

AVAILABLE - FOR LEASE

BRIGHTON COURT

SUMMERVILLE, SC 29486

OFFICE | RETAIL



Area

amenities:



Walmart



PALMETTO
PRIMARY CARE
PHYSICIANS



VICIOUS
BISCUIT



tropical
SMOOTHIE
CAFE

Halls
CHOPHOUSE



Southern
FIRST

OFFERED BY

**belk
lucy**

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PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for the retail/office buildings located at 318 Brighton Park Boulevard. These Class A 7,200 square foot buildings are ideally positioned within Nexton, one of the area's largest master-planned communities. Located on well traveled Brighton Park Boulevard, in the heart of Nexton Square, this property has excellent visibility and convenient access.

AREA DESCRIPTION

Nexton is a burgeoning community touting a strong live, work, shop environment with a focus on innovation and walkability. Encompassing over 5,000 acres from I-26 to Highway 176 in Summerville, SC, this vibrant community is ideally located the heart of metro Charleston's growth corridor. The sprawling mixed-use development incorporates diverse residential communities, premier office, and best-in-class dining and shopping amenities. Nexton's explosive evolution has lead Berkeley county to rank in top fastest-growing counties in the state. With a growing labor force, Nexton is poised to become one of Charleston's major employment hubs.

PROPERTY INFORMATION



TERMS AND CONDITIONS

Building A	Various suite sizes.	See site plan.
Building B	Various suite sizes.	See site plan.
CAM, Taxes, and Ins. (est)		\$10.25/sf

DEMOGRAPHICS (5-MILE)

Population	114,371
Households	43,035
Average Household Income	\$92,038

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318 BRIGHTON PARK BLVD. SUMMERVILLE, SC 29486

ADDITIONAL IMAGES



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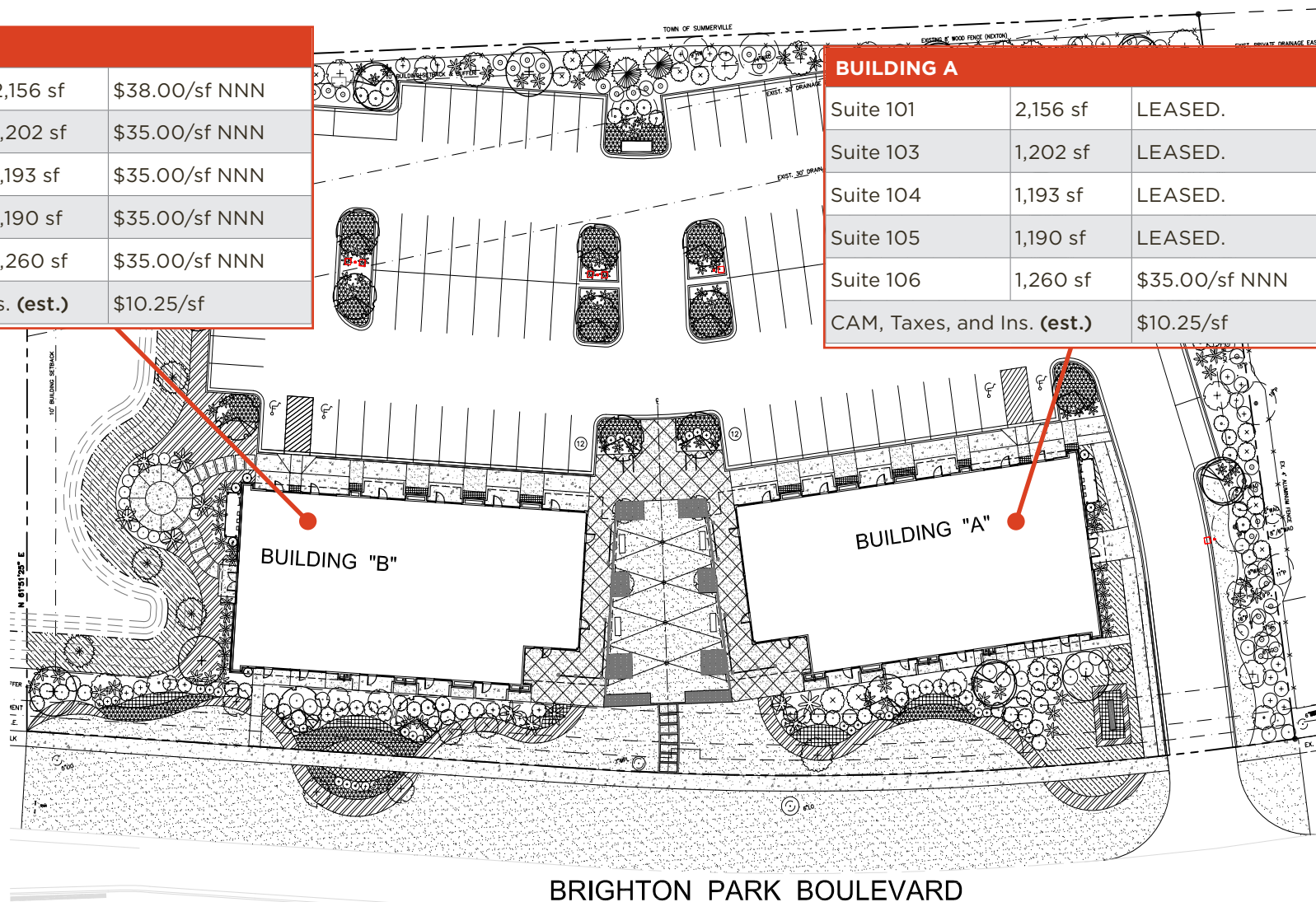
SITE PLAN

