

**WARRIOR RUN PROPERTIES LLC**



## **Food Lion Outparcel ( Opp Scout Motors )**

745 University Village Dr, Blythewood, SC 29016

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# WARRIOR RUN PROPERTIES LLC



## Food Lion Outparcel ( Opp Scout Motors )

\$1.00 /SF/YR

This is 5.75-acres of land.

Scout Motors, a significant Volkswagen investment, is set to transform the local economy in Blythewood, SC. The upcoming EV plant, scheduled to commence production in late 2026, is expected to employ approximately 4,000 individuals. Scout Motors' mission is to create all-purpose, all-electric, all-American vehicles, proudly assembled in Blythewood, SC.

In addition to the direct employment at Scout Motors, thousands of supporting industry jobs will be generated, creating a thriving economic environment. The...

- Land lease or Build to suit
- Easy access from I-77 Exit # 27
- Across from upcoming Scout Motors
- Heavy traffic count
- Very busy Food Lion

Google Maps Food Lion



Images © 2024 Airbus, Landsat / Copernicus, Maxar Technologies, Map data © 2024 2000 6

Rental Rate: \$1.00 /SF/YR

Property Type: Land

Property Subtype: Commercial

Min. Divisible: 1.00 AC

Proposed Use: Commercial

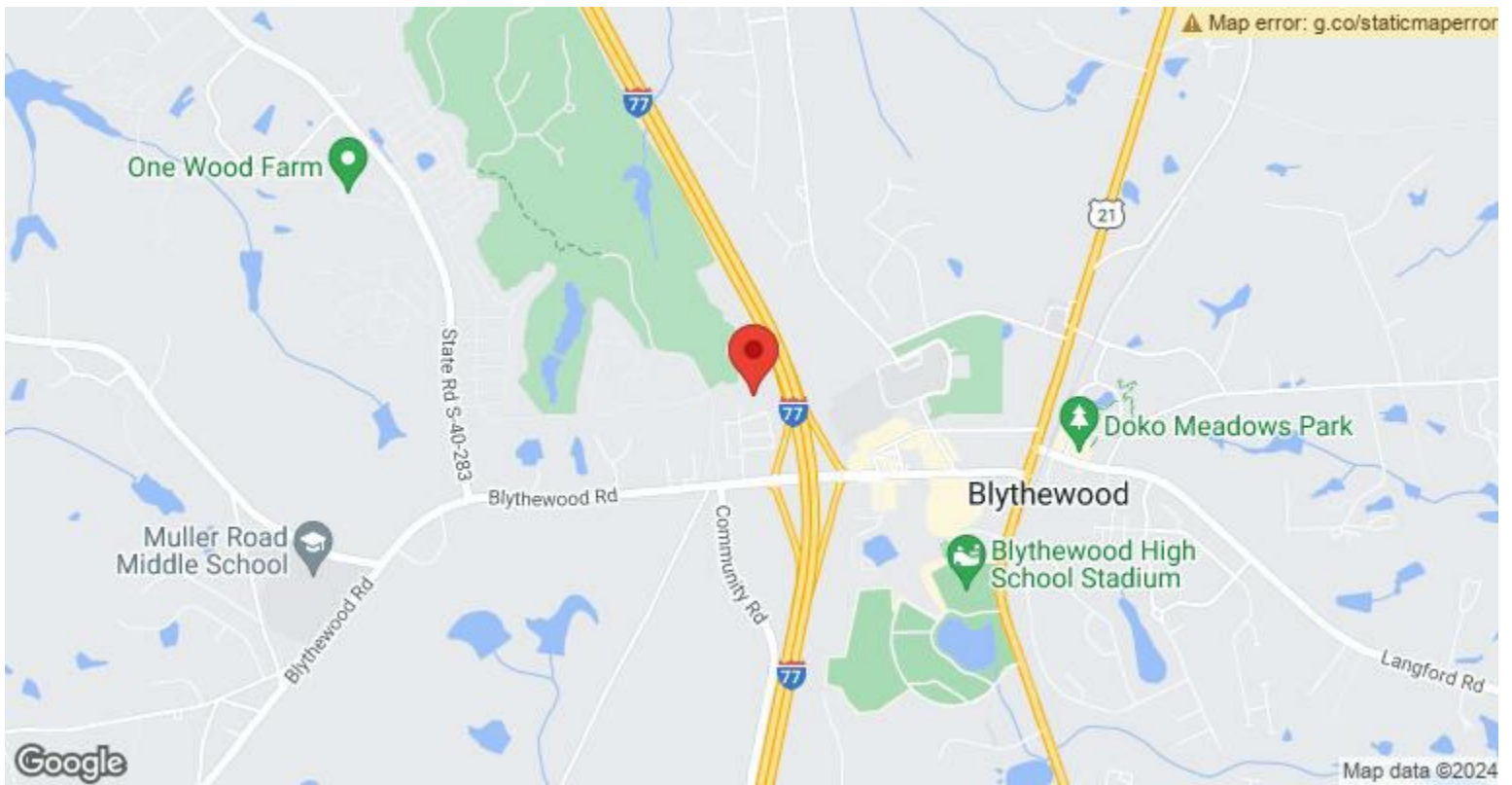
Rental Rate Mo: \$0.08 /SF/MO



## Space 1

Space Available	43,560 - 174,240 SF
Rental Rate	\$1.00 /SF/YR
Date Available	Now

