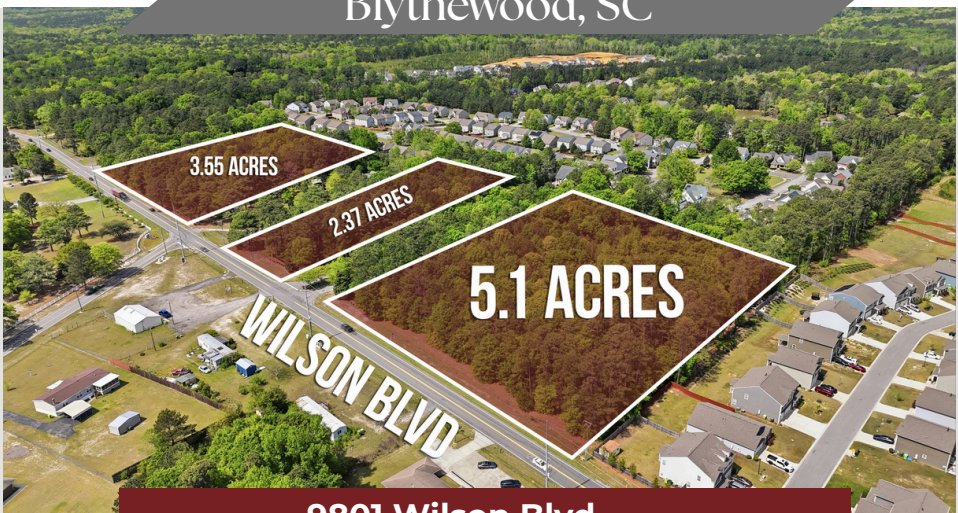


# Blythewood, SC



**9801 Wilson Blvd  
Blythewood, SC 29016**

11.02 AC | 3 Parcels



Offered at: **\$2,150,000**

## Property Overview

- **Flexible development potential within established PDD**
- **Ideal for investor, developer, or end-user flexibility**
- **Retail • Office • Medical Potential**

**Near Scout Motors Corridor | High Visibility Location**



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# Population and Growth



Blythewood, South Carolina has emerged as one of the fastest-growing submarkets within the Columbia MSA, fueled by sustained population growth, infrastructure expansion, and significant economic investment.

The town has experienced remarkable growth over the past decade, increasing from just over 2,000 residents in 2010 to nearly 4,800 by 2020—more than doubling in size. Current estimates now exceed 6,500 residents, with continued upward momentum expected as major employers establish operations in the area. This population growth is driving increased demand for retail, dining, and essential service providers.

The subject properties are ideally positioned just minutes from the Scout Motors electric vehicle manufacturing facility, a multi-billion-dollar investment projected to create thousands of direct and indirect jobs. Its proximity to this major economic driver places the site in a prime position to benefit from rising daytime population, increased workforce activity, and long-term consumer demand as the surrounding area continues to expand.