

FOR LEASE · 1601 STATE ROAD

PROPERTY ADDRESS

**1601 State Road**

Summerville, SC 29486 · Berkeley County  
· US Highway 176

LEASING CONTACTS

**Brent Case, CCIM, CRE**

Broker in Charge / President  
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**Davis Swing**

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**Randall Donley**

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**Scott Benedict, CCIM**

Broker in Charge · CSG  
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843.442.2700

NOW LEASING · PHASE 1 & PHASE 2

NOW PRE-LEASING · PHASE 1

# The Boulevard at Seamist Commons

FOR LEASE

PHASE 1 · BERKELEY COUNTY, SC



Development by Stone City Capital, LLC

# A live, work & play destination for *Berkeley County.*



  
**68**  
TOTAL ACRES

  
**±230K**  
SF PROPOSED

  
**28**  
ACRES FOREST

01



## DEVELOPMENT OVERVIEW

The newest and most creative “Live, Work and Play Lifestyle” development in Berkeley County, SC is a 68-acre Mixed-Use Planned Development. Seamist Commons is designed with abundant retail, restaurants, professional office space and apartment living which will interact with the “Commons” area and a 28-acre forest with walking trails.

02



## COMMUNITY LIFESTYLE

This community will include golf cart accessibility and the latest EV charging stations throughout. Set along the US-176 corridor – Berkeley County’s most dependable retail spine – the development is surrounded by 22,000+ new homes across Cane Bay, Nexton and Carnes Crossroads master-planned communities.

03



## STRATEGIC LOCATION

Seamist Commons benefits from convenient access to major thoroughfares including US-176 and nearby I-26, allowing for easy connectivity to Charleston, Summerville and the broader Tri-County region. With increasing traffic counts, strong rooftops and limited nearby commercial supply, Seamist Commons is ideally positioned to become the premier neighborhood retail and service destination in Berkeley County.

### CONFIDENTIALITY & RESTRICTED USE AGREEMENT

Disclosure: The listing realtors, Scott Benedict, CCIM and Randall Donley are also partners in the development and have a vested interest in the property. Stone City Capital, LLC is pleased to offer this opportunity for Seamist Commons, Summerville, SC 29486. This Offering Memorandum has been prepared by Charleston Commercial Specialty Group and is furnished solely for the purpose of your review of the subject property. By accepting this Offering Memorandum you agree that all information contained within is confidential. Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information herein. You should verify all information with third-party professionals including your accountant and attorney. This Offering Memorandum does not constitute an offer to accept any proposal.



