

SEAMIST COMMONS

FOR LEASE & PAD SALE

1601 State Road

Summerville, SC 29486 · US-176

EXCLUSIVE LEASING CONTACTS

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68

TOTAL ACRES

28

FOREST PRESERVE

24K+

VEHICLES / DAY

118K+

15-MIN POP.



Development by Stone City Capital, LLC



COLDWELL BANKER
COMMERCIAL
ATLANTIC



CHARLESTON
COMMERCIAL SPECIALTY GROUP

— MASTER DEVELOPMENT VISION

Master-Planned Lifestyle Development in *Cane Bay/Nexton*

Seamist Commons is a premier 68-acre master-planned destination in Berkeley County, SC. Rising at the lighted intersection of US Highway 176 and State Road, the property seamlessly integrates retail, dining, professional offices, and residences around a central community courtyard.

01 • LIVE

High-end residential residences connected directly to neighborhood retail, dining, and scenic nature trails.

02 • WORK

Class-A commercial office and medical suites with high-speed fiber internet and walk-out patio dining.

03 • PLAY

28 acres of preserved forest, golf-cart paths, outdoor gathering lawn, and family event spaces.

CONNECTED LOWCOUNTRY CORRIDOR

Direct golf-cart path connectivity linking Cane Bay and Nexton directly into storefronts.



ARCHITECTURAL CENTERPIECE

The Community Courtyard

Gathering lawn, shaded pergolas, outdoor dining, and direct nature trail access connecting all 5 commercial districts.

— TRADE AREA ECONOMIC POWER

\$103K+
AVG HH INCOME

34,000+
PLANNED HOMES

1,950+
LF HWY FRONTAGE

43.6K
15-MIN
HOUSEHOLDS

— STRATEGIC ADVANTAGES

Signalized Intersection Access

Direct ingress/egress at US-176 & State Road

1,950+ LF Highway Frontage

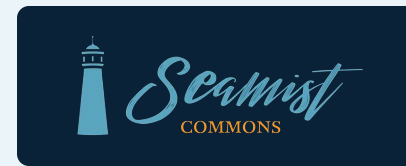
Unmatched daily commuter exposure

Built-In Captive Audience

Over 34,000 planned homes in immediate trade base

COMMERCIAL OFFERING

WARM DARK SHELL DELIVERY



— COMMERCIAL OFFERING

Property *Specifications*

LEASE RATE

\$38 – \$45

PSF NNN (Inline & Endcap)

ESTIMATED CAM

\$10.00

PSF Operating Expenses

ZONING

PD-MU

Planned Mixed-Use

DIVISIBILITY

1,400+

SF Minimum Suite Size

— DELIVERED WARM DARK SHELL

Electrical Service: 200-Amp Dedicated Panel per Unit

HVAC Capacity: 1 Ton per 350 SF Undistributed

Plumbing & Gas: Dominion Gas & Grease Trap Stubbed

Restroom: 1 ADA Unisex Lavatory Complete

Floor Finish: Polished Smooth Concrete Slab

Connectivity: High-Speed Fiber Optic Infrastructure

1,400 to 11,900 SF Contiguous

Flexible retail storefronts, restaurant endcaps with patios, and medical/office suites.

SCHEDULE A SITE WALK

Reserve your prime commercial suite
or pad site

843.270.4192

bcase@cbcatlantic.com

LOWCOUNTRY GROWTH EPICENTER

5 Major Communities Converge at *Seamist Commons*

Directly capturing 34,000+ planned residences across Berkeley and Dorchester counties with seamless multi-modal connectivity.



REGIONAL GROWTH CORRIDOR

34,000+
PLANNED HOMES

24,000+
VPD US-176

\$103K+
AVG HH INC

Multi-Modal Infrastructure: Dedicated golf cart and pedestrian trails link adjacent master plans directly into Seamist Commons plazas.



Cane Bay Plantation

MEGA DEVELOPMENT · 0-MIN GOLF CART LINK

Top-selling SC mega-community connected directly into Seamist Commons via multi-modal trail network.

22,000+ BUILDOUT HOMES

10,000+ CURRENT HOMES

0 Min TRAIL ACCESS



Nexton

#1 MASTER-PLANNED IN SC · INNOVATION HUB

Nationally acclaimed innovative master plan with high-earning households and robust daily commercial demand.

7,000+ PLANNED HOMES

\$81K+ MEDIAN INCOME

5 Min DRIVE TIME



Carnes Crossroads

MEDICAL & TRADITIONAL TOWN

Fast-growing traditional town blending upscale neighborhoods, regional hospitals, and private academies.