Negotiable rental rate. This is also build to suit. Attractive lease terms with Free rent. This parcel is one of the few remaining opportunities in close proximity to the upcoming Scout Motors EV plant, a subsidiary of Volkswagen. It is situated directly across from the plant and offers excellent visibility from I-77, which boasts a traffic count exceeding 65,000 vehicles per day. Conveniently located just off Exit 27 in Blythewood, SC, the parcel is part of the Food Lion complex and is surrounded by a variety of commercial establishments, including banks, fitness centers, restaurants, pharmacies, liquor stores, and dry cleaners. The site benefits from regular and heavy traffic flow into the center, making it ideal for any permitted zoning uses. It is perfectly suited for hospitality, food, or retail ventures, as well as mixed-use developments that could include multifamily residential units.



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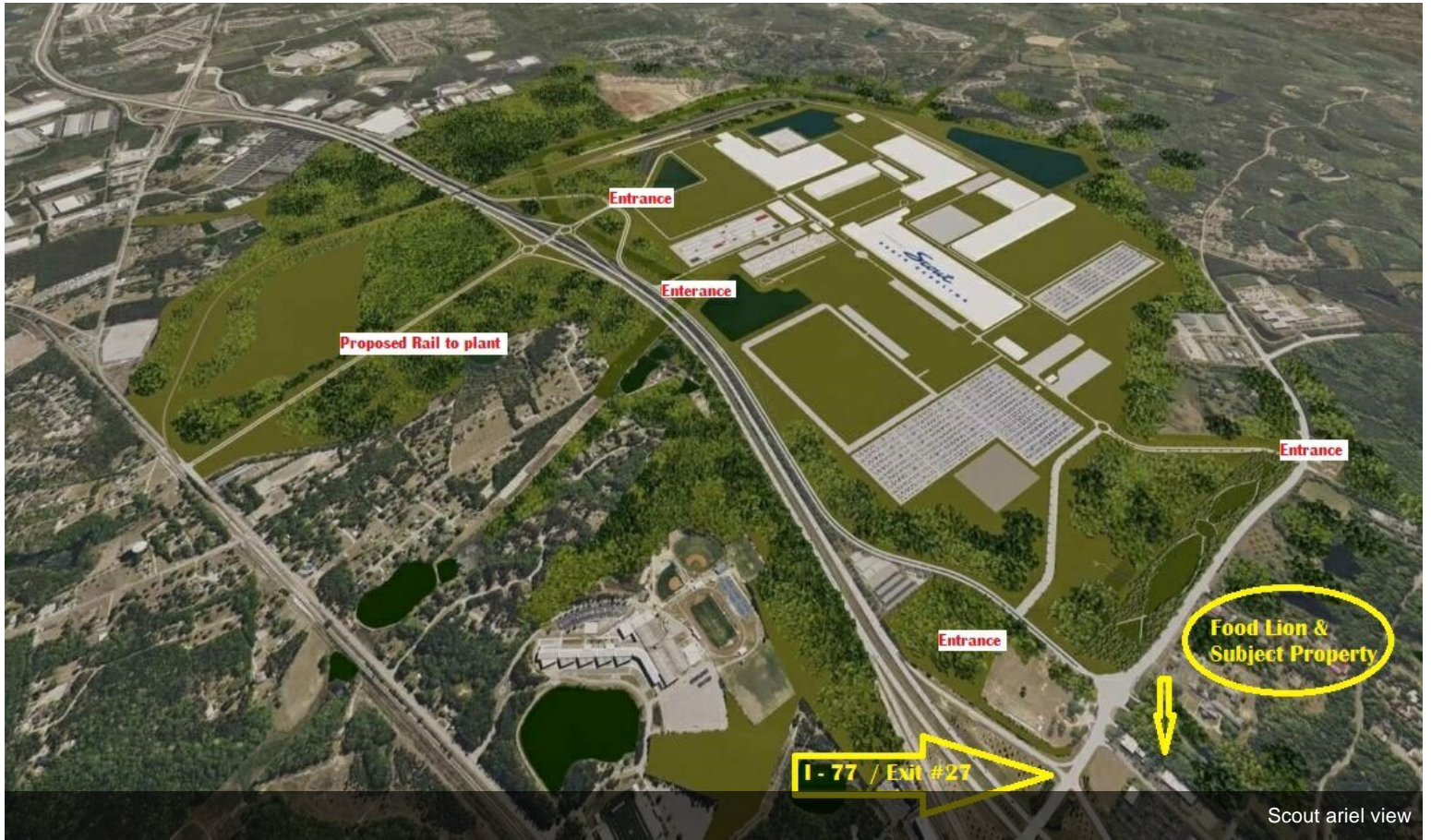
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In addition to the direct employment at Scout Motors, thousands of supporting industry jobs will be generated, creating a thriving economic environment. The demand in this area is projected to surpass supply once the EV plant becomes fully operational.

Seize the opportunity to be part of this dynamic growth before it unfolds. We offer negotiable ground lease rates with highly favorable terms for national and established tenants. Multiple options are available, including ground leases and build-to-suit arrangements. Don't miss out on securing your spot in this promising future development.

# Property Photos



# Property Photos



FL.2



FL.1

# Property Photos

