



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.

For Lease **SEAMIST COMMONS**
1601 State Road
Summerville, SC 29486



Randall Donley
Senior Commercial Agent
randall.donley@CommercialSpecialtyGroup.com

Scott Benedict, CCIM
Broker in Charge
scott.benedict@commercialspecialtygroup.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Brent Case, CCIM
President / Broker in Charge
bcase@cbcatlantic.com

ABOUT THE DEVELOPMENT



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. This community will include golf cart accessibility and the latest EV charging stations.

Brokerage Contacts:

Randall Donley
Senior Commercial Agent

(C) 803.847.0800

randall.donley@CommercialSpecialtyGroup.com

Scott Benedict, CCIM
Broker in Charge

(C) 843.442.2700

scott.benedict@commercialspecialtygroup.com

Brent Case, CCIM
Broker in Charge/ President

(C) 843.270.4192

bcase@cbcatlantic.com



Development By:



Confidentiality and 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 of South Carolina (“Brokers”) and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

SEAMIST COMMONS

PROPERTY OVERVIEW

Seamist Commons Blvd & US-176 is a +/- 230,000 SF proposed commercial development with lighted intersection and 1,950+ feet of roadway frontage. The site is surrounded by the + 22,000 new homes that make up the Nexton, Cane Bay and Carnes Crossroads master planned development neighborhoods. Wetland mitigation complete, groundbreaking Fall of 2024, Phase 1 availability 3rd quarter 2026.

1601 State Road | Summerville, SC 29486



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.



SEAMIST COMMONS

OFFERING SUMMARY



LEASE RATE

\$38 - \$45 PSF NNN
\$8 CAM



AVAILABLE

1,400 SF - 11,900 SF



ZONING

PD-MU - Berkeley County



UTILITY INFORMATION

Berkeley Electric Cooperative
Fiber Optic Internet
Berkeley County Water & Sanitation
Gas: Dominion Energy



