

4 +/- Commercial Acres - Main St - Blythewood, SC
113 MAIN STREET



Summary

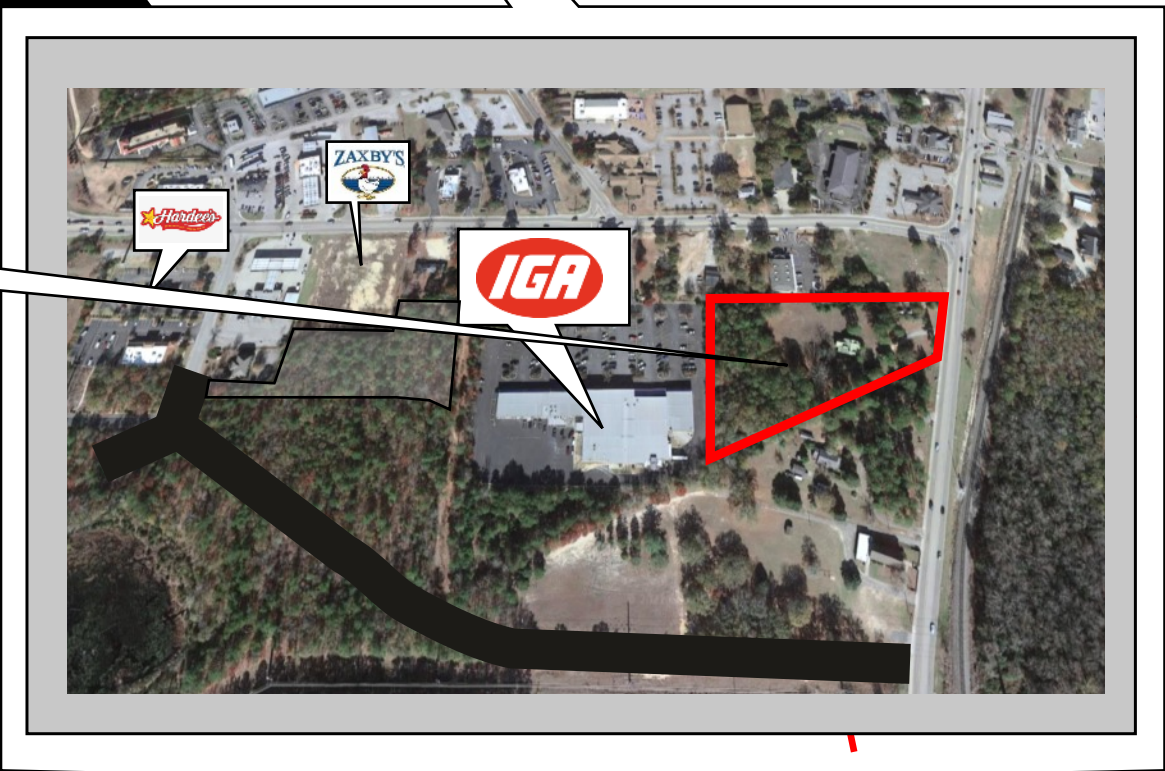
113 Main Street is perfectly situated in the heart of Blythewood. The site is 4 +/- acres of prime commercial property near the intersection of Main St (Hwy 21) and Blythewood Rd. This is an excellent location for a commercial office building, medical office or a multi-family complex. The site is bordered on the rear by the IGA Shopping Center and on the south side, by a new Frank's Car Wash. This location is approximately a half mile from I-77 and less than a mile to the Volkswagon / Scout manufacturing site scheduled to break ground this year.

Tax Map # :	R15116-03-05	Acreage:	4.2
Address:	113 Main St	Zoning:	Commercial
Water :	Public Available	Sewer :	Public Available

Price:	\$ 1,830,500.00
Contact:	Darren Rhodes
Mobile:	803.447.4703
E-mail:	vdarrenrhodes@aol.com

