

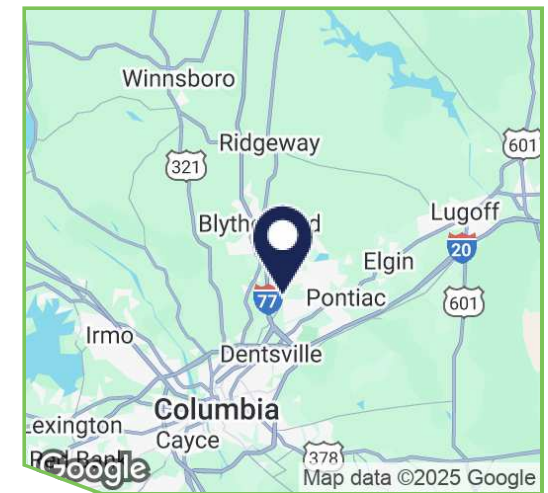
630 E Killian Rd, Columbia, SC 29229

For Sale / Lease

\$850,000 / \$3,000.00 PER MONTH (NNN)

Fully Conditioned 4,400 SF Flex Building for Sale or Lease

- 2.65 AC corner lot in close proximity to Clemson Rd
- Owner will subdivide primary building on half acre lot
- Zoned M-1 Richland County
- Floorplan is conducive for a wide variety of uses
- 100% heated and cooled
- (6) grade level doors (8'x8') with drive-thru capabilities
- \$550,000 for building and secured lot
- \$850,000 for building and entire 2.65 acre lot



**TRINITY
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1501 MAIN STREET SUITE 410
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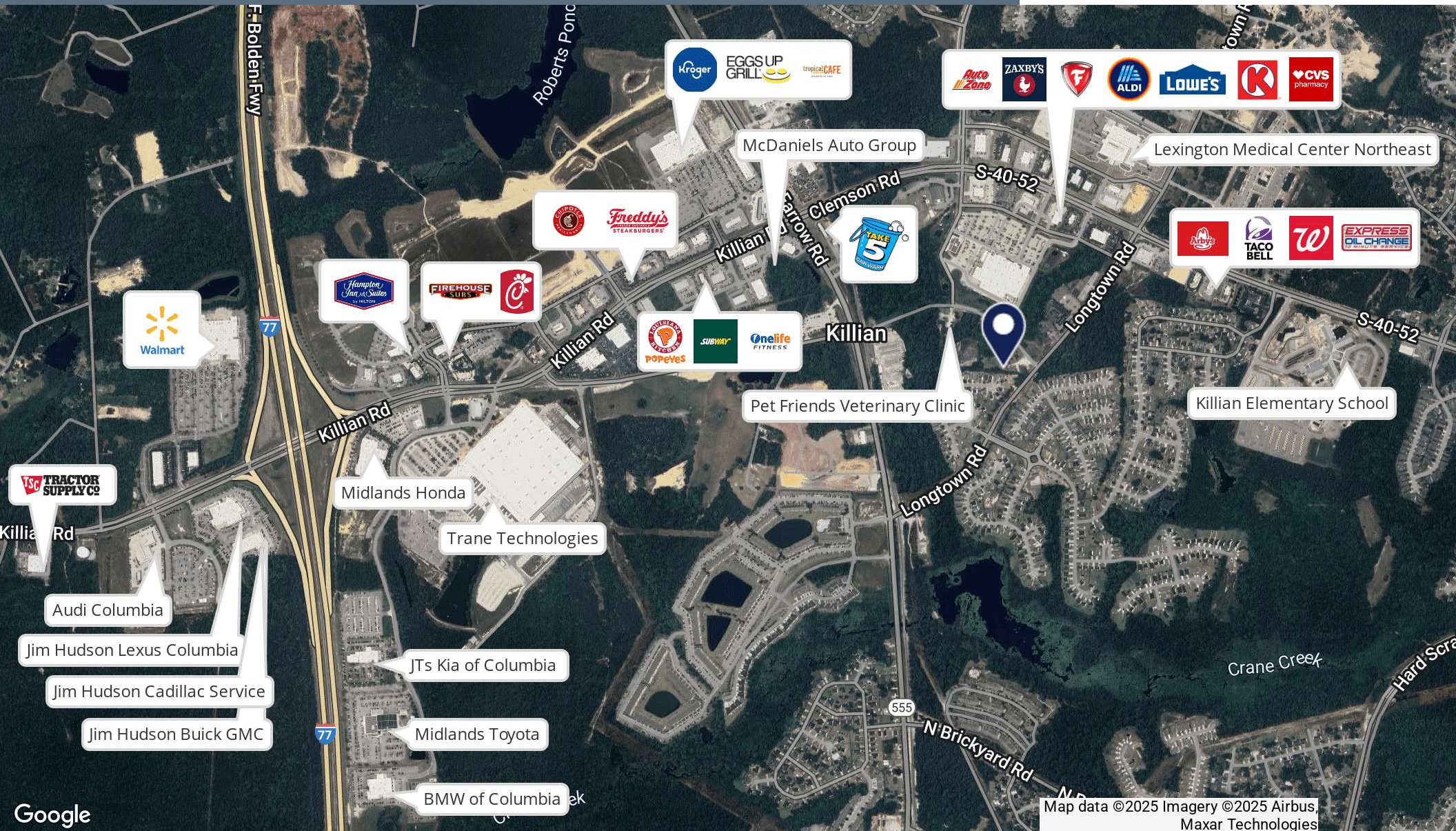
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SCOUT MOTORS COMING

