



BIRCHIN LANE
REALTY ADVISORS, LLC

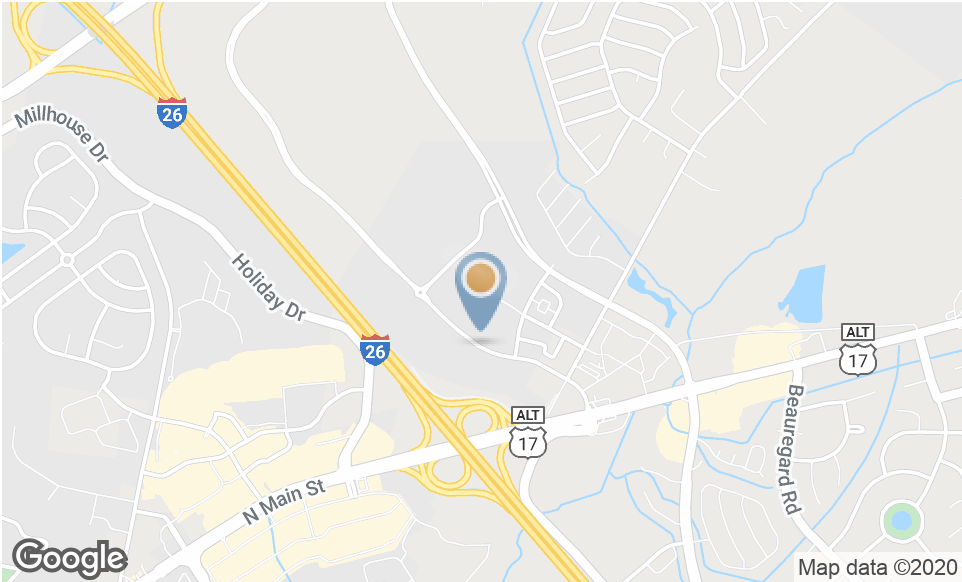
FOR LEASE

NEXTON 451 SIGMA DR

451 SIGMA DR,
SUMMERVILLE, SC 29483

NEXTON-451 SIGMA DR

451 SIGMA DR, SUMMERVILLE, SC 29483



OFFERING SUMMARY

Lease Rate:	Negotiable
Available Space:	14.8 Acres
Lot Size:	14.8 Acres
Zoning:	PUD
Market:	Summerville
Submarket:	Nexton

PROPERTY OVERVIEW

Up to 14.8 acres available for ground lease in Nexton with water and sewer on site. The site has direct exposure to I-26 with 1,000+ feet of frontage and over 1,200+ feet of frontage on Sigma Drive. The parcel can be subdivided up to four times so there are multiple size and configuration possibilities here. Multiple new hotels, apartments, automotive dealerships, retail and office developments in close proximity to the subject parcel.

Nexton is an approximate 4,500-acre master-planned community in Summerville and Berkeley County with more than 8,000 homes, 2500 apartments and 1.5 million SF of retail & office planned within the development. Nexton is centrally located with easy access to I-26 via Exits 199 & 197, Highway 17A and Nexton Parkway.

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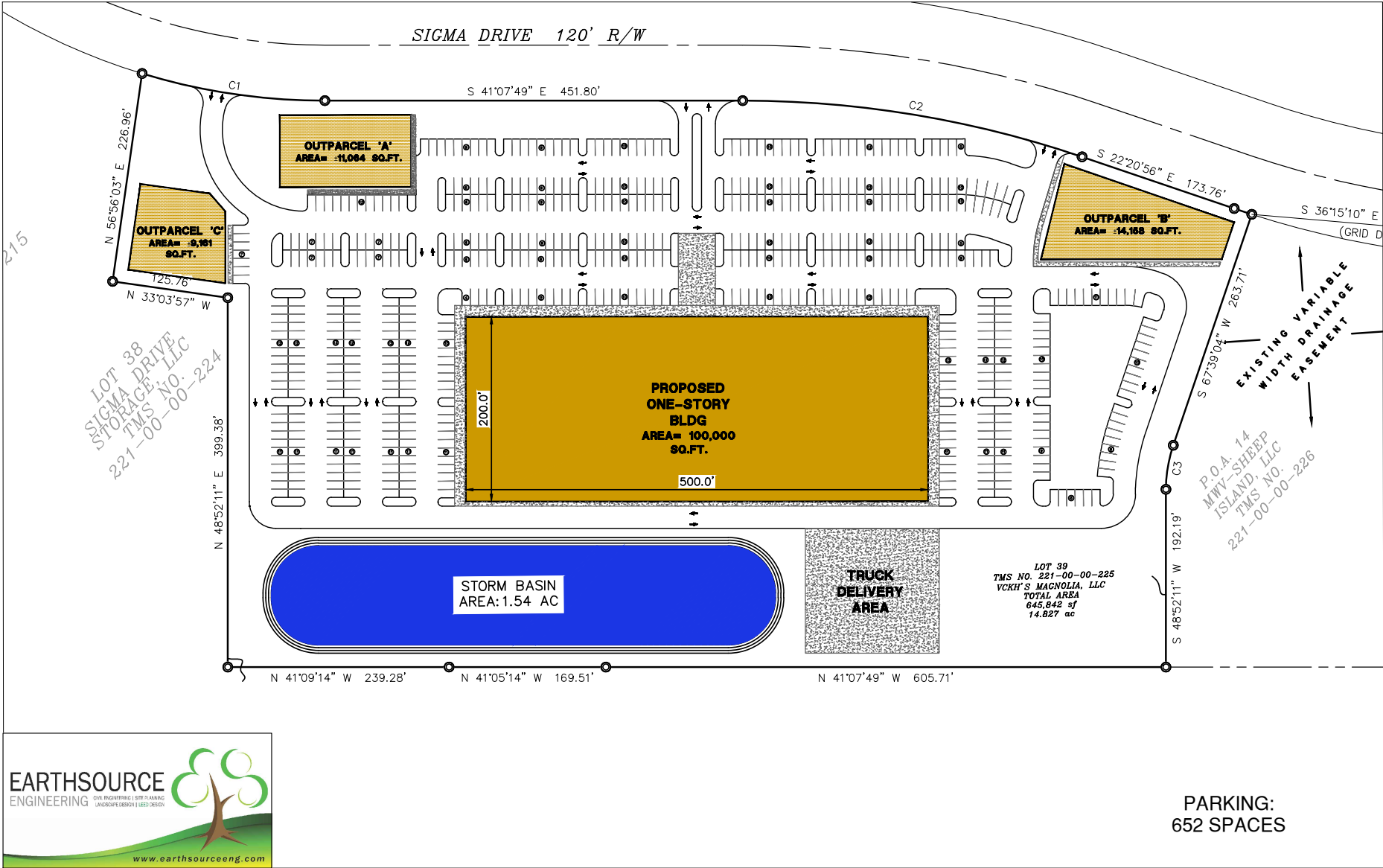
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RETAILER MAP

SIGMA DR. CONCEPTUAL PLAN 'A'



SCALE: 1"=100'