Commercial Real Estate
Land Acquisition
Residential Development

275 Cut Off Rd
Orangeburg, SC 29115

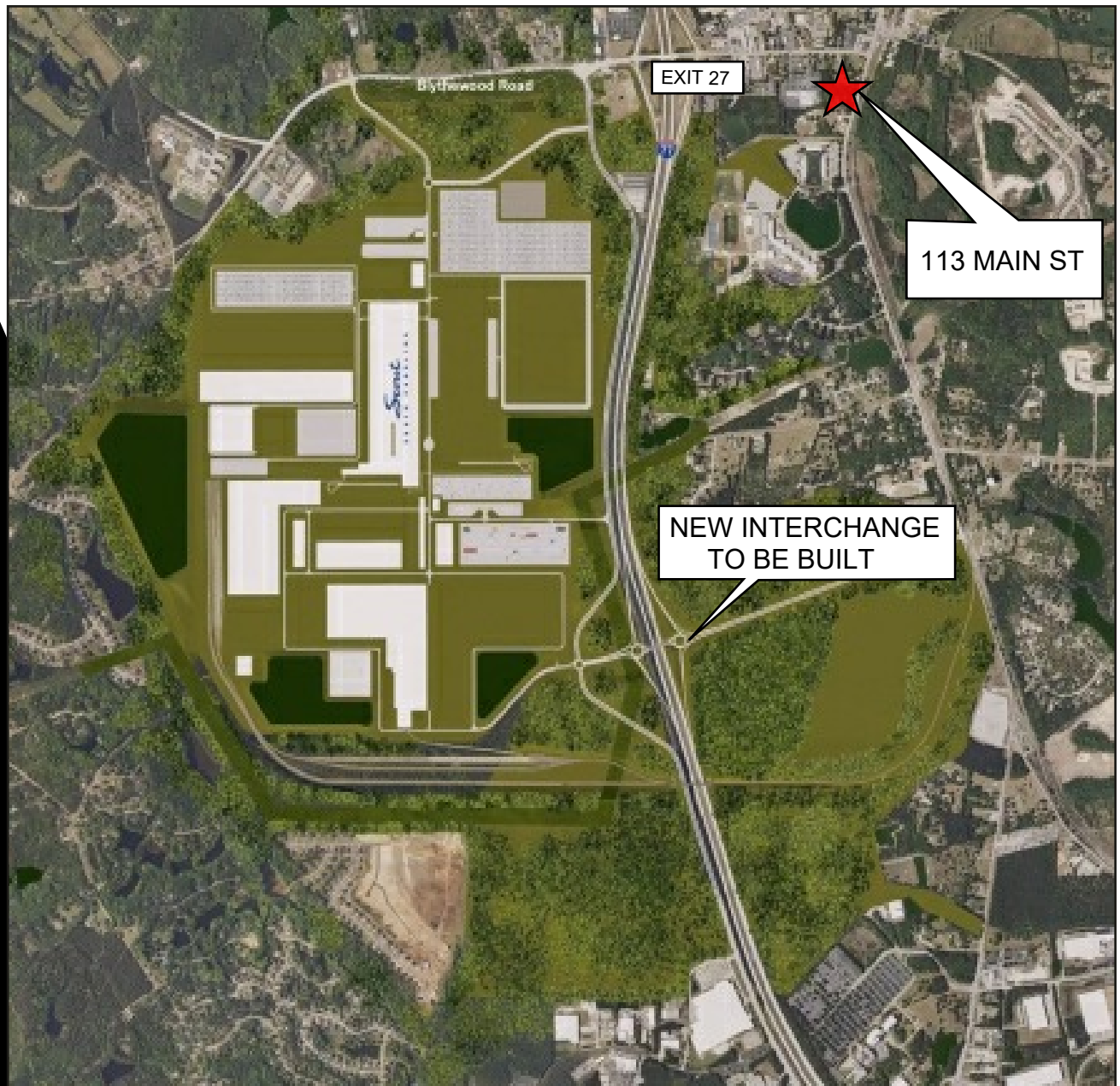


SOUTH EAST
LAND & REAL ESTATE

Commercial Real Estate
Land Acquisition
Residential Development

275 Cut Off Rd
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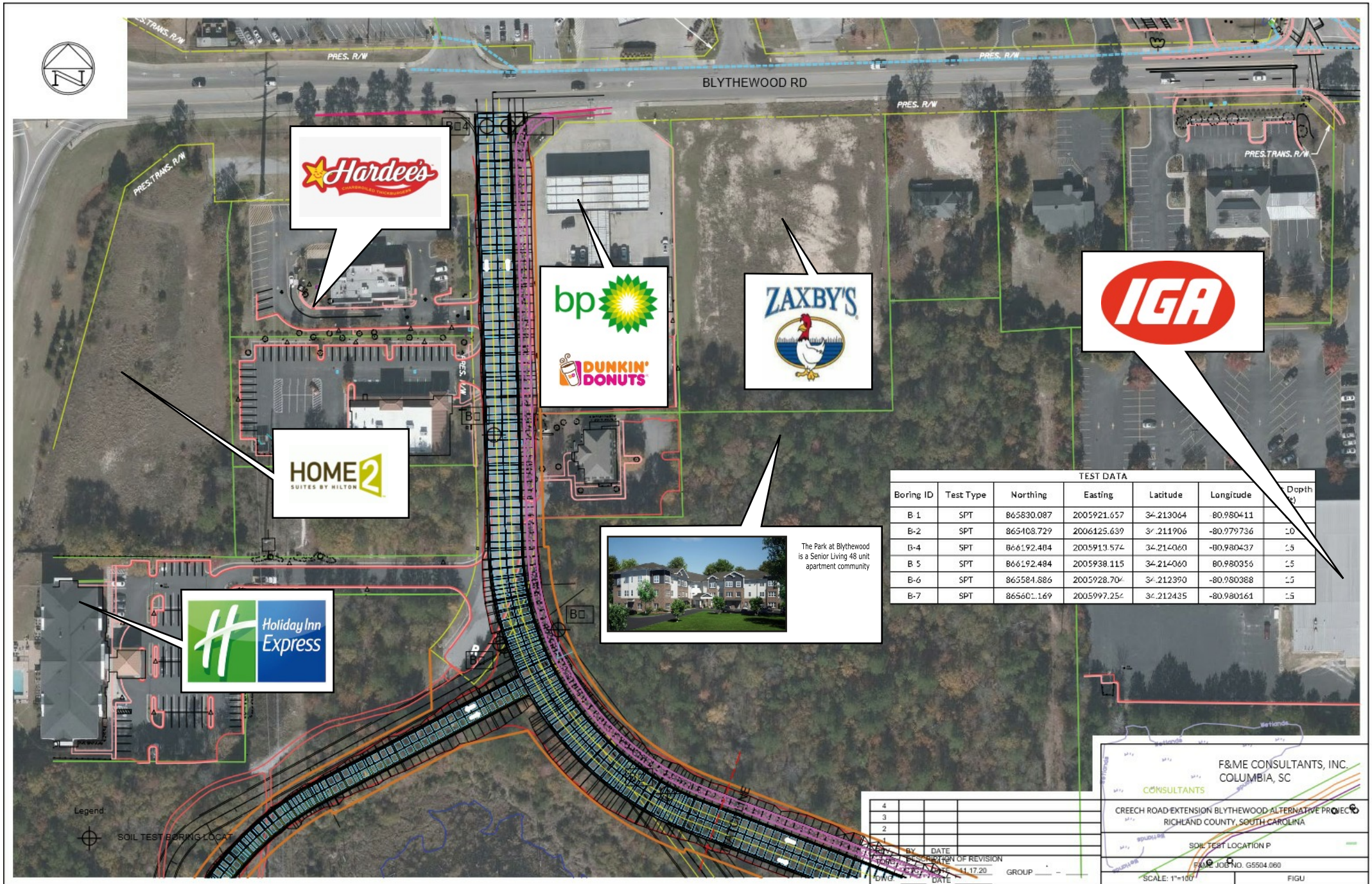
Site of Future Scout Manufacturing Facility - Blythewood, SC



