



*For
Lease*

SEAMIST COMMONS

1601 State Road
Summerville, SC 29486



Seamist
COMMONS



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开发项目介绍



最新且最具创意的“生活、工作和娱乐生活方式”开发项目位于南卡罗来纳州伯克利县，占地68英亩的混合用途规划开发。Seamist Commons 设计了丰富的零售店、餐厅、专业办公空间和公寓，整体将与“公共区”以及占地28英亩的森林和步行道互动。这个社区将包含高尔夫球车的便捷通行和最新的电动车充电站。

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Development By:



Confidentiality and Restricted Use Agreement

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.

物业概况

Seamist Commons Blvd 和 US-176 是一个约23万平方英尺的拟建商业开发项目，设有带红绿灯的交叉路口和超过1,950英尺的道路沿线。该地点被 Nexton、Cane Bay 和 Carnes Crossroads 总体规划开发社区的22,000多套新房包围。湿地补偿已经完成，计划于2024年秋季破土动工，第一阶段将在2025年第四季度开放。



租赁详情简介



租赁价格

\$35-\$38 每平方英尺NNN
\$8 CAM



可租赁面积

1,400 - 11,900 平方英尺



分区规划

PD-MU (混合用途开发)
伯克利县



UTILITY INFORMATION

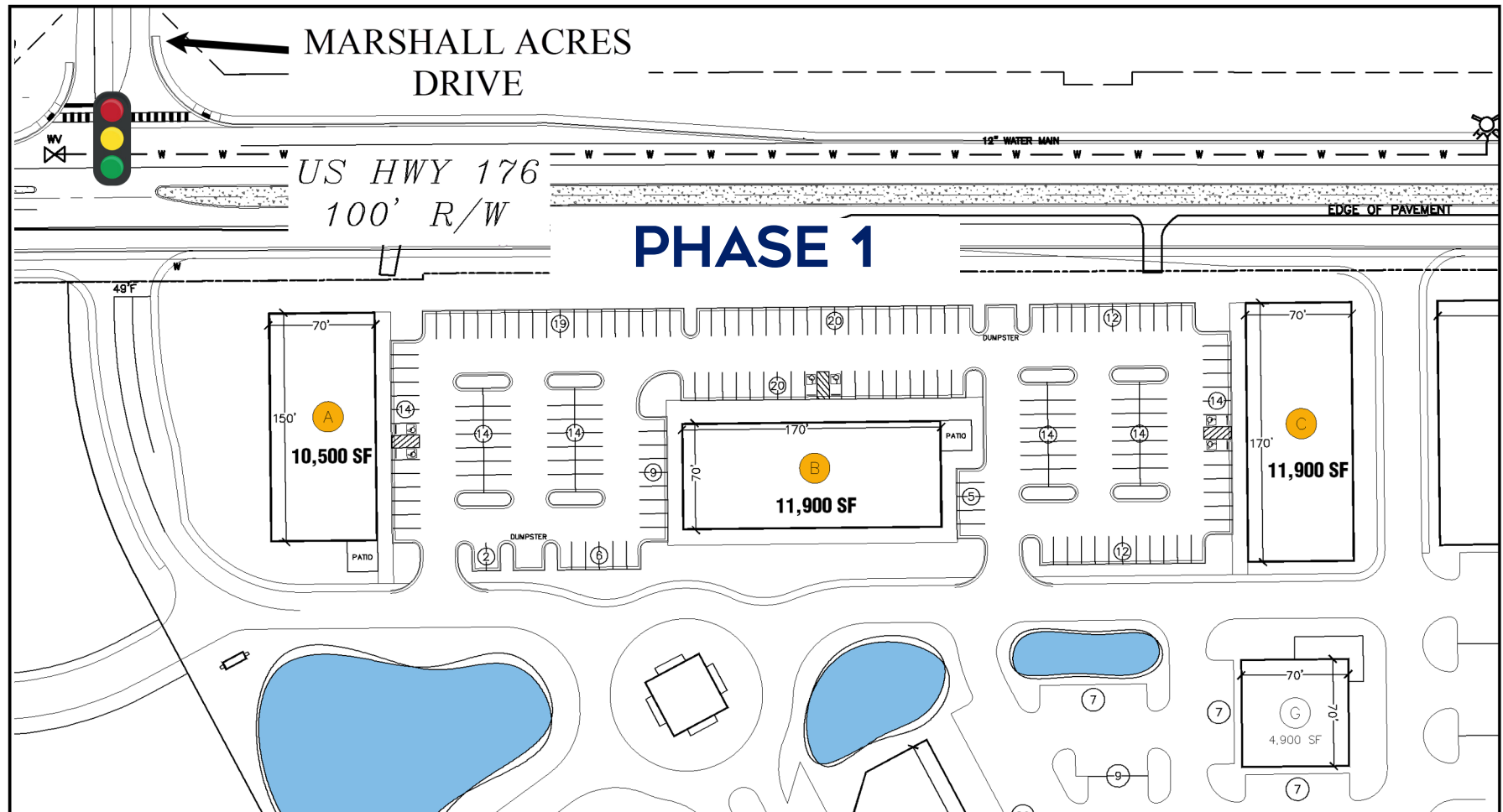
Berkeley Electric Cooperative
Fiber Optic Internet
Berkeley County Water & Sanitation
Gas: Dominion Energy



