

# FOR SALE



**420-428 MCNULTY ST, BLYTHEWOOD, SC 29016**

- 2.48 Acres
- 30,385 sqft
- 12 suites, 100% Occupied

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# EXECUTIVE SUMMARY

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KW Commercial | The Praedium Group is pleased to present the rare opportunity to acquire twelve fully occupied retail units within McNulty Plaza, a highly visible and strategically positioned commercial center located at 420-428 McNulty Street in Blythewood, South Carolina. Situated just off Interstate 77, McNulty Plaza benefits from strong daily traffic, excellent regional connectivity, and a stable tenant mix anchored by Dollar General, the largest dollar-store chain in the United States.

All units are currently leased to a diverse blend of national, regional, and institutional tenants. Current occupants include Papa John's Pizza, Blythewood Physical Therapy, Sophisticated Wellness, and Living Water Chiropractic. The inclusion of the Papa John's unit strengthens the investment, supported by a globally recognized franchise brand with more than 4,000 locations worldwide.

Located within Blythewood's Town Center District, McNulty Plaza is surrounded by a strong mix of national retailers, hotels, and service-oriented businesses. Nearby brands include IGA, Food Lion, McDonald's, Bojangles, Waffle House, Hardee's, Wendy's, Pizza Hut, Dunkin' Donuts, KFC, Holiday Inn Express, Comfort Inn, and others which further underscores the area's established commercial demand and growing consumer base.

Blythewood has experienced significant population growth over the past five years, driven by expanding residential communities, strong local schools, and robust employment across the Midlands region. This demographic momentum continues to attract national retailers and service providers seeking presence in one of South Carolina's fastest-growing suburban markets.

With its full occupancy, prime interstate access, strong retail synergy, and anchor tenancy from Dollar General, McNulty Plaza offers investors a compelling opportunity to secure stable income and long-term value. The consistent customer traffic, combined with the presence of medical, restaurant, and civic users, enhances the property's resilience and long-term competitive positioning.

# PROPERTY HIGHLIGHTS



<b>OFFERING PRICE</b>	<ul style="list-style-type: none"><li>• \$4,876,923</li></ul>
<b>ADDRESS</b>	<ul style="list-style-type: none"><li>• 420-428 McNulty St, Blythewood, SC 29016</li></ul>
<b>ACRES</b>	<ul style="list-style-type: none"><li>• 2.48</li></ul>
<b>PROPERTY TYPE</b>	<ul style="list-style-type: none"><li>• Commercial</li></ul>
<b>ZONING</b>	<ul style="list-style-type: none"><li>• TC</li></ul>
<b>PARCEL #</b>	<ul style="list-style-type: none"><li>• R15200-02-30</li><li>• R15200-02-33</li></ul>
<b>WATER / SEWER</b>	<ul style="list-style-type: none"><li>• Public</li></ul>
<b>LAND USE</b>	<ul style="list-style-type: none"><li>• Commercial (NEC)</li></ul>

# POPULATION GROWTH



Blythewood, South Carolina is one of the fastest-growing submarkets in the Columbia MSA, driven by strong population growth, expanding infrastructure, and transformative economic investment.

The town's population has grown from just over 2,000 residents in 2010 to nearly 4,800 by 2020, representing more than 100% growth in a single decade. Current estimates place the population at over 6,500 residents, with continued growth projected as major employers come online. This rapid expansion is translating directly into increased demand for neighborhood retail, dining, and essential services.

The subject property is strategically located approximately three minutes from the Scout Motors electric vehicle manufacturing facility, a multi-billion-dollar development expected to generate thousands of direct and indirect jobs. This close proximity positions the site to directly benefit from increased daytime population, workforce-driven traffic, and sustained consumer demand as the area continues to develop.

# TENANT OVERVIEW



The property is anchored by Dollar General, the nation's largest dollar store chain with investment-grade credit. Dollar General operates more than 19,000 locations nationwide and focuses on the sale of everyday consumables and household essentials, driving high-frequency customer traffic. The company's small-format, neighborhood store model allows for efficient operations and strong performance in both rural and suburban markets. Dollar General's value-oriented business model has demonstrated resilience across economic cycles, supporting consistent sales performance and long-term tenant stability.

Papa John's Pizza is a nationally recognized quick-service restaurant brand. Founded in 1984 and headquartered in Louisville, Kentucky, Papa John's operates 5,000+ locations worldwide, with a strong presence across the United States. The brand's focus on takeout and delivery supports consistent, repeat customer demand and durable sales performance. Papa John's benefits from strong national brand recognition, a scalable franchise model, and continued investment in digital ordering and delivery platforms, supporting long-term tenant stability.