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Land Acquisition
Residential Development

275 Cut Off Rd
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Proposed Creech Connector Rd - From Blythewood Rd to Main St (Hwy 21)



2023
Demographic Profile

Blythewood, SC



SOUTH EAST
LAND & REAL ESTATE

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Residential Development

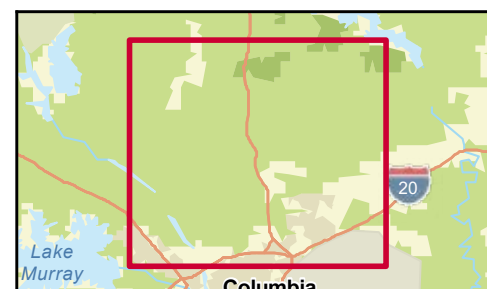
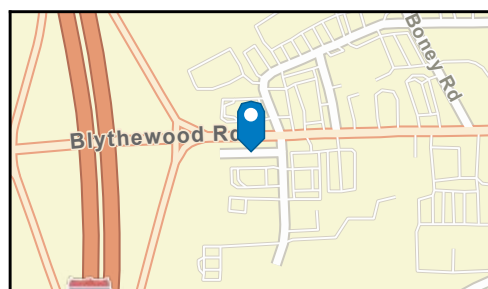
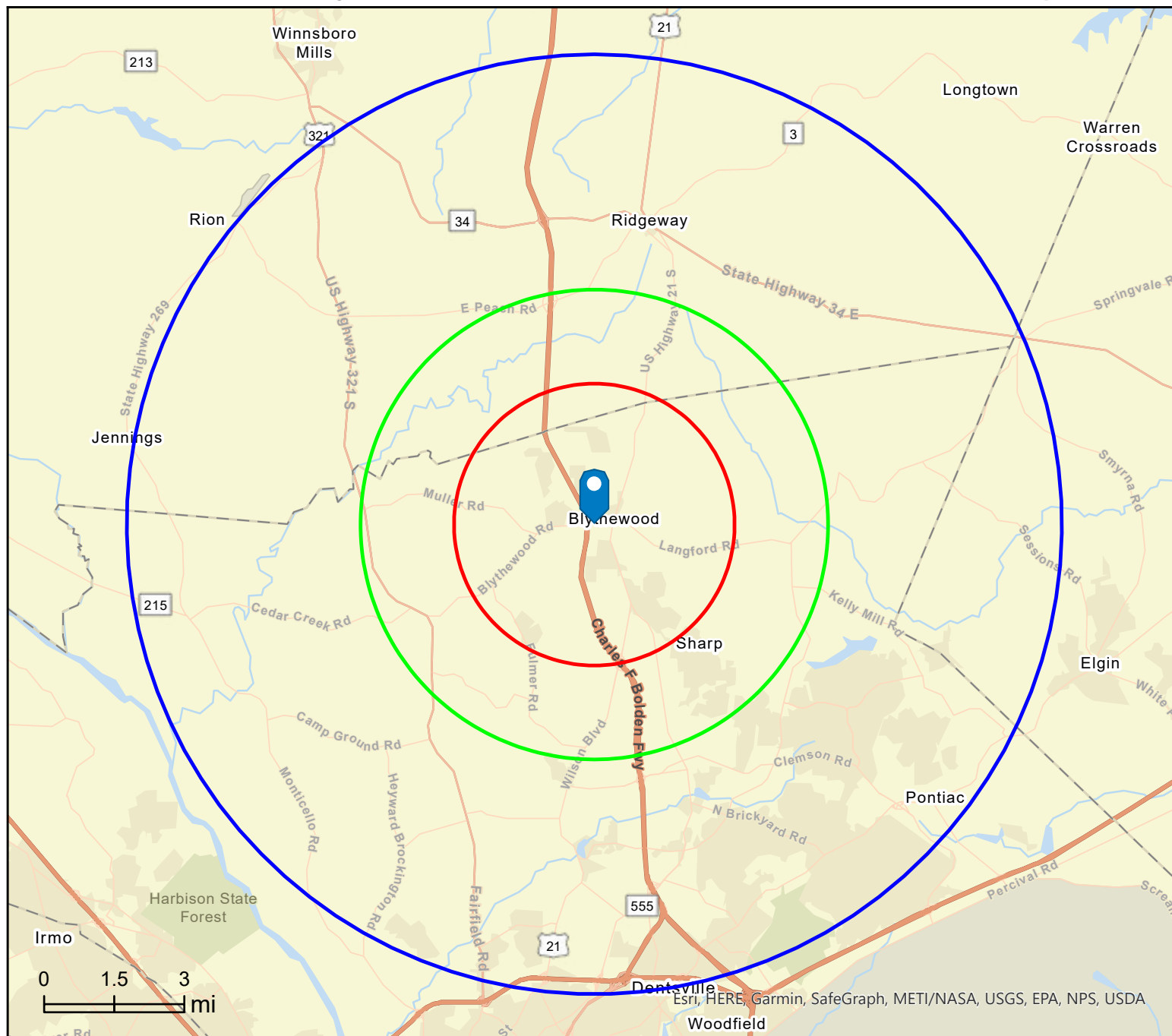
275 Cut Off Rd
Orangeburg, SC 29115