COUNTY

Berkeley County

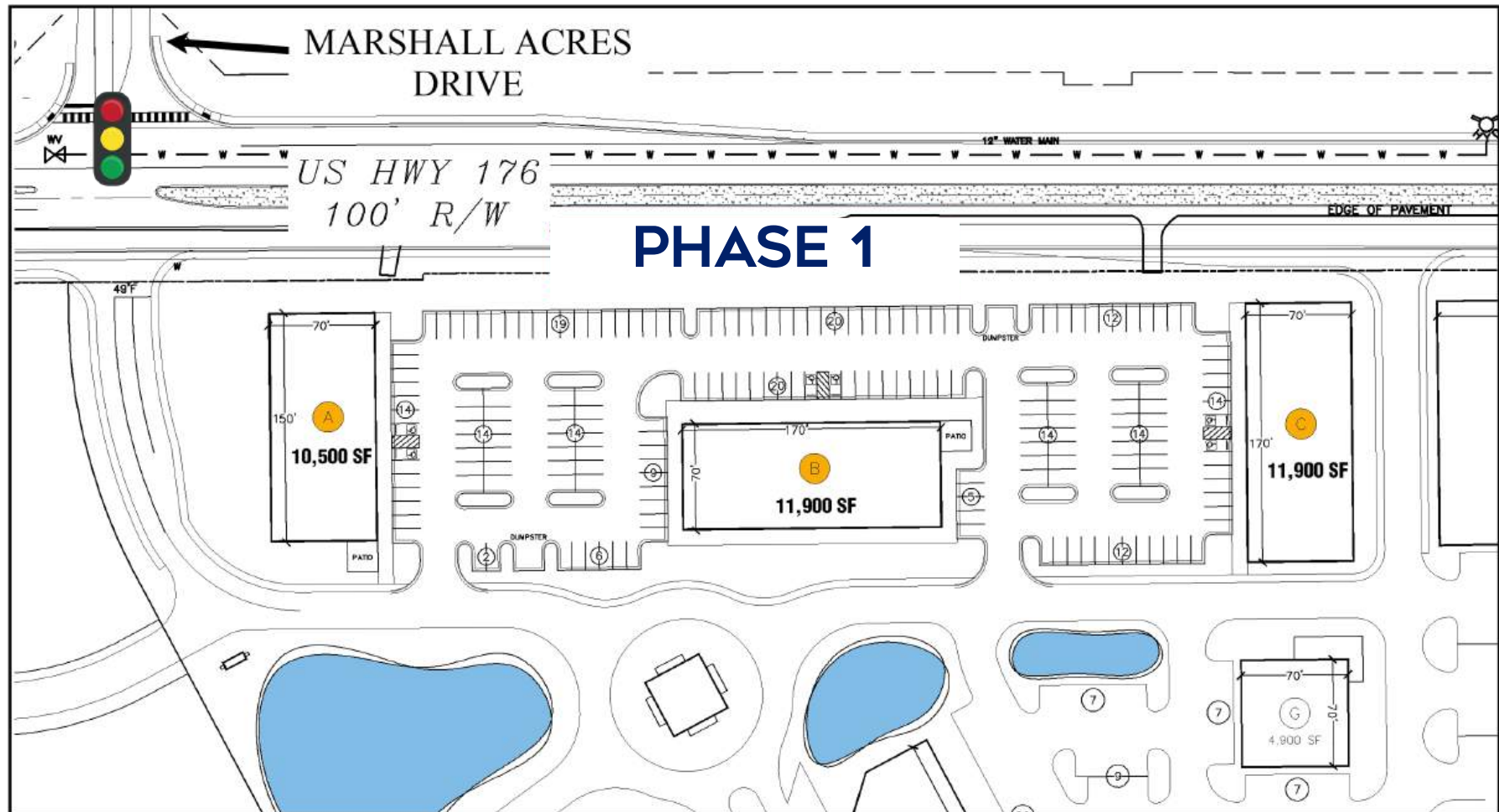
1601 State Road | Summerville, SC 29486



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.



