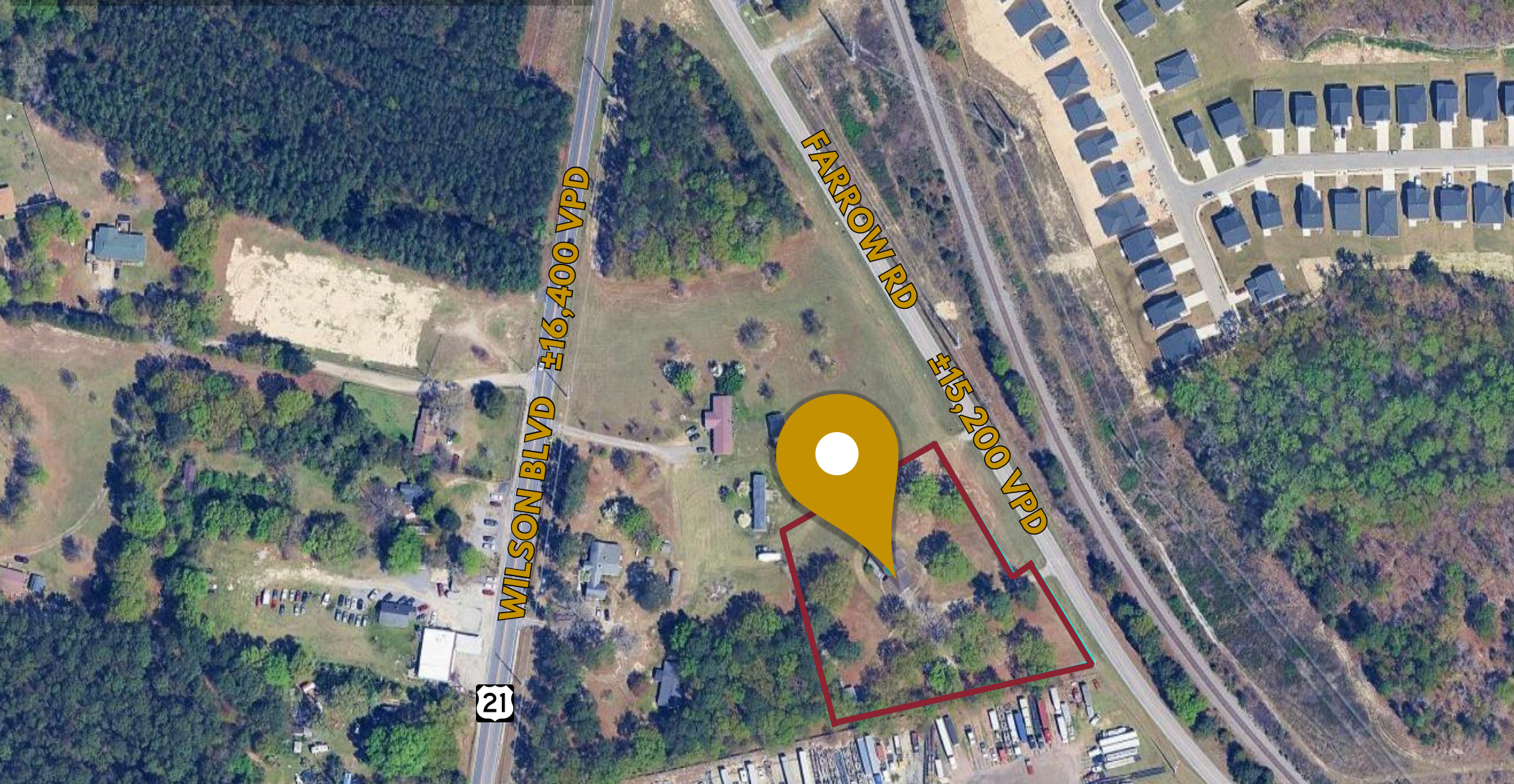


FOR SALE

± 2.26 ACRES



11071 FARROW RD

Blythewood, SC, 29016



Angela
CASH

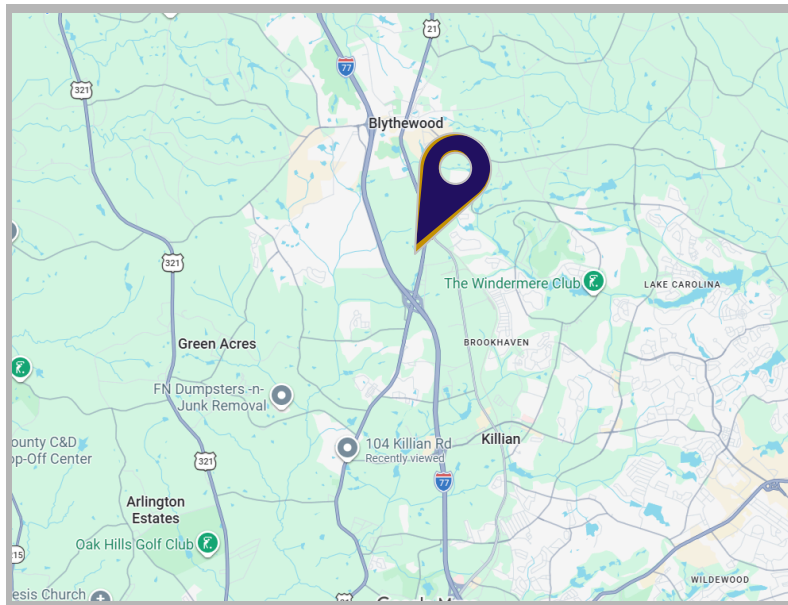
803.606.0702



Property Snapshot

Property Highlights

Water / Sewer	Well & Septic
Location	Direct access to Interstate 77 via Farrow Road
Total Land Area	±2.26 Acres
Total Building Area	±3,326 SF Total ±2,444 SF Heated
Interstate	Interstate 77 VPD: ±72,700
Property Zoning	Commercial (CC)
Asking Price	\$1,100,000



Executive Summary

11071 Farrow Rd presents a ±2.26-acre commercial opportunity located along the growing Farrow Road corridor in Blythewood, South Carolina. The property includes an existing ±3,326 SF building (±2,444 SF heated) positioned on a highly visible site with direct frontage along Farrow Road, offering strong accessibility and exposure.

The property benefits from convenient access to Interstate 77 and is located just minutes from the new Scout Motors electric vehicle manufacturing campus, a major economic development project expected to drive significant residential, commercial, and industrial growth throughout the Blythewood and northeast Columbia market.

With CC (Community Commercial) zoning in Richland County, South Carolina, the ±2.26-acre site provides flexibility for a variety of commercial uses including professional office, service businesses, redevelopment, or investment opportunities within one of the Midlands' fastest-growing corridors.