Site Map

Blythewood, SC
Blythewood Rd Blythewood SC 29016
Ring: 3 mile radius

Latitude: 34.2139
Longitude: 80.9809



March 25, 2023



Demographic and Income Comparison Profile

Blythewood, SC
Blythewood Rd Blythewood SC 29016
Rings: 3, 5, 10 mile radii

Latitude: 34.2139
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	3 mile	5 mile	10 mile
Census 2010 Summary			
Population	6,478	20,243	117,567
Households	2,332	7,092	43,780
Families	1,874	5,608	31,964
Average Household Size	2.77	2.84	2.66
Owner Occupied Housing Units	2,058	6,065	32,574
Renter Occupied Housing Units	274	1,027	11,206
Median Age	38.6	36.3	35.6
Census 2020 Summary			
Population	10,193	31,747	138,687
Households	3,621	11,150	53,138
Average Household Size	2.81	2.83	2.57
2022 Summary			
Population	10,445	32,502	142,812
Households	3,713	11,528	54,884
Families	2,906	8,866	38,863
Average Household Size	2.81	2.80	2.56
Owner Occupied Housing Units	2,865	8,641	38,732
Renter Occupied Housing Units	848	2,887	16,152
Median Age	39.7	37.6	37.5
Median Household Income	\$93,532	\$86,237	\$72,743
Average Household Income	\$116,443	\$106,180	\$94,007
2027 Summary			
Population	10,746	34,865	147,952
Households	3,828	12,406	57,068
Families	2,985	9,497	40,268
Average Household Size	2.80	2.79	2.56
Owner Occupied Housing Units	3,036	9,496	41,073
Renter Occupied Housing Units	792	2,910	15,994
Median Age	39.8	36.9	37.3
Median Household Income	\$104,227	\$100,117	\$82,953
Average Household Income	\$135,230	\$124,242	\$109,095
Trends: 2022-2027 Annual Rate			
Population	0.57%	1.41%	0.71%
Households	0.61%	1.48%	0.78%
Families	0.54%	1.38%	0.71%
Owner Households	1.17%	1.90%	1.18%
Median Household Income	2.19%	3.03%	2.66%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographic and Income Comparison Profile

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2022 Households by Income	3 mile		5 mile		10 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	296	8.0%	1,081	9.4%	4,600	8.4%
\$15,000 \$24,999	113	3.0%	325	2.8%	2,992	5.5%
\$25,000 \$34,999	152	4.1%	477	4.1%	4,097	7.5%
\$35,000 \$49,999	342	9.2%	1,249	10.8%	7,677	14.0%
\$50,000 \$74,999	450	12.1%	1,473	12.8%	8,646	15.8%
\$75,000 \$99,999	633	17.0%	2,177	18.9%	8,214	15.0%
\$100,000 \$149,999	774	20.8%	2,375	20.6%	10,055	18.3%
\$150,000 \$199,999	611	16.5%	1,573	13.6%	5,589	10.2%
\$200,000+	341	9.2%	798	6.9%	3,012	5.5%
Median Household Income	\$93,532		\$86,237		\$72,743	
Average Household Income	\$116,443		\$106,180		\$94,007	
Per Capita Income	\$41,535		\$37,975		\$36,155	

2027 Households by Income	3 mile		5 mile		10 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	199	5.2%	820	6.6%	3,586	6.3%
\$15,000 \$24,999	76	2.0%	228	1.8%	2,256	4.0%
\$25,000 \$34,999	108	2.8%	374	3.0%	4,304	7.5%
\$35,000 \$49,999	241	6.3%	1,060	8.5%	7,869	13.8%
\$50,000 \$74,999	458	12.0%	1,404	11.3%	7,588	13.3%
\$75,000 \$99,999	723	18.9%	2,305	18.6%	7,657	13.4%
\$100,000 \$149,999	847	22.1%	3,044	24.5%	11,986	21.0%
\$150,000 \$199,999	736	19.2%	2,089	16.8%	7,849	13.8%
\$200,000+	440	11.5%	1,082	8.7%	3,968	7.0%
Median Household Income	\$104,227		\$100,117		\$82,953	
Average Household Income	\$135,230		\$124,242		\$109,095	
Per Capita Income	\$48,361		\$44,597		\$42,099	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 25, 2023



Demographic and Income Comparison Profile

Blythewood, SC
Blythewood Rd Blythewood SC 29016
Rings: 3, 5, 10 mile radii

Latitude: 34.2139
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2010 Population by Age	3 mile		5 mile		10 mile	
	Number	Percent	Number	Percent	Number	Percent
Age 0 4	392	6.1%	1,400	6.9%	8,306	7.1%
Age 5 9	511	7.9%	1,697	8.4%	9,067	7.7%
Age 10 14	572	8.8%	1,808	8.9%	9,379	8.0%
Age 15 19	497	7.7%	1,506	7.4%	8,591	7.3%
Age 20 24	241	3.7%	789	3.9%	6,076	5.2%
Age 25 34	651	10.1%	2,465	12.2%	16,176	13.8%
Age 35 44	1,046	16.2%	3,372	16.7%	18,111	15.4%
Age 45 54	1,142	17.6%	3,261	16.1%	17,520	14.9%
Age 55 64	830	12.8%	2,295	11.3%	13,630	11.6%
Age 65 74	390	6.0%	1,079	5.3%	6,690	5.7%
Age 75 84	144	2.2%	421	2.1%	3,035	2.6%
Age 85+	61	0.9%	149	0.7%	984	0.8%