BUILDING B

Suite 101	2,156 sf	\$38.00/sf NNN
Suite 103	1,202 sf	\$35.00/sf NNN
Suite 104	1,193 sf	\$35.00/sf NNN
Suite 105	1,190 sf	\$35.00/sf NNN
Suite 106	1,260 sf	\$35.00/sf NNN
CAM, Taxes, and Ins. (est.)		\$10.25/sf

BUILDING A

Suite 101	2,156 sf	LEASED.
Suite 103	1,202 sf	LEASED.
Suite 104	1,193 sf	LEASED.
Suite 105	1,190 sf	LEASED.
Suite 106	1,260 sf	\$35.00/sf NNN
CAM, Taxes, and Ins. (est.)		\$10.25/sf



BRIGHTON PARK BOULEVARD

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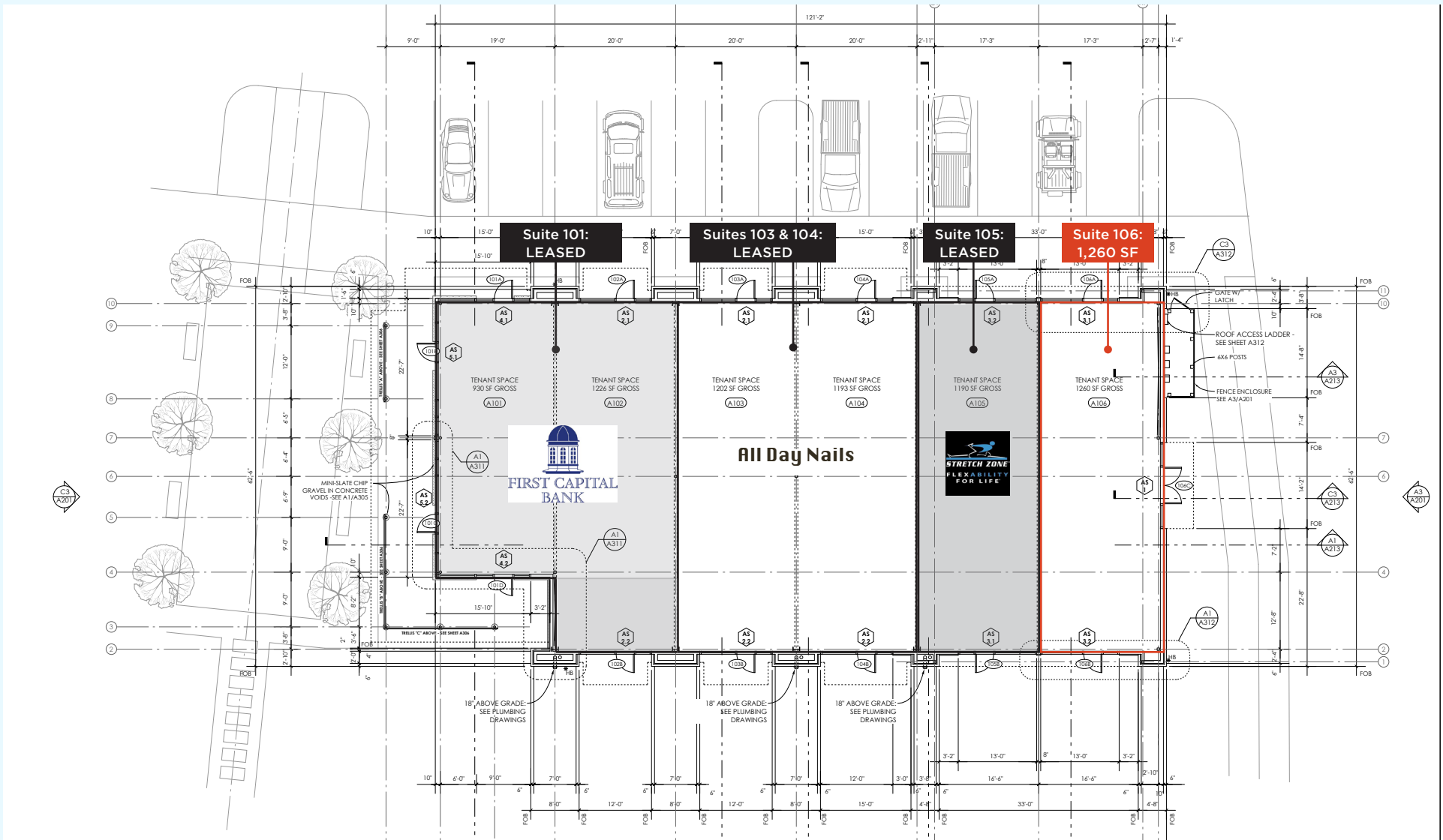
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BUILDING A FLOOR PLAN