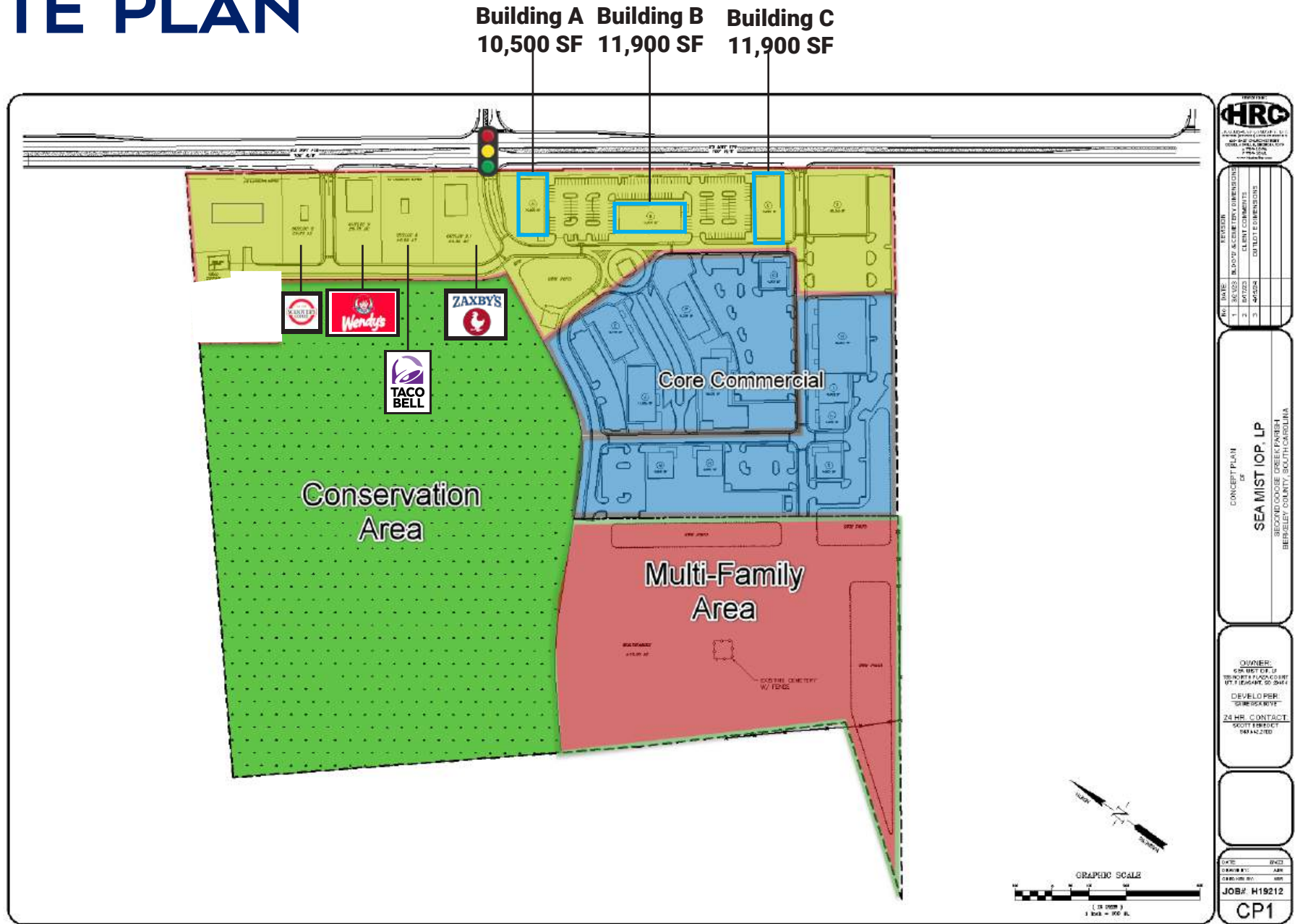
PHASE 1: PRE-LEASING NOW



1,400 SF – 11,900 SF UNIT(S)

- 200-amp Electrical Panel/Unit
- Polished Finish Slab
- Natural Gas
- Grease Trap Availability
- HVAC Undistributed - 1 Ton/350 SF
- LED Lighting
- Primed Demising Wall
- 1 ADA Unisex Lavatory
- Outlets to Code
- Fiber Optic Data

SITE PLAN



SEAMIST COMMONS



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.

SEAMIST COMMONS AERIAL

N CREEK DRIVE

22,000 VPD 2023

MARSHALL ACRES DRIVE

+/- 68 ACRES



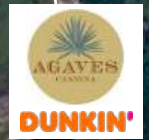
176

State Rd

1601 State Road | Summerville, SC 29486

CSG CHARLESTON
COMMERCIAL SPECIALTY GROUP

CB COLDWELL BANKER
COMMERCIAL
ATLANTIC



SEAMIST COMMONS

LOCATION



1601 State Road | Summerville, SC 29486

SEAMIST COMMONS

176

LOCATION

78

26



Ridgeville

US HWY 176
STATE ROAD
24,000 VPD

SITE

Google

- 30 Minutes/20 Miles to Charleston International Airport
- 19 Minutes/12.9 Miles to Camp Hall
- 15 Minutes/7.5 Miles to Google Data Center

