



FOR SALE

Brent Case, CCIM, CRE
843.270.4192
dswing@cbcatlantic.com

Davis Swing
336.906.7827
dswing@cbcatlantic.com



Seamist
COMMONS

OUTPARCEL D

**1601 State Road
Summerville, SC**

CSG CHARLESTON
COMMERCIAL SPECIALTY GROUP



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

PROPERTY SNAPSHOT

Seamist Commons - Outparcel D Summerville, SC



Address

**1601 State Road
Summerville, SC**



Price

\$1,150,000



Acres

±0.72 AC



PD-MU - Berkeley County
Zoning



Berkeley
County



118,967
Population within 15 mins



TBD

Tax ID

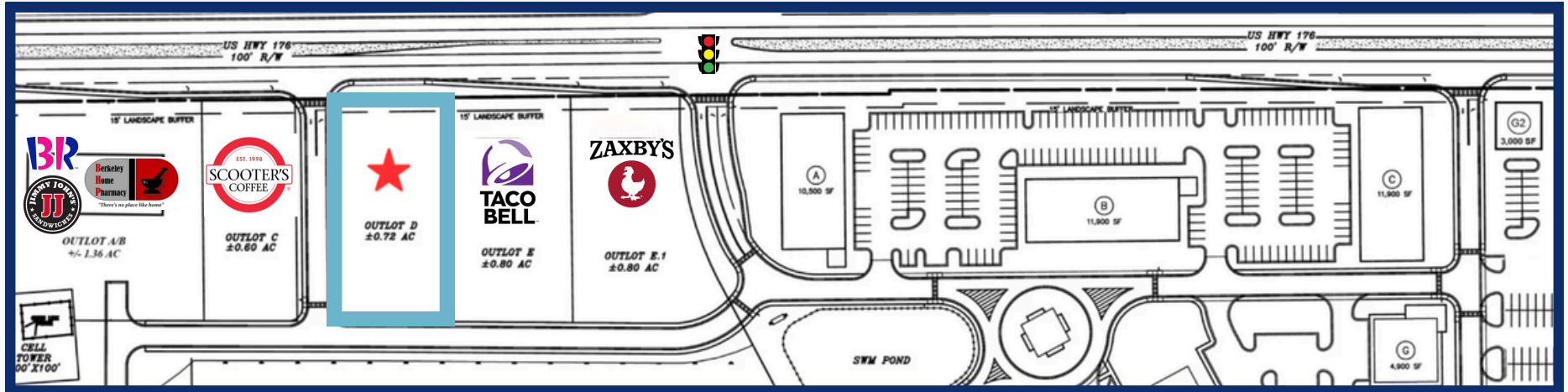


24,000 +
Vehicles Per Day



US Highway 176
Visibility

Retail Development Plan



Outparcel D
±0.72 AC
FOR SALE

Location Highlights

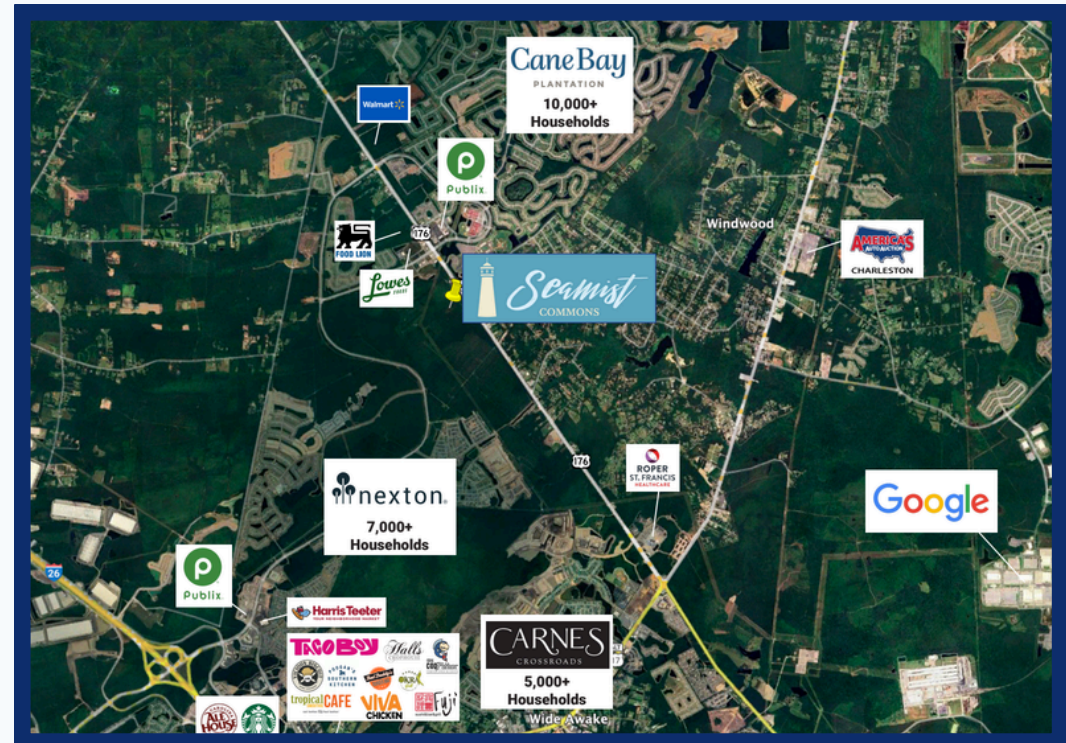
- Highly visible location along **US Highway 176**
- **24,000+** Vehicles Per Day
- Primary entrance to **Seamist Commons**
- Surrounded by **22,000+** nearby homes

