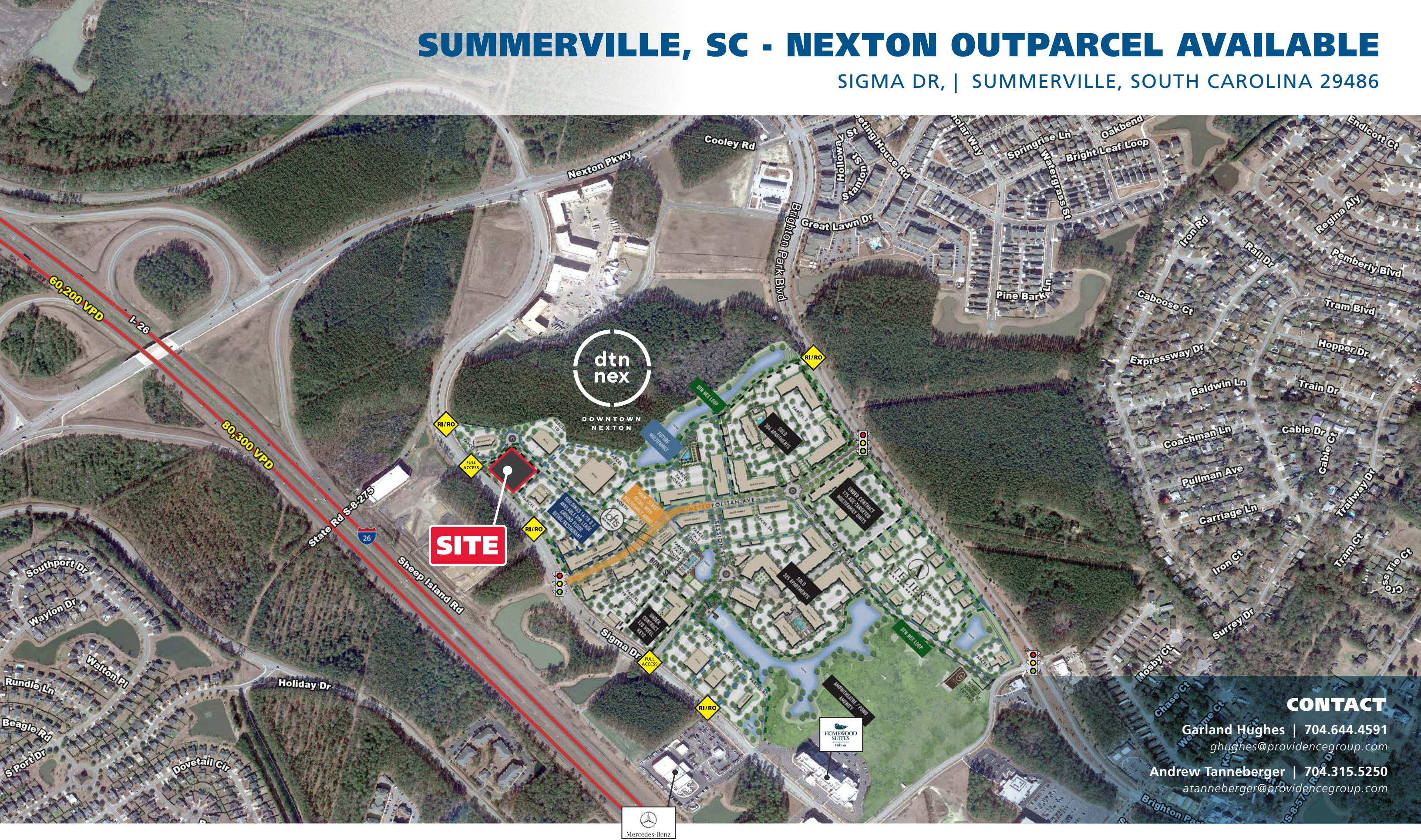


SUMMERVILLE, SC - NEXTON OUTPARCEL AVAILABLE

SIGMA DR, | SUMMERVILLE, SOUTH CAROLINA 29486



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PROPERTY / LEASING OVERVIEW

- For Sale or Ground Lease
- Pricing: Please Call
- Acreage: 1.54 Acres
- Zoning: PUD/DA

PROPERTY HIGHLIGHTS

Nexton Currently has:

- 194,000 SF of Retail/Restaurants
- 79,000 SF of Mediacal
- 230,000 SF of Office
- 537 Hotel Rooms
- Nexton is planned to have 7,000 homes and 3,000 apartments which will total over 30,000 residents
- Strong commercial growth creates significant daytime employment and traffic with access and visibility from 199B and I-26