2022 Population by Age	3 mile		5 mile		10 mile	
	Number	Percent	Number	Percent	Number	Percent
Age 0 4	600	5.7%	2,068	6.4%	9,006	6.3%
Age 5 9	660	6.3%	2,250	6.9%	9,665	6.8%
Age 10 14	689	6.6%	2,291	7.0%	9,744	6.8%
Age 15 19	686	6.6%	2,180	6.7%	8,965	6.3%
Age 20 24	595	5.7%	1,941	6.0%	8,328	5.8%
Age 25 34	1,379	13.2%	4,362	13.4%	20,533	14.4%
Age 35 44	1,309	12.5%	4,519	13.9%	20,507	14.4%
Age 45 54	1,477	14.1%	4,572	14.1%	18,199	12.7%
Age 55 64	1,482	14.2%	4,142	12.7%	17,609	12.3%
Age 65 74	1,051	10.1%	2,785	8.6%	13,048	9.1%
Age 75 84	416	4.0%	1,098	3.4%	5,509	3.9%
Age 85+	100	1.0%	295	0.9%	1,699	1.2%

2027 Population by Age	3 mile		5 mile		10 mile	
	Number	Percent	Number	Percent	Number	Percent
Age 0 4	616	5.7%	2,244	6.4%	9,388	6.3%
Age 5 9	659	6.1%	2,342	6.7%	9,749	6.6%
Age 10 14	715	6.7%	2,492	7.1%	10,140	6.9%
Age 15 19	630	5.9%	2,156	6.2%	8,846	6.0%
Age 20 24	519	4.8%	1,777	5.1%	8,041	5.4%
Age 25 34	1,545	14.4%	5,540	15.9%	22,770	15.4%
Age 35 44	1,391	12.9%	4,577	13.1%	20,982	14.2%
Age 45 54	1,370	12.7%	4,477	12.8%	18,024	12.2%
Age 55 64	1,395	13.0%	4,099	11.8%	16,596	11.2%
Age 65 74	1,191	11.1%	3,216	9.2%	13,977	9.4%
Age 75 84	590	5.5%	1,577	4.5%	7,416	5.0%
Age 85+	128	1.2%	365	1.0%	2,026	1.4%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographic and Income Comparison Profile

Blythewood, SC
Blythewood Rd Blythewood SC 29016
Rings: 3, 5, 10 mile radii

Latitude: 34.2139
Longitude: 80.9809

2010 Race and Ethnicity	3 mile		5 mile		10 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,236	65.4%	11,149	55.1%	49,558	42.2%
Black Alone	2,004	30.9%	8,072	39.9%	59,362	50.5%
American Indian Alone	21	0.3%	57	0.3%	317	0.3%
Asian Alone	59	0.9%	331	1.6%	3,111	2.6%
Pacific Islander Alone	7	0.1%	17	0.1%	133	0.1%
Some Other Race Alone	59	0.9%	227	1.1%	2,201	1.9%
Two or More Races	92	1.4%	392	1.9%	2,887	2.5%
Hispanic Origin (Any Race)	216	3.3%	803	4.0%	5,731	4.9%

2020 Race and Ethnicity	3 mile		5 mile		10 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,856	47.6%	12,593	39.7%	45,893	33.1%
Black Alone	4,238	41.6%	15,600	49.1%	75,613	54.5%
American Indian Alone	36	0.4%	93	0.3%	445	0.3%
Asian Alone	250	2.5%	846	2.7%	3,974	2.9%
Pacific Islander Alone	13	0.1%	59	0.2%	203	0.1%
Some Other Race Alone	173	1.7%	600	1.9%	3,885	2.8%
Two or More Races	626	6.1%	1,956	6.2%	8,673	6.3%
Hispanic Origin (Any Race)	480	4.7%	1,609	5.1%	8,914	6.4%

2022 Race and Ethnicity	3 mile		5 mile		10 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,904	47.0%	12,641	38.9%	46,218	32.4%
Black Alone	4,387	42.0%	16,141	49.7%	78,633	55.1%
American Indian Alone	38	0.4%	94	0.3%	454	0.3%
Asian Alone	259	2.5%	879	2.7%	4,128	2.9%
Pacific Islander Alone	13	0.1%	60	0.2%	205	0.1%
Some Other Race Alone	183	1.8%	634	2.0%	4,046	2.8%
Two or More Races	661	6.3%	2,053	6.3%	9,128	6.4%
Hispanic Origin (Any Race)	495	4.7%	1,658	5.1%	9,187	6.4%