伯克利县

1601 State Road | Summerville, SC 29468





1,400平方英尺 – 11,900平方英尺

- 200安培电气面板/单元
- 抛光地板
- 天然气供应
- 可有油脂分离器
- 空调配置 - 1吨/350平方英尺
- LED照明
- 已上底漆的分隔墙
- 1个符合ADA标准的男女通用洗手间
- 符合标准的电源插座
- 光纤数据

SITE PLAN



SEAMIST COMMONS AERIAL

N CREEK DRIVE

22,000 VPD 2023

MARSHALL ACRES DRIVE

+/- 68 英亩



176

State Rd

1601 State Road | Summerville, SC 29468

CSG CHARLESTON
COMMERCIAL SPECIALTY GROUP



COLDWELL BANKER
COMMERCIAL
ATLANTIC



SEAMIST COMMONS

LOCATION

Cane Bay
PLANTATION

10,000 + 住宅



176



Windwood



CHARLESTON

176



7,000 + 住宅



ROPER
ST. FRANCIS
HEALTHCARE



5,000 + 住宅

Wide Awake

1601 State Road | Summerville, SC 29468



SEAMIST COMMONS

LOCATION



美国 176 号高速公路国道
22,000 每天车流量

开发地点



- 距查尔斯顿国际机场
30分钟/20英里
- 距Camp Hall 19分钟/12.9英里
- 距谷歌数据中心
15分钟/7.5英里

Clubhouse
Crossroads

1601 State Road | Summerville, SC 29468

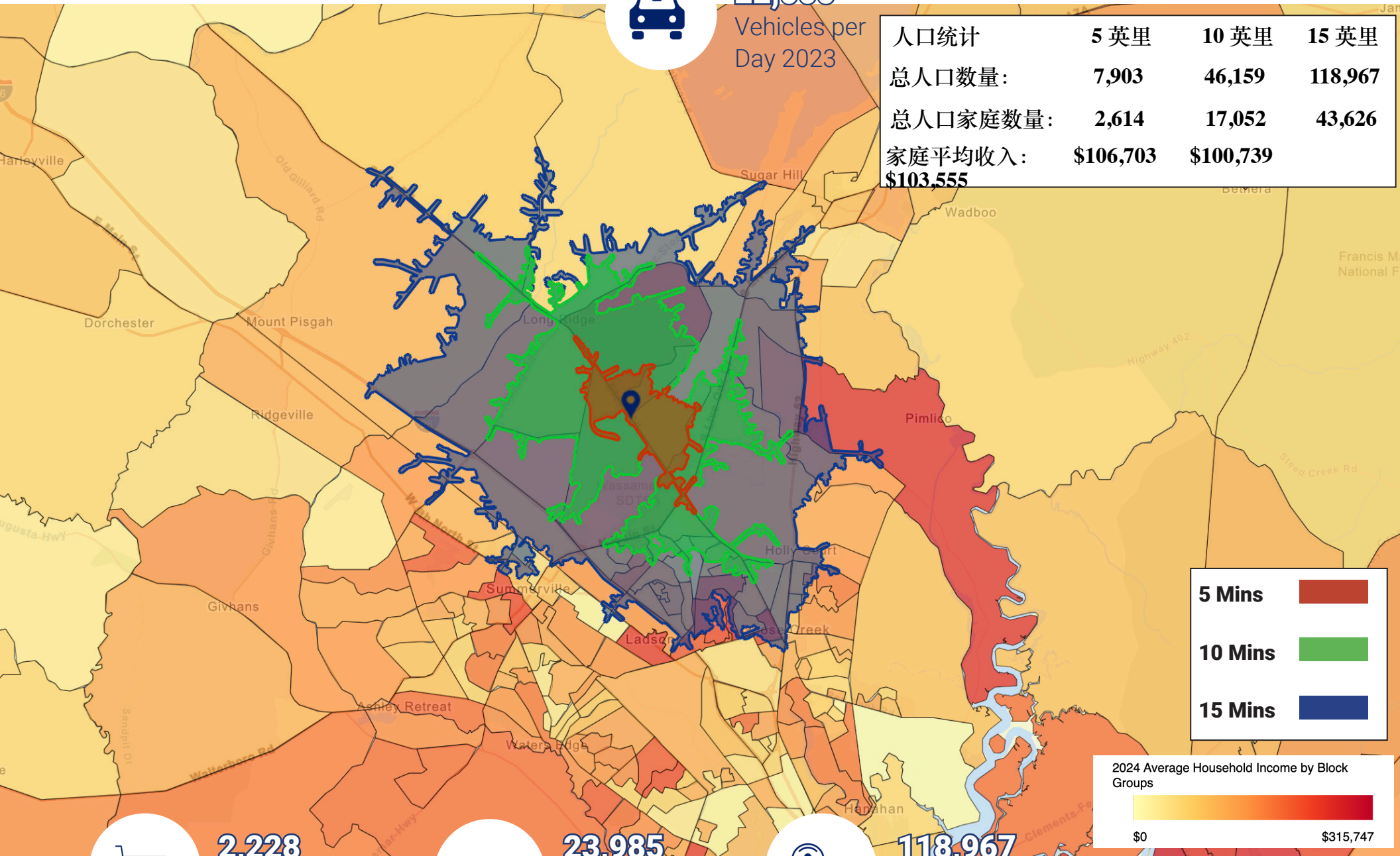
DEMOGRAPHICS



22,000

Vehicles per
Day 2023

人口统计	5 英里	10 英里	15 英里
总人口数量:	7,903	46,159	118,967
总人口家庭数量:	2,614	17,052	43,626
家庭平均收入:	\$106,703	\$100,739	\$103,555



2,228

距离此地点车程
15 分钟的企业



23,985

距离此地车程
15 分钟的员工



118,967

距离此地车程
15分钟的人口
数量

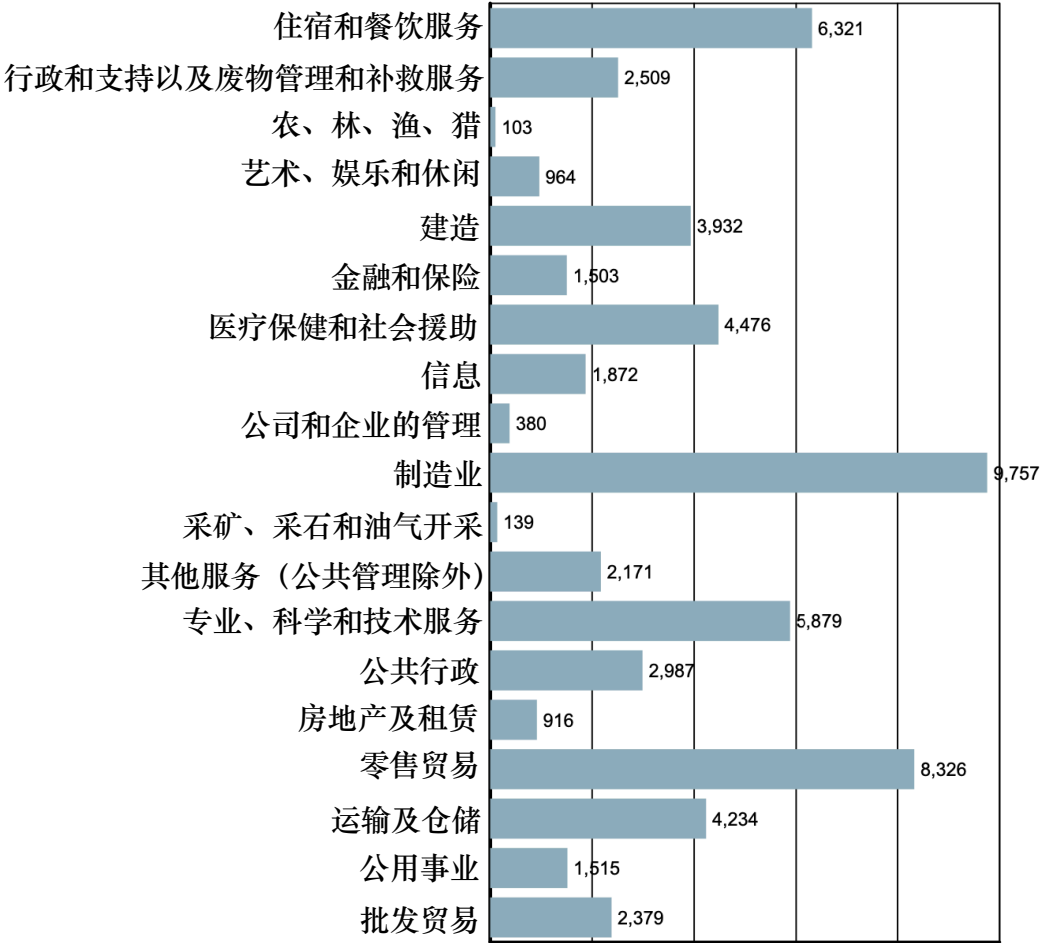
2024 Average Household Income by Block
Groups



All demographics based on Esri forecasts for 2024

BERKELEY COUNTY

按行业划分的就业情况



总人口统计

256,013

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

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