5,000+ PLANNED HOMES

\$92K+ AVG INCOME

~8 Min DRIVE TIME



Moncks Corner

BERKELEY COUNTY CIVIC CORE

Berkeley County's civic seat driving steady daily workforce commuter flow along US Highway 176.

20,000+ TOWN POPULATION

County Seat CIVIC CORE

~12 Min DRIVE TIME



Summerville

REGIONAL COMMERCIAL ANCHOR

Fastest-growing submarket anchoring regional commerce, high wages, and dense family neighborhoods.

118,967 15-MIN POP

\$103K+ AVG HH INC

~10 Min DRIVE TIME

Location



Cane Bay
PLANTATION
15,500+
Households



Windwood



176



nexton
7,000+
Households



CARNES
CROSSROADS
5,000+
Households

Wide Awake



1601 State Road | Summerville, SC 29486

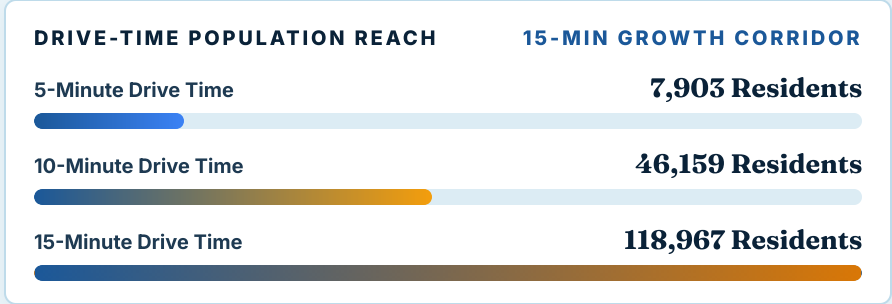




— DEMOGRAPHIC SUMMARY

A High-Income Trade Area Built for *Daily Commerce*

24,000 VEHICLES PER DAY · US HIGHWAY 176



\$106,703
AVG HH INCOME · 5 MIN

2,228
BUSINESSES · 15 MIN

43,626
HOUSEHOLDS · 15 MIN

23,985
EMPLOYEES · 15 MIN

Demographic forecasts source: Esri Market Profile 2024. Average household income within 15-minute primary trade area: \$103,555.

— STRATEGIC CONNECTIVITY

Minutes to Major *Employment & Logistics*

Prime positioning along US Highway 176 provides immediate, multi-county access to the Lowcountry's largest employment hubs.

15
MINUTES

Google Data Center Campus
Flagship regional technology campus and high-wage innovation hub · 7.5 Miles via US-176

HIGH-TECH ANCHOR

19
MINUTES

Camp Hall Commerce Park / Volvo Cars USA
Global automotive manufacturing campus and master-planned logistics park · 12.9 Miles

MANUFACTURING HUB

30
MINUTES

Charleston International Airport (CHS) & Boeing SC
Commercial airline terminal, Boeing aerospace assembly and air cargo facilities · 20 Miles

AEROSPACE & CARGO

12
MINUTES

Nexton Corporate & Medical Corridor
Class-A regional healthcare network, corporate office parks and retail interchange · 6.2 Miles

MEDICAL & OFFICE

Demographic forecasts source: Esri Market Profile 2024. Average household income within 15-minute primary trade area: \$103,555.





Beachwalk Center

Neighborhood convenience, specialty dining, pharmacy, and everyday retail serving surrounding master-planned communities.