2027 Race and Ethnicity	3 mile		5 mile		10 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,870	45.3%	12,812	36.7%	45,691	30.9%
Black Alone	4,597	42.8%	17,769	51.0%	82,518	55.8%
American Indian Alone	39	0.4%	96	0.3%	459	0.3%
Asian Alone	281	2.6%	1,000	2.9%	4,478	3.0%
Pacific Islander Alone	13	0.1%	63	0.2%	209	0.1%
Some Other Race Alone	199	1.9%	719	2.1%	4,363	2.9%
Two or More Races	748	7.0%	2,406	6.9%	10,235	6.9%
Hispanic Origin (Any Race)	511	4.8%	1,783	5.1%	9,499	6.4%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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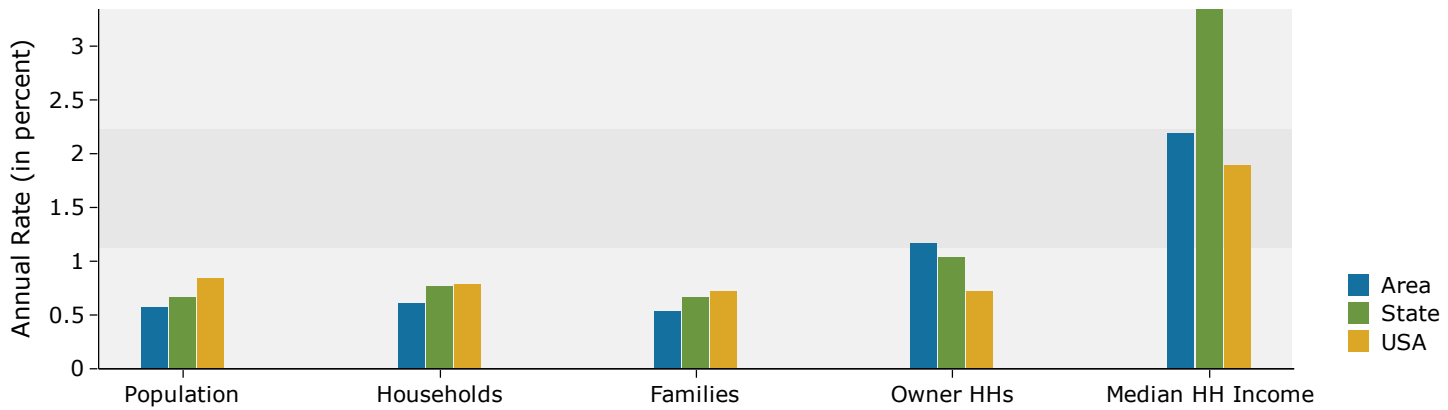
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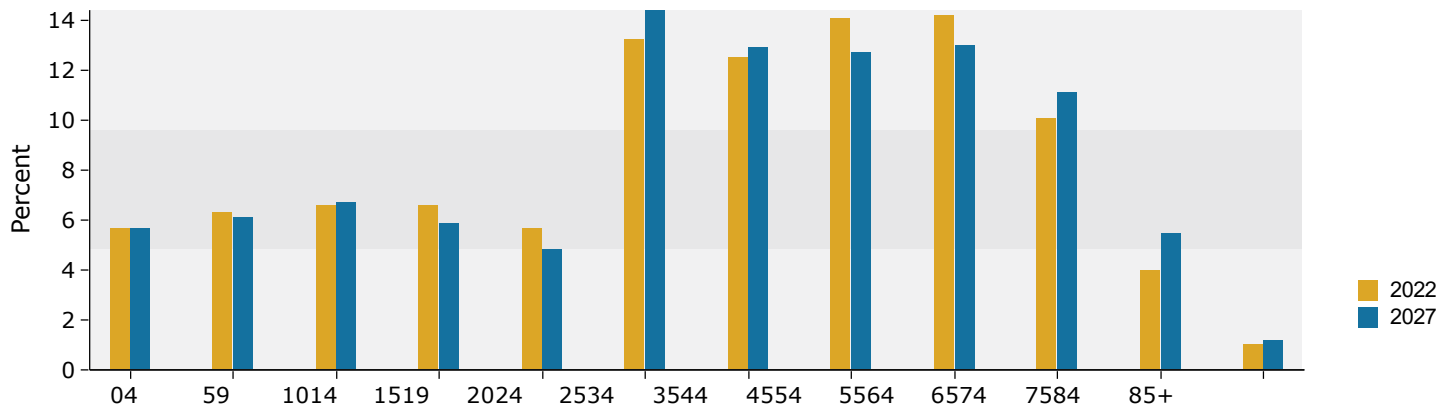
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3 mile