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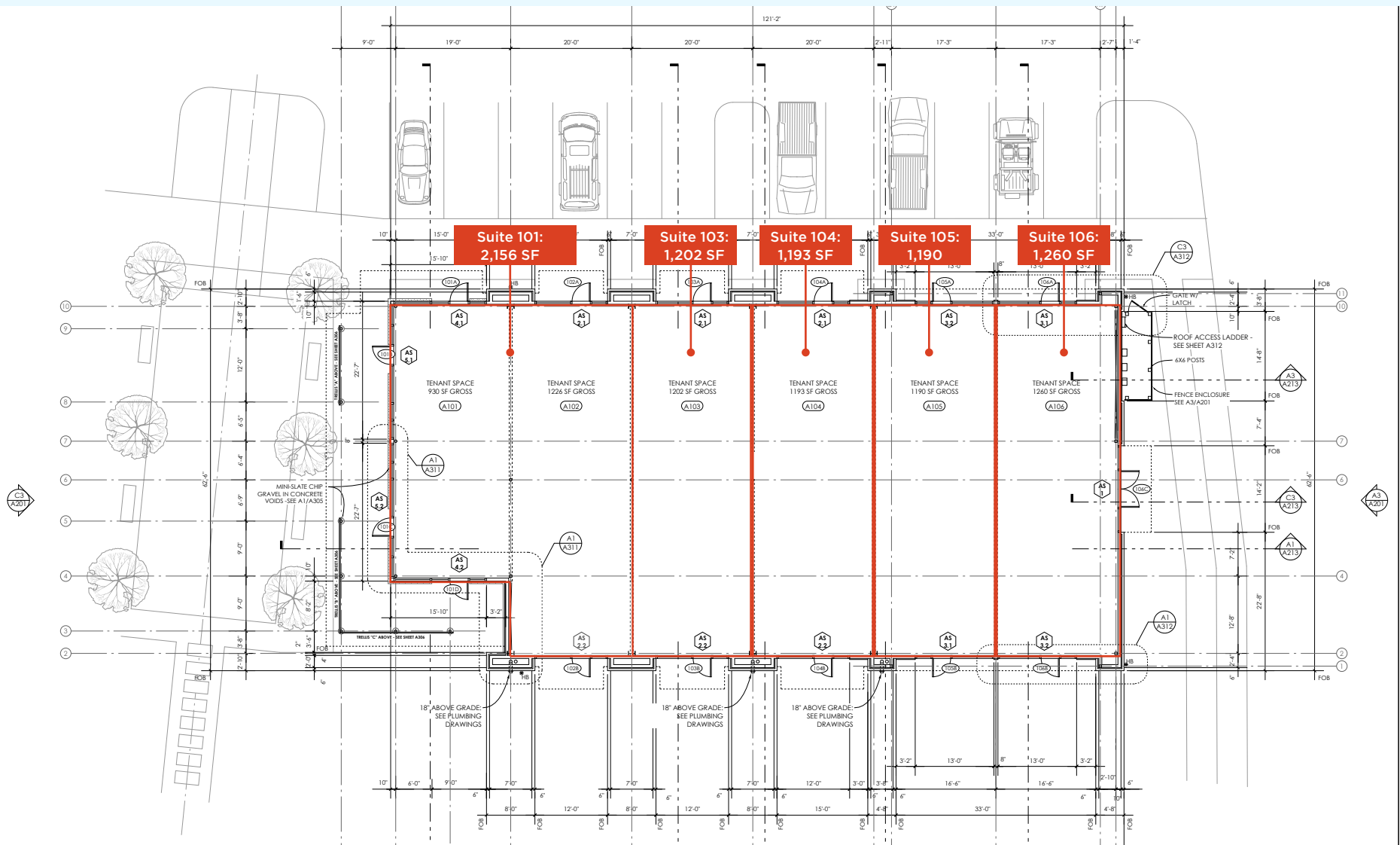
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BUILDING B FLOOR PLAN