CONFIRMED TENANTS & BRANDS



STATUS

Beachwalk Center

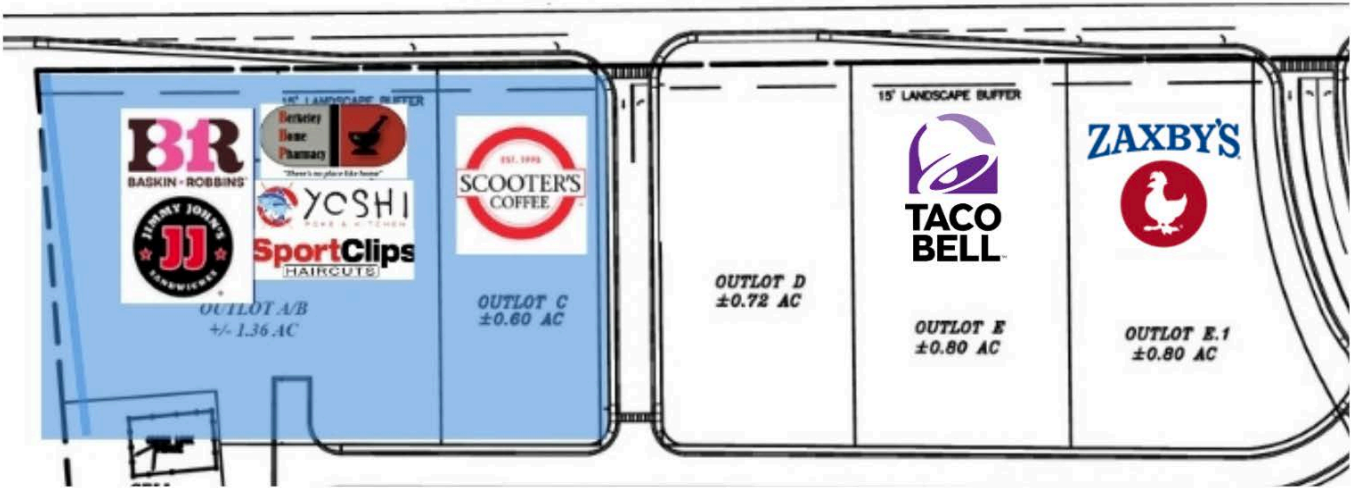
100%
LEASED

OFFERING SUMMARY

Leasing Status	100% LEASED
Available Space	0 SF · FULLY LEASED
Zoning	PD-MU

FULL TENANT ROSTER

Jimmy John's	LEASED
Baskin Robbins	LEASED
Berkeley Home Pharmacy	LEASED
Yoshi Poke	LEASED
Sport Clips	LEASED



ARCHITECTURAL CONCEPT RENDERING

Dunes Trail 1 & 2



Dunes Trail 1 & 2

Combining major fitness anchor traffic with active lifestyle shops, medical wellness, and direct 28-acre forest trail connectivity.

— FEATURED ANCHOR TENANT



Planet Fitness — Anchor

High-volume fitness drawing thousands of daily visits.

— OFFERING SUMMARY

Available Space (Dunes 1 & 2) **4,900 – 15,000 SF**

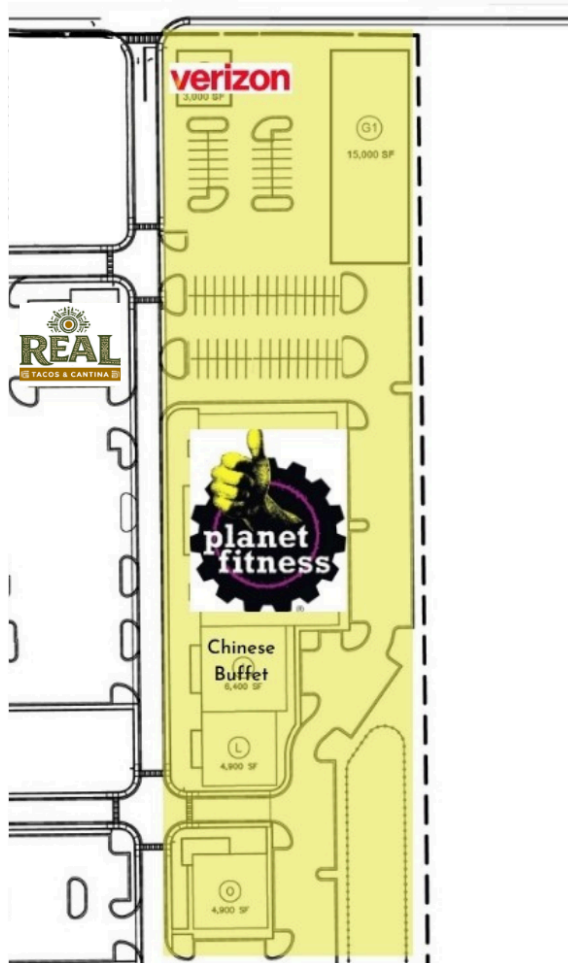
Dunes Trail 1 Lease Rate **\$35.00 – \$40.00 PSF**

Dunes Trail 2 Lease Rate **\$38.00 – \$42.00 PSF**

Zoning **PD-MU**

— KEY OPPORTUNITIES

Building G (Real Cantina)	LEASED
Building G1 (Dunes 1)	15,000 SF AVAILABLE
Building H (Planet Fitness)	LEASED
Building I (Chinese Buffet)	LEASED
Building L (Dunes 2)	4,900 SF AVAILABLE
Building O (Dunes 2)	4,900 SF AVAILABLE



ARCHITECTURAL CONCEPT RENDERING



Outparcels

High-exposure pad opportunities directly fronting US Highway 176 with 24,000+ VPD.