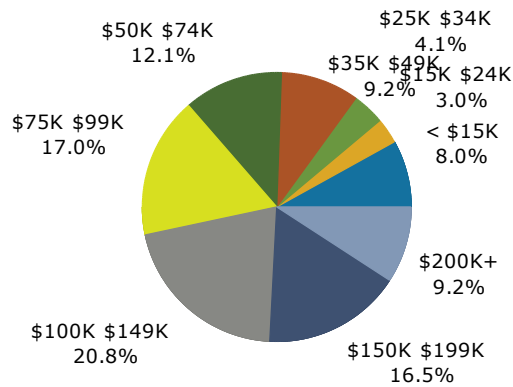
Trends 2022 2027



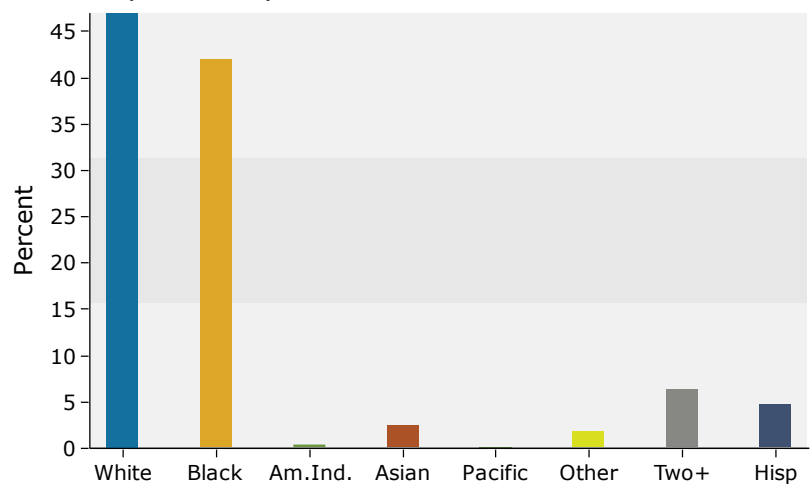
Population by Age



2022 Household Income



2022 Population by Race



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 25, 2023



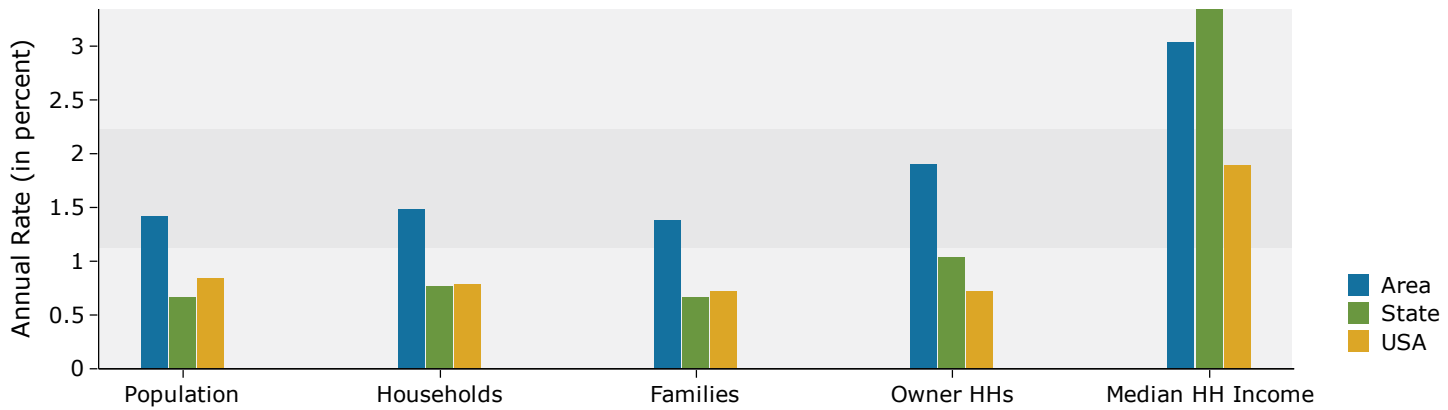
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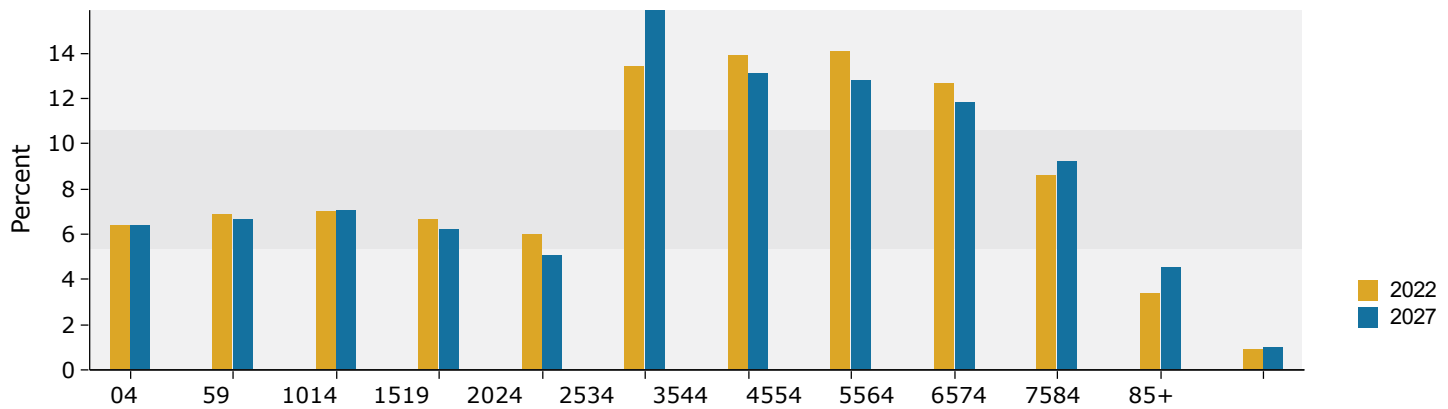
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5 mile