Clubhouse Crossroads

Knightsville

Summerville

Lincolnville

Wood Oak Park

White Church Place

Avenue of Oaks

WINDSOR HILL PLANTATION

CHARLESTON INTERNATIONAL AIRPORT

ARCHDALE

JOINT BASE CHARLESTON

North Charleston

CHARLESTON HEIGHTS

ASHLEY HALL MANOR
WEST ASHLEY

AVONDALE

Charleston

Woodland

Wando

Woodville

Whitehall Terrace

Deweese Island

WILD DUNES

Isle of Palms

DANIEL ISLAND

Mt Pleasant

Sullivan's Island

CSC CHARLESTON
COMMERCIAL SPECIALTY GROUP



COLDWELL BANKER
COMMERCIAL
ATLANTIC

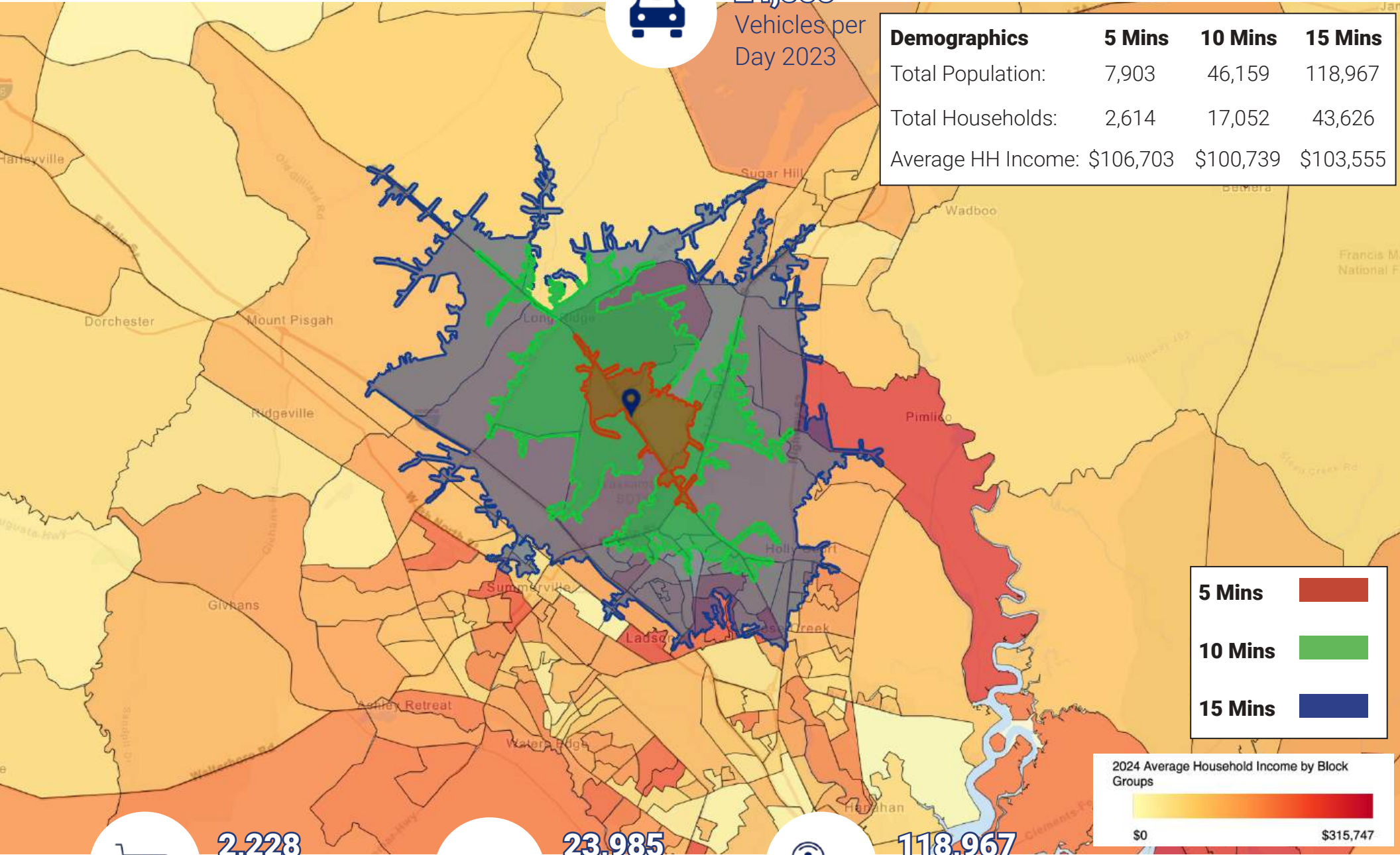
1601 State Road | Summerville, SC 29486

DEMOGRAPHICS

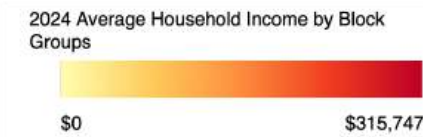


24,000
Vehicles per
Day 2023

Demographics	5 Mins	10 Mins	15 Mins
Total Population:	7,903	46,159	118,967
Total Households:	2,614	17,052	43,626
Average HH Income:	\$106,703	\$100,739	\$103,555