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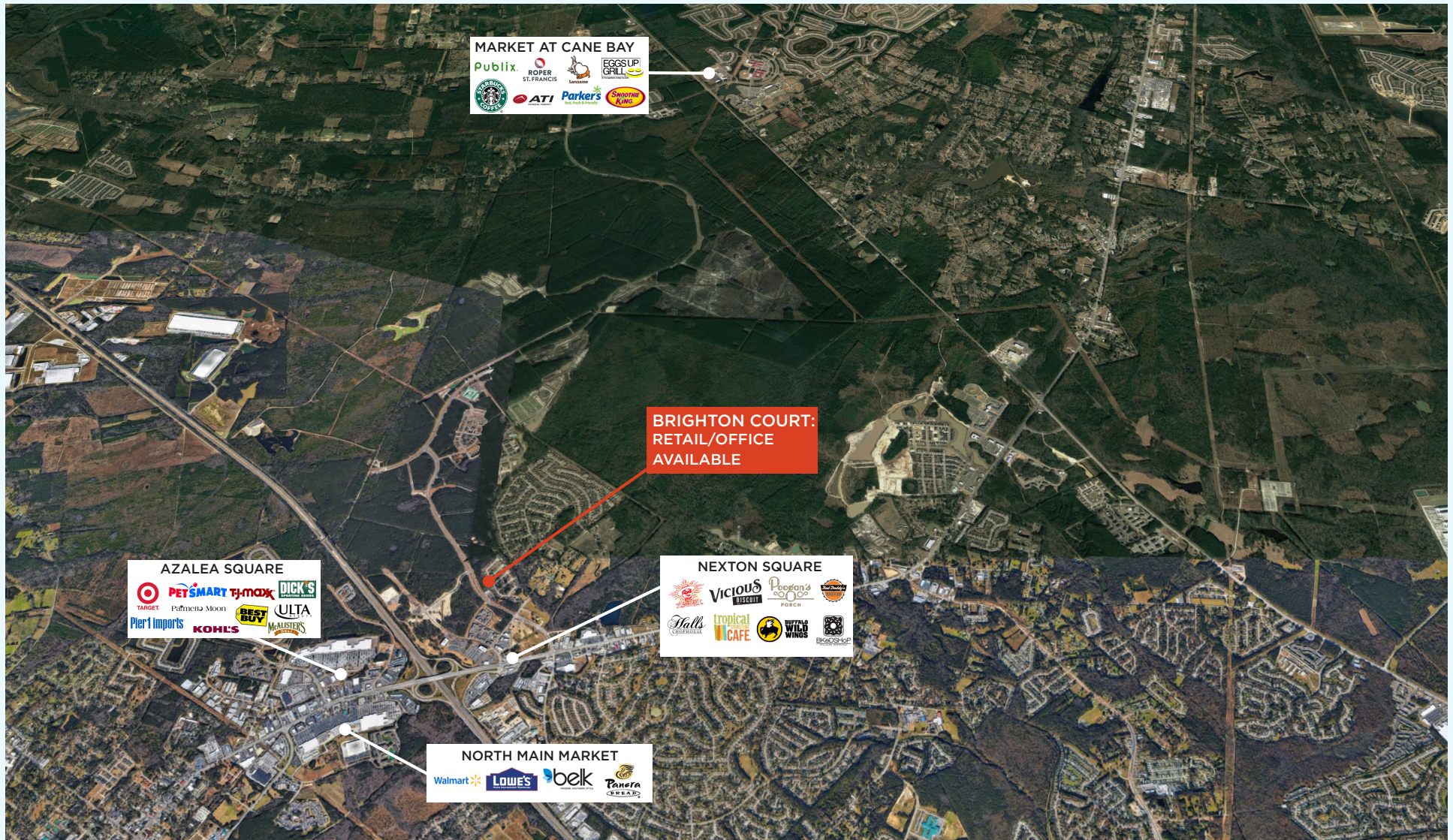
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AERIAL



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