



The Boulevard at Seamist Commons

FOR LEASE

PHASE 1 • BERKELEY COUNTY, SC

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
bcase@cbcatlantic.com
843.270.4192

Davis Swing

Agent • CBC Atlantic
dswing@cbcatlantic.com
336.906.7827

Randall Donley

Senior Agent • CSG
randall.donley@commercialspecialtygroup.com
803.847.0800

Scott Benedict, CCIM

Broker in Charge • CSG
scott.benedict@commercialspecialtygroup.com
843.442.2700



Seamist
COMMONS

Development by Stone City Capital, LLC

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



Live · Work · Play


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



OFFERING SUMMARY

The Boulevard at Seamist Commons

LEASE RATE - 1ST FLOOR

\$45 PSF

NNN

LEASE RATE - 2ND FLOOR

\$40 PSF

NNN

AVAILABLE SPACE

4,900-16,000 SF

Per Building

ZONING

PD-MU

Berkeley County



SITE PLAN

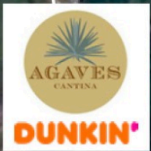


AERIAL VIEW

Seamist Commons Site

±68 ACRES · US-176

N cree 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



LOCATION

Surrounded by growth.

Three of the Lowcountry's fastest-growing master-planned communities feed directly into Seamist Commons.

Cane Bay Plantation
10,000+ Households

Nexton
7,000+ Households

Carnes Crossroads
5,000+ Households

Windwood & surrounding
Additional rooftops along US-176



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.



Brent Case

CCIM, CRE
Broker in Charge / President

843.270.4192
bcase@cbcatlantic.com



Davis Swing

Agent

336.906.7827
dswing@cbcatlantic.com



Randall Donley

Senior Commercial Agent

803.847.0800
randall.donley@commercialspecialtygroup.com



Scott Benedict

CCIM
Broker in Charge

843.442.2700
scott.benedict@commercialspecialtygroup.com



Coldwell Banker Commercial Atlantic
3506 W Montague Ave, Suite 200
North Charleston, SC 29418 · 843.744.9877
cbcatlantic.com

Coldwell Banker Commercial Atlantic
3506 W Montague Ave, Suite 200
North Charleston, SC 29418 · 843.744.9877
cbcatlantic.com

Charleston Commercial Specialty Group
3896 Leeds Avenue, Suite 100
North Charleston, SC 29405 · 843.636.3000
charlestoncommercialrealestate.com

Charleston Commercial Specialty Group
3896 Leeds Avenue, Suite 100
North Charleston, SC 29405 · 843.636.3000
charlestoncommercialrealestate.com