*Seamist*  
**COMMONS**

LIVE · WORK · PLAY

Rendering · Marketing Purposes Only

OFFERING SUMMARY

# The Boulevard at Seamist Commons

LEASE RATE · 1ST FLOOR

## \$40 PSF

NNN

LEASE RATE · 2ND FLOOR

## \$32 PSF

NNN

AVAILABLE SPACE

## 4,900–16,000 SF

Per Building

ZONING

## PD-MU

Berkeley County

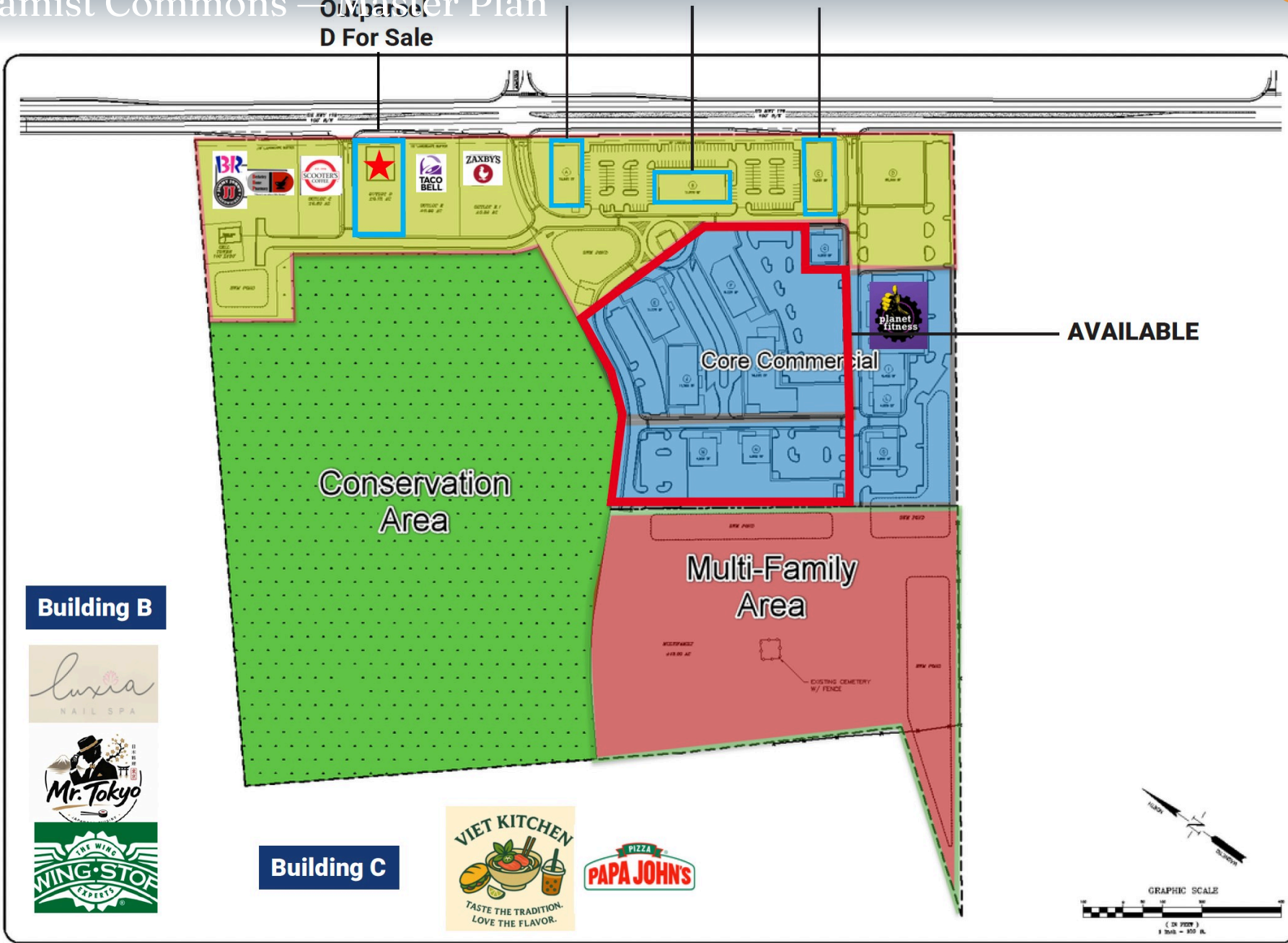


*Seamist*  
COMMONS

# Seamist Commons — Master Plan

Building A Building B Building C

FOR LEASE



NO.	DATE	REVISION
1	02/12/23	BLDG TO ACCURATELY DIMENSIONS
2	04/17/23	CLIENT COMMENTS
3	04/19/24	OUTLOT DIMENSIONS

CONCEPT PLAN  
OF  
**SEA MIST IOP, LP**  
SECOND GOOSE CREEK PARISH  
BERKELEY COUNTY, SOUTH CAROLINA

**OWNER:**  
SEA MIST IOP, LP  
100 W. 10TH PLACE, SUITE 101  
MT. PLEASANT, SC 29541

**DEVELOPER:**  
SRM AS ABOVE

**24 HR. CONTACT:**  
SCOTT BENEDEY  
943.442.2700

DATE:	REVISED:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
<b>JOB#: H19212</b>	
<b>CP1</b>	

**A** BUILDING: A  
Anchor Building

**B** BUILDING: B  
Shop Building

**C** BUILDING: C  
Shop Building

**28AC** CONSERVATION AREA  
Preserved Forest

FOR SALE  
**Outparcel D**  
±0.72 AC · US-176

AERIAL VIEW

# Seamist Commons Site

±68 ACRES · US-176

N cre ek drive  
22,000 vpd 2023  
marshal l acres drive



+/- 68 Acres



68  
TOTAL ACRES

28  
PRESERVED FOREST

24K+  
VEHICLES / DAY

1,950+  
FEET OF FRONTAGE



# Surrounded by growth.

**Cane Bay Plantation**  
10,000+ Households

**Nexton**  
7,000+ Households

**Carnes Crossroads**  
5,000+ Households

**Windwood & surrounding**  
Additional rooftops along US-176



**Cane Bay**  
PLANTATION  
10,000+  
Households



Windwood

**nexton.**  
7,000+  
Households



**CARNES**  
CROSSROADS  
5,000+  
Households

Wide Awake



**22,000+**  
NEARBY HOMES

LOCATION

# Regional Connectivity.

Seamist Commons sits at the intersection of US Highway 176 and State Road — with direct access to Charleston, major employers and regional infrastructure along one of Berkeley County's highest-traffic corridors.

**24,000**  
VEHICLES PER DAY  
US-176 · 2023

**118,967**  
POPULATION  
WITHIN 15 MIN

**23,985**  
EMPLOYEES  
WITHIN 15 MIN

**46,159**  
POPULATION  
WITHIN 10 MIN

**\$106,703**  
AVG HH INCOME  
WITHIN 5 MIN

DRIVE TIMES FROM SITE



**30**  
MIN

**CHARLESTON INT'L AIRPORT**

Direct via US-176 and I-26  
• 20 Miles



**19**  
MIN

**CAMP HALL**

Major industrial and logistics hub  
• 12.9 Miles



**15**  
MIN

**GOOGLE DATA CENTER**

Major regional employer and economic anchor  
• 7.5 Miles



*Seamist*  
— COMMONS —

LIVE · WORK · PLAY

# Leasing Contacts

To inquire about space at Seamist Commons, contact any member of the leasing team.



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Broker in Charge / President

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Agent

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