Columbia, South Carolina, is poised for an exciting economic transformation as Scout Motors Inc. makes its mark by establishing a cutting-edge manufacturing plant in nearby Blythewood, less than 20 miles away from Downtown Columbia. This move begins a new chapter in the region's automotive industry, bringing with it a wave of opportunities and advancements.

Scout Motors' strategic decision to set up its operations in Richland County, with a staggering \$2 billion investment, is poised to create a substantial impact on the local economy. The potential to generate 4,000 or more permanent jobs demonstrates the company's commitment to the area's growth. Richland County's economic landscape is set to redefine itself, marking a historic milestone in its development trajectory.

The manufacturing facility is slated to produce all-electric, next-generation trucks and rugged SUVs, reminiscent of the iconic Scout vehicles that gained fame from 1960 to 1980. As construction begins at the 1,160-acre site by the end of 2023, anticipation builds for the commencement of production in 2026.

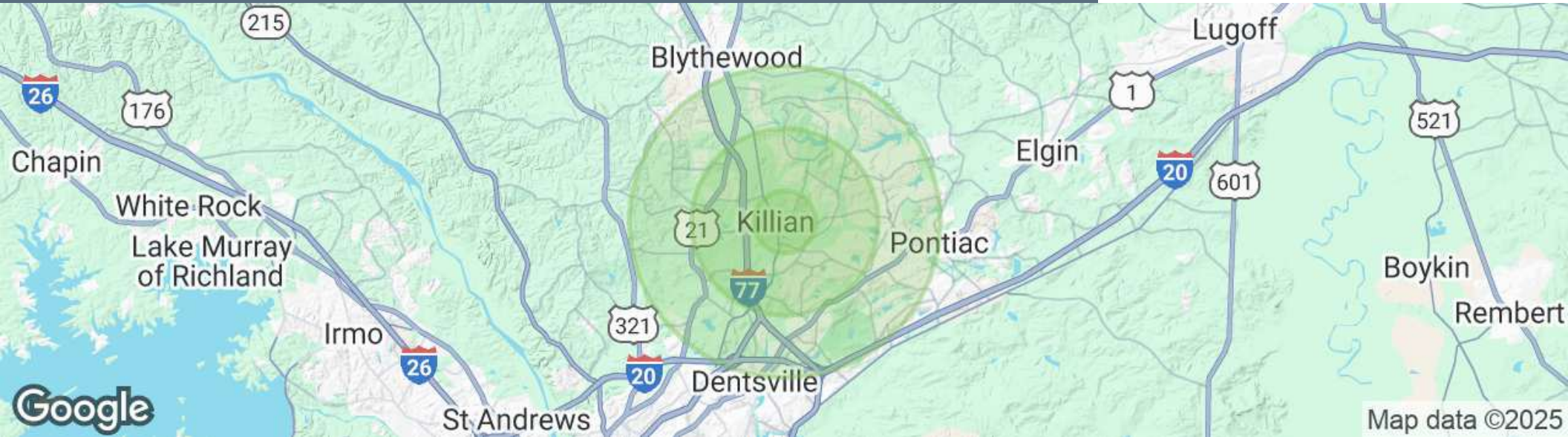
The forthcoming Scout Motors manufacturing plant in Blythewood stands as a testament to Columbia's potential for sustainable economic expansion. The intersection of automotive history, technological innovation, and job creation propels the region into a new era of prosperity and community development. With a keen eye on the future and a nod to the past, Columbia's landscape is set to evolve, and its economic horizons are expanding.



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Population

	1 Mile	3 Miles	5 Miles
Total Population	6,026	50,924	111,001
Average Age	37	39	39
Average Age (Male)	35	37	38
Average Age (Female)	38	40	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,305	19,696	43,192
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$80,180	\$86,916	\$91,566
Average House Value	\$227,621	\$247,440	\$276,374

Demographics data derived from AlphaMap



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