5 Mins
10 Mins
15 Mins



2,228
Businesses
within 15 Mins



23,985
Employees
within 15 Mins

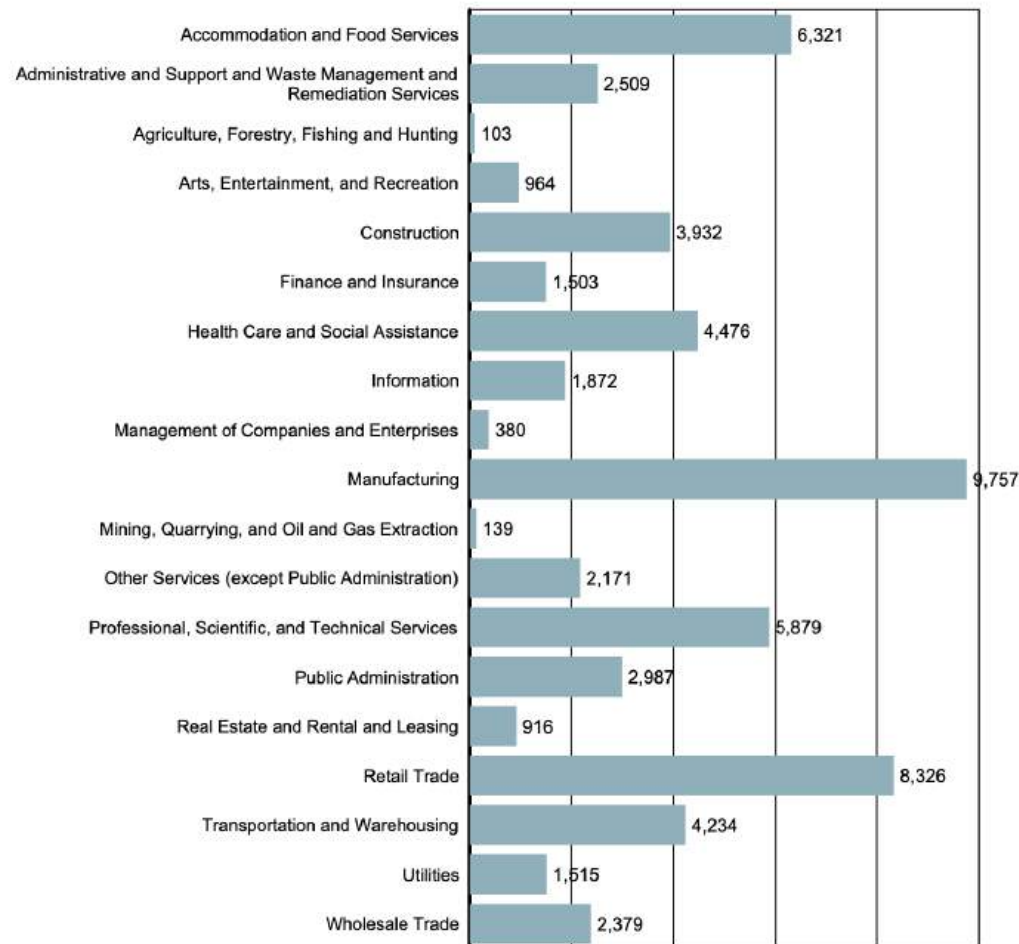


118,967
Population
within 15 Mins

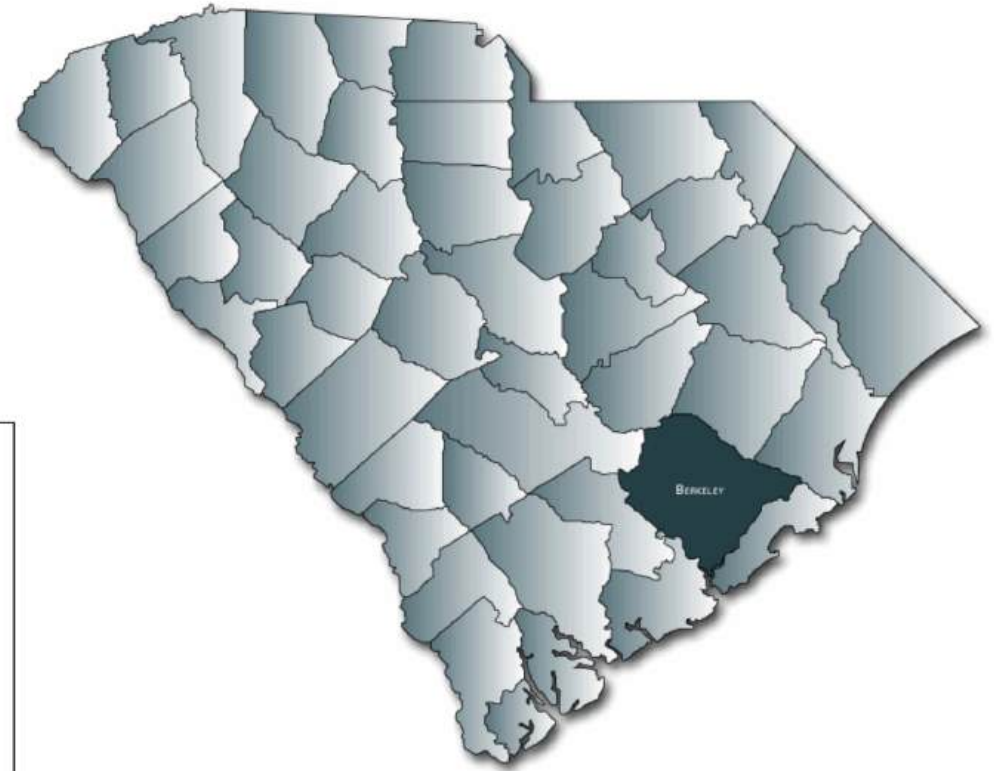
All demographics based on Esri forecasts for 2024

BERKELEY COUNTY

EMPLOYMENT BY INDUSTRY



Source: S.C. Department of Employment & Workforce
Quarterly Census of Employment and Wages (QCEW) - 2023 Q4



**TOTAL
POPULATION
256,013 2023**

SEAMIST COMMONS



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.

1601 State Road | Summerville, SC 29486

CSG CHARLESTON
COMMERCIAL SPECIALTY GROUP

CB COLDWELL BANKER
COMMERCIAL
ATLANTIC

SEAMIST COMMONS



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.

1601 State Road | Summerville, SC 29486

CSG CHARLESTON
COMMERCIAL SPECIALTY GROUP

CB COLDWELL BANKER
COMMERCIAL
ATLANTIC



Randall Donley
Senior Commercial Agent
(C) 803.847.0800
randall.donley@CommercialSpecialtyGroup.com

Scott Benedict, CCIM
Broker in Charge
(C) 843.442.2700
scott.benedict@commercialspecialtygroup.com



3896 Leeds Avenue Suite 100
North Charleston, SC 29405
843.636.3000
charlestoncommercialrealestate.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Brent Case, CCIM
Broker in Charge/ President
(C) 843.270.4192
bcase@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

Development By:



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.