716	