

702 University Village Drive Blythewood, SC 29016



Located off of the Blythewood Road Exit of Interstate 77, across from Scout Motors construction and in front of the Food Lion anchored retail center.

FOR MORE INFORMATION:

Will Sherrod, CCIM

+1 843.364.3796

wsherrod@naicharleston.com

Christi Copenhaver

+1 843.513.0595

ccopenhaver@naicharleston.com

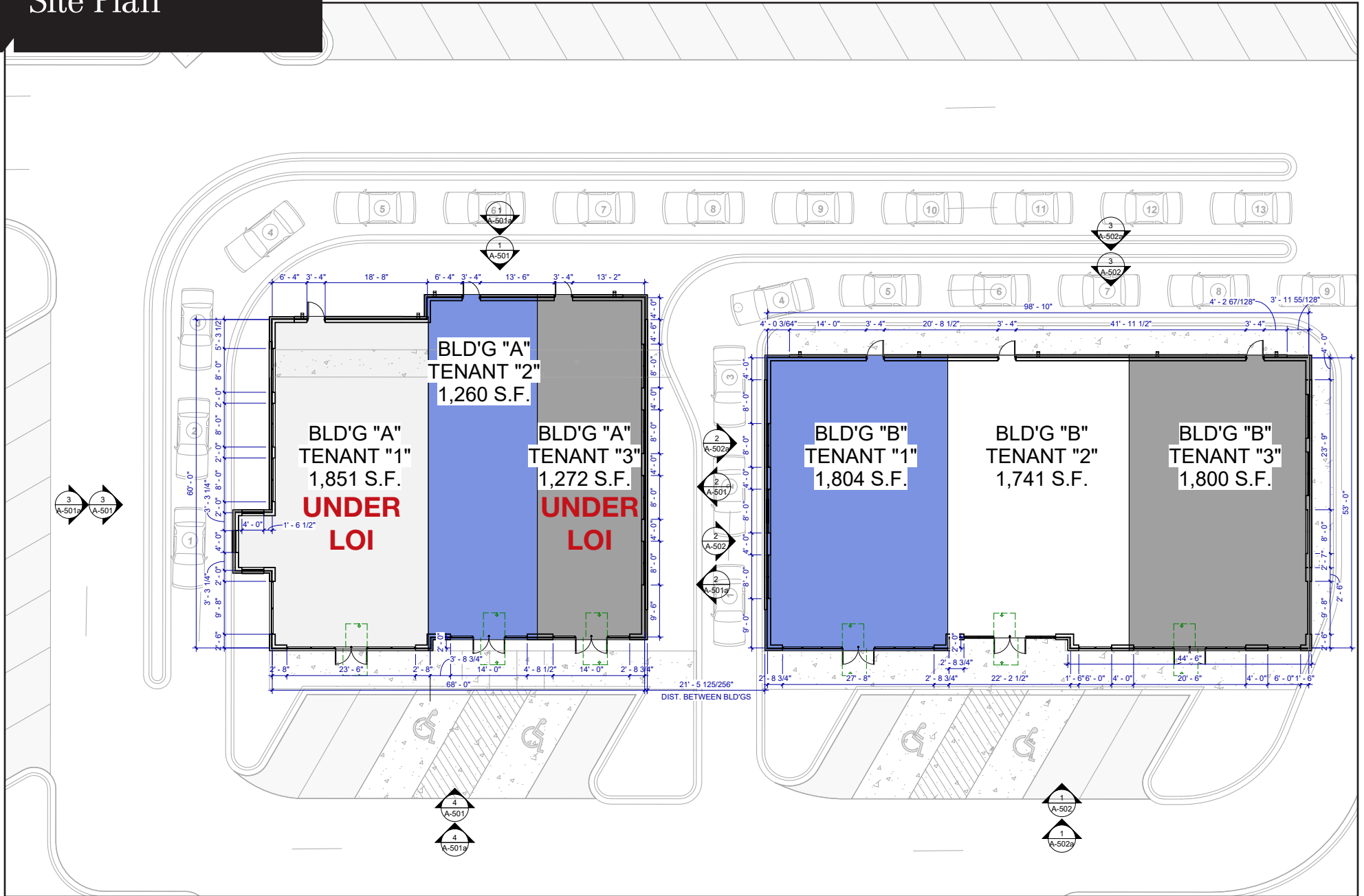
PROPERTY DESCRIPTION:

- Highly visible retail development in pre-leasing stage
- ±1,260-5,345 of contiguous SF currently available
- Drive-thru opportunity available
- Rapid growth area directly adjacent to the new Scout EV project bringing over 4,000 jobs to the area
- Delivering: Q1 2027
- Zoned: TC; Town of Blythewood
- **LEASE RATE: \$45/SF, NNN**

Aerial



Site Plan



Area Map



Scout Motors

Scout Motors has announced plans to establish a state-of-the-art electric vehicle manufacturing facility in Blythewood, marking one of the most significant economic development projects in the history of Richland County. The \$2 billion investment will position the Midlands region at the forefront of the rapidly growing electric vehicle (EV) sector, with production focused on next-generation electric trucks and rugged SUVs.

The project is expected to generate more than 4,000 permanent jobs and produce up to 200,000 vehicles annually at full capacity. Construction began in 2023, with production anticipated by the end of 2026. Beyond direct employment, the facility is projected to drive substantial secondary economic growth through increased demand for housing, retail, and professional services, while also creating opportunities for local and regional suppliers to integrate into Scout Motors' production ecosystem.

The development will also catalyze major infrastructure improvements throughout the area, including upgrades to transportation networks and utilities, further enhancing the region's ability to support large-scale industrial operations. These improvements are expected to strengthen South Carolina's position as a leading automotive and logistics hub, building on its already established manufacturing base.



Demographics

2025 Summary	5 minutes	10 minutes	15 minutes
Population	740	16,587	79,323
Households	241	6,354	31,529
Families	191	4,564	20,834
Average Household Size	3.07	2.60	2.45
Owner Occupied Housing Units	220	5,175	22,046
Renter Occupied Housing Units	21	1,179	9,483
Median Age	42.1	40.3	39.5
Median Household Income	\$102,987	\$85,794	\$70,059
Average Household Income	\$143,509	\$113,102	\$91,260

2030 Summary

Population	761	17,056	81,738
Households	253	6,686	33,200
Families	199	4,778	21,786
Average Household Size	3.00	2.54	2.40
Owner Occupied Housing Units	233	5,574	23,776
Renter Occupied Housing Units	20	1,111	9,424
Median Age	42.2	40.8	40.2
Median Household Income	\$146,899	\$101,962	\$80,435
Average Household Income	\$165,842	\$129,837	\$103,502