SITE PLAN



Location Overview

Seamist Commons is positioned within one of the Charleston region's most dependable retail corridors, where sustained residential growth is paired with a high-frequency, needs-based consumer profile. The surrounding **Cane Bay** community is designed for daily convenience, creating consistent demand for service-oriented retail, food and beverage and essential goods that drive repeat visits and stable sales volumes. The property is further strengthened by its proximity to **Nexton**, surrounded on three sides, with planned golf cart trail connectivity expected to enhance accessibility to one of the region's most prominent master-planned communities. Unlike transient coastal markets, this location benefits from a built-in, year-round customer base with strong household formation and limited retail saturation relative to population growth. For retailers and investors alike, **Seamist Commons** offers the opportunity to capture early market share in a corridor where long-term fundamentals support durable tenancy, steady foot traffic and continued rent growth as the area matures.



Demographic	1 Mile	3 Miles	5 Miles
Population (2024)	3,113	25,104	67,925
Projected Population (2029)	3,757	30,228	81,134
Population Growth (2024-2029)	20.70%	20.40%	19.50%
Households	1,177	9,043	24,754
Median Household Income	\$90,230	\$88,254	\$81,378
Average Household Size	2.6	2.7	2.7
Median Home Value	\$333,378	\$326,618	\$301,719
Average Age	40	39	38

CANE BAY'S NEWEST RETAIL DESTINATION

A 68-Acre Mixed-Use Development Designed for Modern Community Living

Seamist Commons is a 68-acre mixed-use lifestyle development designed to become a premier retail and community destination in Berkeley County, South Carolina.

Built around a vibrant “Live, Work, and Play” concept, the development will feature a curated mix of retail, restaurants, professional offices and residential living centered around a walkable community commons.

A unique feature of the project is a 28-acre preserved forest and trail system, creating an inviting environment where residents, visitors, and businesses can interact in an active outdoor setting.

Seamist Commons will bring together a variety of uses designed to support modern community living, including:

- Retail and restaurant destinations
- Professional office space
- Multifamily residential living
- Walkable community gathering spaces
- Golf cart accessibility throughout the development
- EV charging infrastructure

68 ACRES



Mixed-Use
Development

28 ACRES

Preserved Forrest
& Trails



WALKABLE

Community Design

Development Opportunity

- Ability to establish a flagship presence within a master-planned, design-forward retail environment
- Ideal for users seeking prominent pad positioning with strong branding and identity opportunities
- Site supports efficient development timelines with infrastructure and surrounding uses already underway
- Opportunity to align with a curated tenant mix that enhances cross-shopping and customer retention
- Positioned for concepts that benefit from convenience-driven access and high-frequency visitation
- Ability to capitalize on evolving consumer preferences toward integrated, mixed-use destinations
- Long-term upside driven by continued leasing momentum and maturation of the surrounding retail ecosystem

Offering Summary

This offering presents a rare retail outparcel development opportunity within the rapidly growing Cane Bay corridor of Summerville, South Carolina. The **±0.92- acre** site is located within **Seamist Commons**, a mixed-use development positioned along Hwy 176, one of the primary commercial corridors serving the Cane Bay master-planned community.

The property offers premier visibility and access along **Hwy 176** and is surrounded by significant residential growth, making it an ideal location for a quick-service restaurant, bank, or other neighborhood retail users seeking to serve the expanding population of the **Summerville** and **Cane Bay** submarkets.

With proximity to the thousands of homes within **Cane Bay Plantation**, **Nexton** and **Cannes Crossroads**, the site benefits from strong built-in demand and continued residential development in one of the fastest growing areas in the Charleston region.





**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

Scott Benedict, CCIM

Broker in Charge

803.847.0

randall.donley@CommercialSpecialtyGroup.com

Randall Donley

Senior Commercial Agent

803.847.0800

randall.donley@CommercialSpecialtyGroup.com

Brent Case, CCIM, CRE

Broker in Charge/President

843.270.4192

bcase@cbcatlantic.com

Davis Swing

Associate

336.906.7827

dswing@cbcatlantic.com

3896 Leeds Avenue Suite 100

North Charleston, SC 29405

843.636.3000

charlestoncommercialrealestate.com

3506 W Montague Ave Suite 200 North

Charleston, SC 29418

843.744.9877 cbcatlantic.com |

cbcretailatlantic.com

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