TRAFFIC COUNTS

- 80,300 VPD on I-26

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	6,901	39,662	114,633
AVERAGE HH INCOME	\$107,320	\$100,013	\$103,835
MEDIAN HH INCOME	\$93,187	\$81,753	\$81,490
BUSINESS ESTABLISHMENTS	289	1,388	2,843
DAYTIME EMPLOYMENT	2,705	10,838	21,987

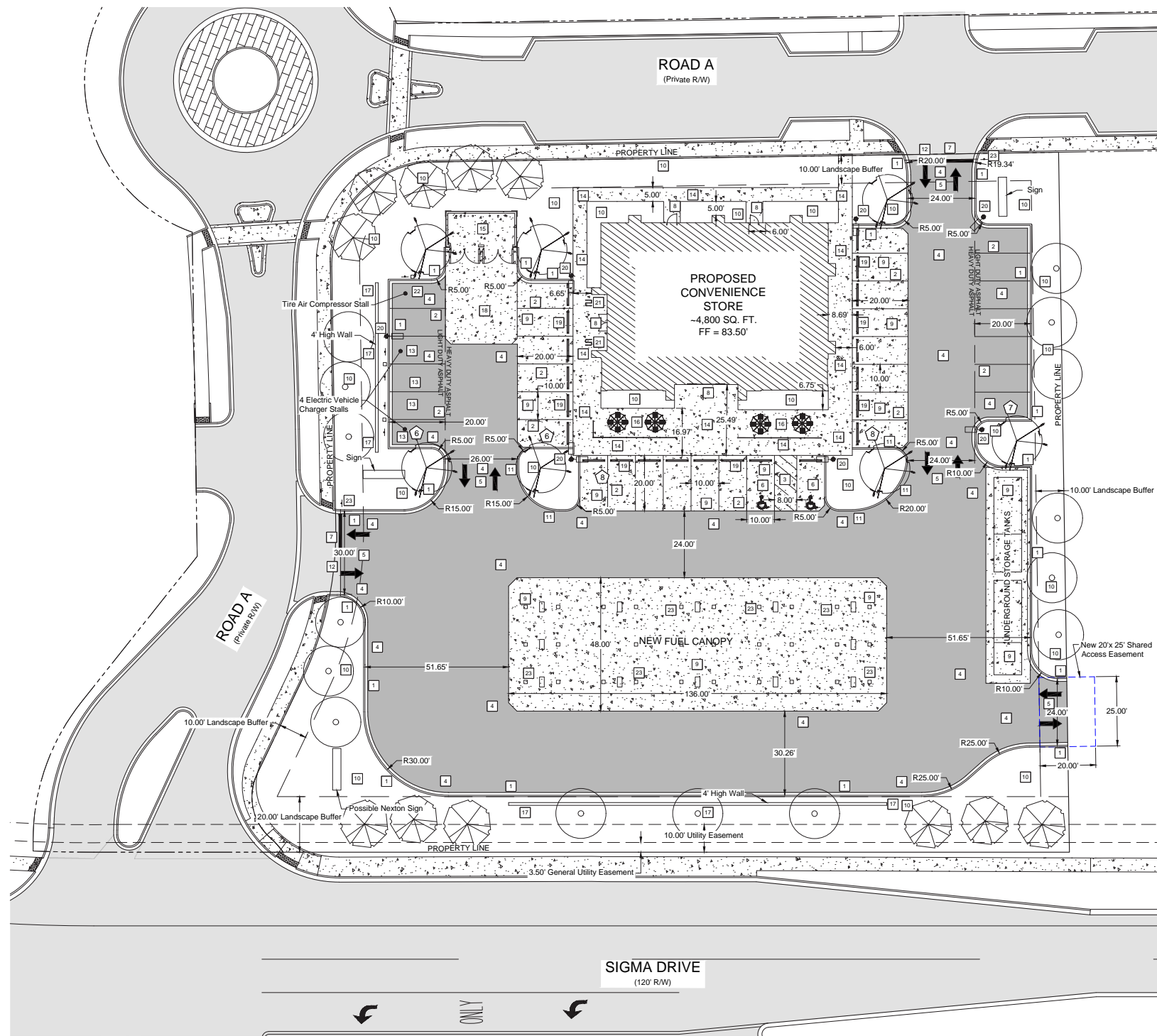


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