CONFIRMED TENANTS & BRANDS



FOR SALE

Outparcel D (±0.72 AC) \$1,150,000

OFFERING SUMMARY

Available Pad	OUTPARCEL D · ±0.72 AC
Sale Price	\$1,150,000
Zoning	PD-MU
Traffic Exposure	24,000+ VPD · US-176

DELIVERED

- Graded
- Utilities On Site
- Offsite Detention



ARCHITECTURAL CONCEPT RENDERING



Shoreline Center

High-traffic retail, specialty dining, personal salon suites, and telecom hub.

— CONFIRMED TENANTS & BRANDS

— AVAILABLE OPPORTUNITIES & SUMMARY

Building A	1,400-4,200 SF AVAILABLE
Building B	3,500 SF AVAILABLE
Lease Rate	\$40.00 PSF NNN
Zoning	PD-MU
Plaza Positioning	CORNER ANCHOR FACING US-176



ARCHITECTURAL CONCEPT RENDERING

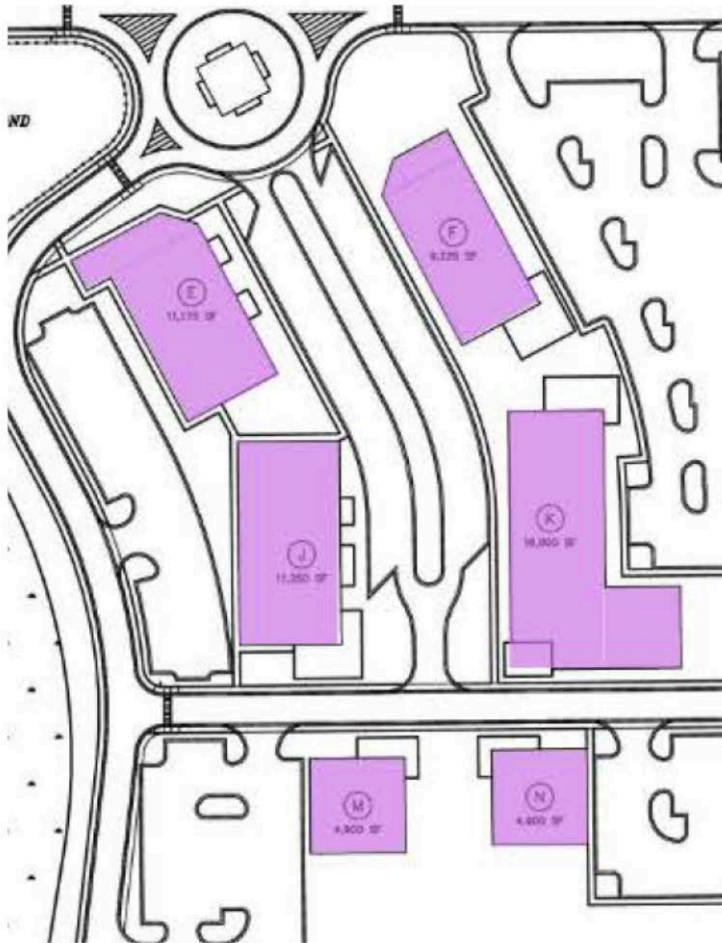


The Boulevard

Main street commercial spine featuring anchor buildings, courtyard dining, and roundabout arrival.

SIGNATURE TOWN CENTER ATMOSPHERE

Anchored by the main entrance roundabout, shaded outdoor seating, EV charging, and direct trail access.



OFFERING SUMMARY

Available Space	4,900 – 16,000 SF / BLDG
1st Floor Lease Rate	\$45.00 PSF
2nd Floor Lease Rate	\$40.00 PSF
Zoning	PD-MU

AVAILABLE OPPORTUNITIES

Building E	11,175 SF
Building F	8,225 SF
Building J	11,250 SF
Building K	16,000 SF
Building M	4,900 SF
Building N	4,900 SF



ARCHITECTURAL CONCEPT RENDERING



— EXCLUSIVE COMMERCIAL LEASING TEAM

Connect with Us to Secure *Your Space*

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