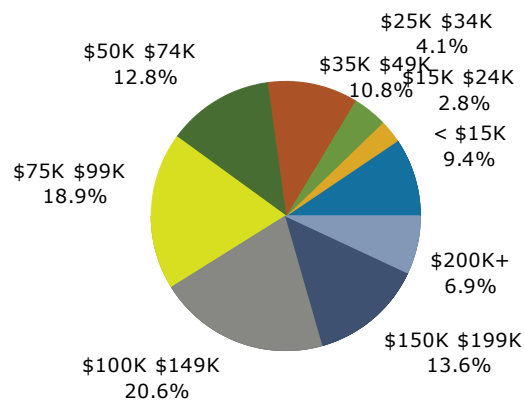
Trends 20222027



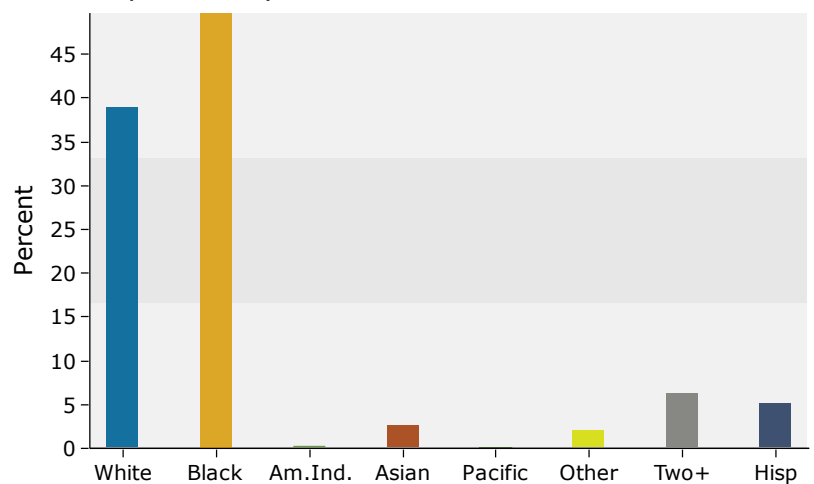
Population by Age



2022 Household Income



2022 Population by Race



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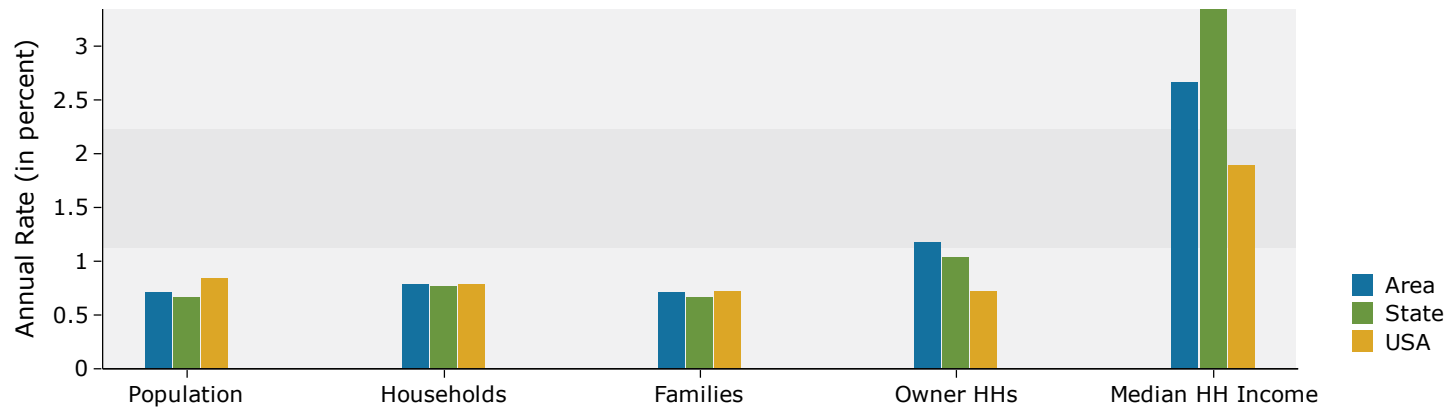
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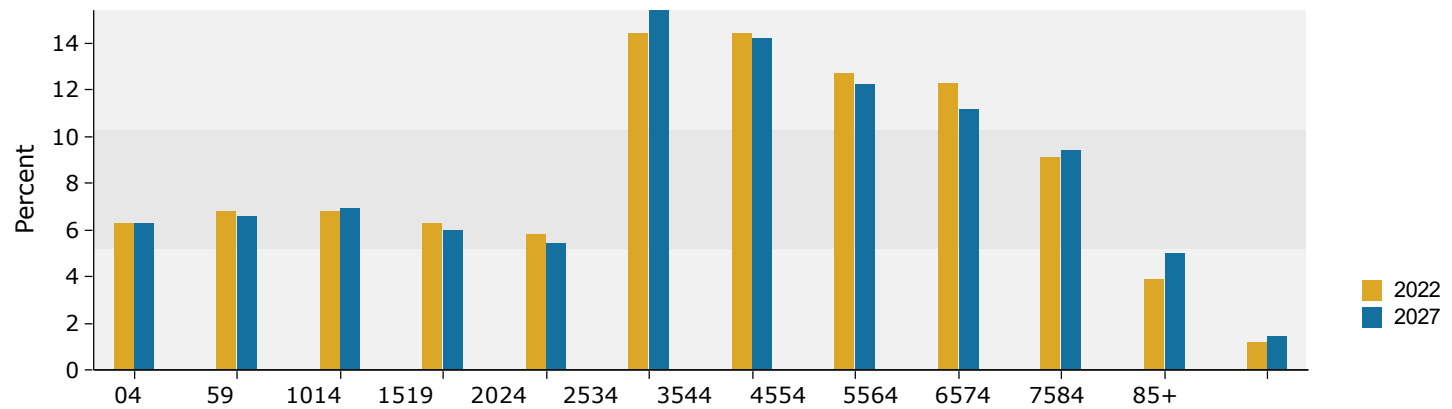
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10 mile

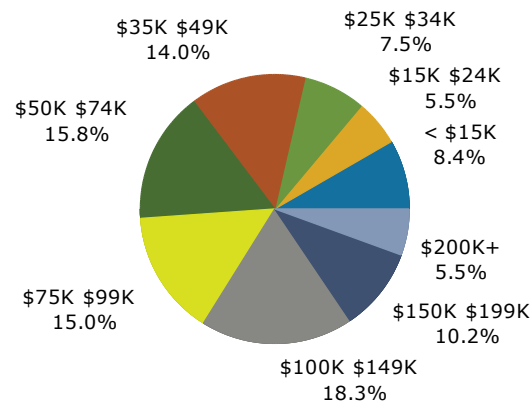
Trends 2022 2027



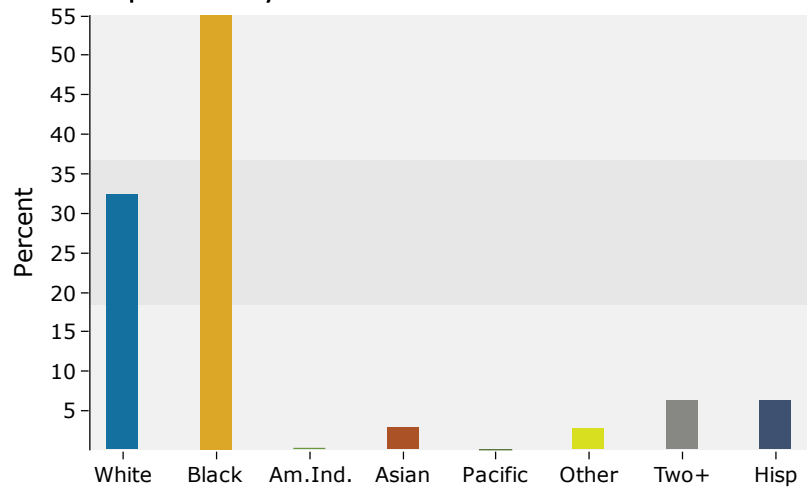
Population by Age



2022 Household Income



2022 Population by Race



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