# TENANT OVERVIEW



Chubby's Burgers is a locally owned quick-service restaurant serving the Blythewood community. The restaurant offers a menu centered on made-to-order burgers, fries, and classic American comfort food, attracting a loyal local customer base. As a neighborhood-oriented dining option, Chubby's benefits from repeat patronage and consistent demand from nearby residential areas, schools, and local businesses. Its community presence and recognizable local branding contribute to stable in-place tenancy and complement the center's overall tenant mix.

China King is a locally operated quick-service restaurant serving the Blythewood community. The restaurant offers a variety of Chinese and Asian-inspired dishes with a focus on takeout and quick service, catering to consistent local demand. China King benefits from repeat patronage from nearby residential neighborhoods and daytime traffic, supporting steady in-place tenancy. Its established local presence complements the center's tenant mix by providing convenient dining options for everyday consumers.



# TENANT OVERVIEW



Crossover Covenant Church is a locally established religious and community-based organization serving the Blythewood area. The church provides regular worship services, community programs, and outreach activities, generating consistent weekly attendance and repeat visitation. As a long-term, community-oriented tenant, Crossover Covenant Church offers stable occupancy and supports steady site utilization, complementing the center's overall tenant mix and enhancing neighborhood engagement.

Scott Benny's American & International Cuisine is a locally owned full-service restaurant serving the Blythewood community. The restaurant offers a diverse menu featuring American classics alongside international dishes, attracting a broad and repeat customer base. Its focus on quality dining and consistent local patronage supports stable tenancy and contributes to the center's overall appeal as a convenient and vibrant neighborhood destination.



# TENANT OVERVIEW



Living Water Chiropractic is a locally operated healthcare service provider serving the Blythewood community. The practice offers chiropractic care and wellness services, supporting consistent appointment-based traffic and repeat patient visits. As a neighborhood-oriented medical tenant, Living Water Chiropractic provides stable in-place tenancy and complements the center's tenant mix by adding a professional, service-based use that supports daytime traffic and long-term occupancy.

RE/MAX is a nationally recognized real estate brokerage brand operating a local office serving the Blythewood area. The firm provides residential and commercial real estate services and benefits from strong brand recognition and a broad professional network. As a service-oriented office tenant, RE/MAX supports consistent daytime traffic and professional use, contributing to stable occupancy and complementing the center's diverse tenant mix.



# TENANT OVERVIEW



Studio 75 is a locally operated event space serving the Blythewood community. The business hosts private events, celebrations, and gatherings, generating scheduled bookings and repeat local demand. As a community-oriented venue, Studio 75 supports consistent site utilization and complements the center's tenant mix by adding a flexible, experience-driven use that enhances neighborhood engagement.

Planet Vapor is a locally operated specialty retail tenant serving the Blythewood community. The store offers vaping products and related accessories, catering to a consistent customer base and repeat visitation. As a neighborhood-oriented specialty retailer, Planet Vapor generates steady foot traffic and complements the center's tenant mix by providing a niche retail offering that supports overall occupancy and site activity.



# TENANT OVERVIEW



Sophisticated Wellness is a locally operated health and wellness service provider serving the Blythewood community. The practice offers wellness-focused services designed to support ongoing client engagement and repeat visits. As a neighborhood-oriented service tenant, Sophisticated Wellness generates consistent appointment-based traffic and complements the center’s tenant mix by adding a professional, service-based use that supports daytime activity and long-term occupancy.

Blythewood Physical Therapy is a locally operated outpatient healthcare provider serving the Blythewood community. The practice offers physical rehabilitation and therapy services, supporting consistent appointment-based traffic and repeat patient visits. As a medical service tenant, Blythewood Physical Therapy provides stable in-place tenancy, strong daytime traffic, and complements the center’s tenant mix with a professional healthcare use that supports long-term occupancy. Its focus on quality dining and consistent local patronage supports stable tenancy and contributes to the center’s overall appeal as a convenient and vibrant neighborhood destination.

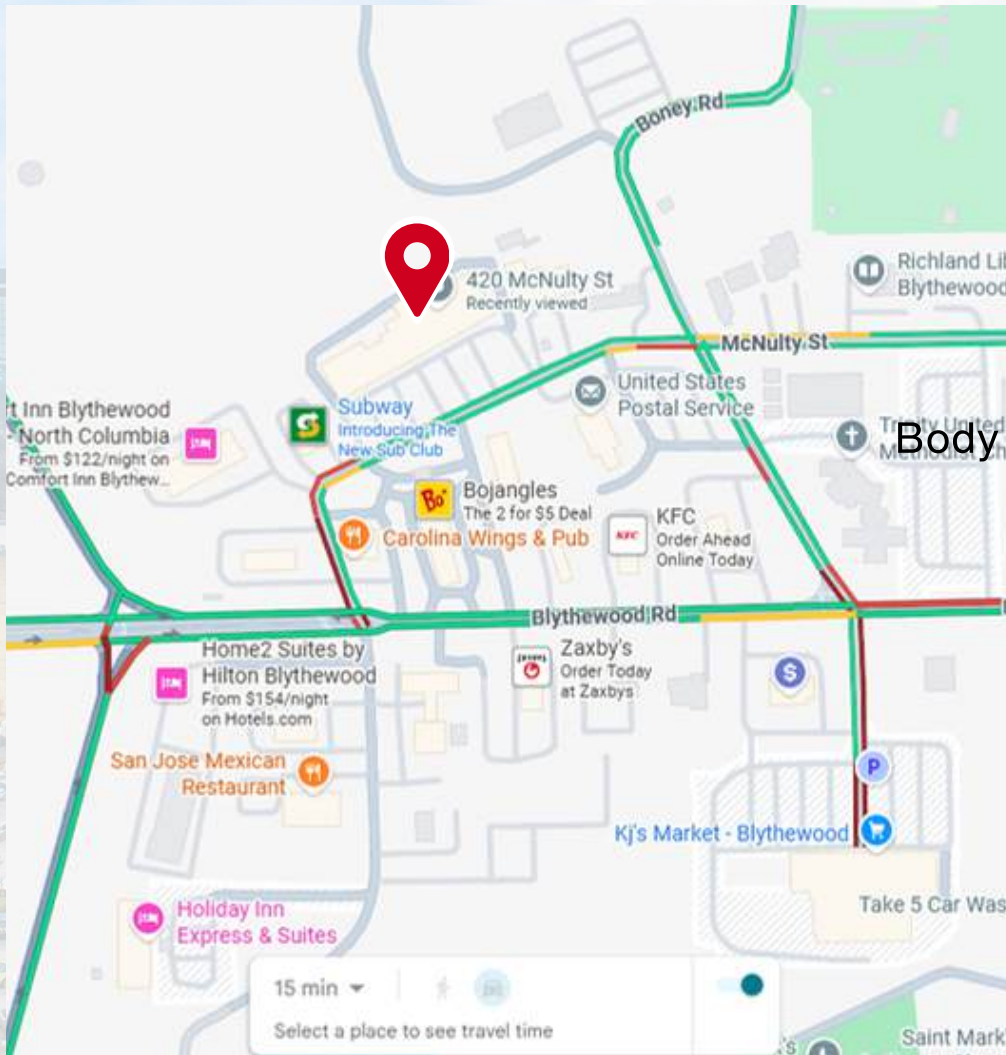


# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	1,572	11,433	34,014
2024 Total Households	556	4,053	12,133
Median Household Income	\$72,554	\$85,230	\$84,534
Median Home Value	\$283,548	\$283,813	\$266,645



# TRAFFIC COUNT & ACCESS OVERVIEW



ROAD	AADT
S-59 (Blythewood Road) from I-77 (Exit 27) to S-2200 (Blythewood Rd)	12,500
S-59 (Blythewood Road) US 21 (Main St) to I-77 (Exit 27)	16,500
S-59 from US 321 to S-1682	450
S-59 from S-2200 to US 321	1,050

The main section of Blythewood Road (S-59) near I-77 and the US 21 area where 420 Blythewood Road lies — sees around 12,500–16,500 vehicles per day (AADT) based on the most recent SCDOT counts

# AERIAL VIEW



# AERIAL VIEW

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# AERIAL VIEW

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# AERIAL VIEW

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# PHOTOS





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**Area Expertise:**

Land Development  
Net Lease Investment Sales  
Multi-Tenant Investment Sales

**Key Accomplishments:**

National Achievement Award: 23, 22, 21, 20  
Sales Recognition Award: 23, 22, 21, 20, 19

**Affiliations:**

International Council of Shopping Centers (ICSC)

Orie focuses on land development, healthcare real estate, net lease properties, and retail shopping centers, building deep product knowledge and transaction expertise. He leverages a national network of more than 2,000 commercial agents and 180,000 residential agents to create active, competitive markets for every listing.

Since entering commercial real estate, Orië has closed over \$350 million nationwide for high net worth investors, developers, and private investment groups.



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**Area Expertise:**

Land Development  
Net Lease Investment Sales

Jay focuses on land development and net lease investment sales, pairing disciplined underwriting with strong market research and client service. He coordinates site evaluation, buyer outreach, and deal execution while leveraging our nationwide agent network to create broad exposure and qualified interest for every assignment.