

FOR SALE



400 MCNULTY ST, BLYTHEWOOD, SC 29016

- .99 Acres
- 3,212 sqft
- Zoning: TC

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EXECUTIVE SUMMARY

KW Commercial | The Praedium Group is pleased to present 400 McNulty Street, a high-visibility car wash property located in the core of Blythewood, South Carolina, just off Interstate 77. The site benefits from strong daily traffic, excellent ingress/egress, and prominent frontage along one of Blythewood's primary commercial corridors.

The property is positioned within Blythewood's Town Center District, surrounded by a dense concentration of national retailers, restaurants, hotels, and service providers, including Food Lion, IGA, Dollar General, McDonald's, Bojangles, Waffle House, Wendy's, Dunkin', KFC, Pizza Hut, Holiday Inn Express, and Comfort Inn. This established retail environment generates consistent traffic and strong demand for necessity-based automotive services.

Blythewood is one of the fastest-growing suburban markets in the Columbia MSA, supported by expanding residential development, strong schools, and proximity to major employment centers throughout the Midlands. Continued population growth and increasing vehicle density further support long-term demand for car wash services.

Car wash assets remain among the most resilient and sought-after service retail investments, benefiting from recurring customer demand, limited e-commerce exposure, and strong cash-flow characteristics. The property's location, visibility, and surrounding retail synergy position 400 McNulty Street as a stable, long-term automotive service investment.

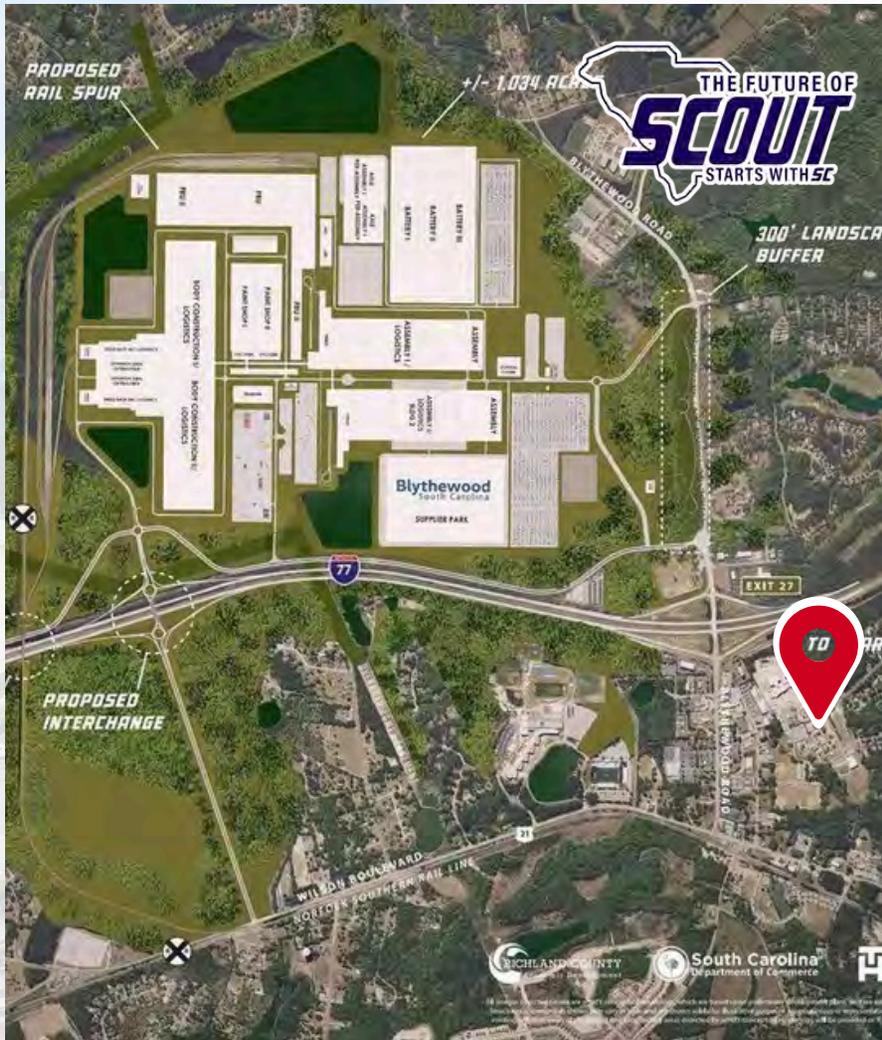
With prime interstate proximity, placement within a thriving commercial district, and alignment with Blythewood's growth trajectory, 400 McNulty Street offers investors an attractive opportunity to acquire a well-located, necessity-based service asset in one of South Carolina's most dynamic suburban markets.

PROPERTY HIGHLIGHTS



OFFERING PRICE	• \$800,000
ADDRESS	• 400 McNulty St, Blythewood, SC 29016
ACRES	• .99
PROPERTY TYPE	• Commercial
ZONING	• TC
PARCEL #	• 15200-02-25
WATER / SEWER	• Public
LAND USE	• Commercial

POPULATION GROWTH



Blythewood, South Carolina is one of the fastest-growing submarkets in the Columbia MSA, driven by strong population growth, expanding infrastructure, and transformative economic investment.

The town's population has grown from just over 2,000 residents in 2010 to nearly 4,800 by 2020, representing more than 100% growth in a single decade. Current estimates place the population at over 6,500 residents, with continued growth projected as major employers come online. This rapid expansion is translating directly into increased demand for neighborhood retail, dining, and essential services.

The subject property is strategically located approximately three minutes from the Scout Motors electric vehicle manufacturing facility, a multi-billion-dollar development expected to generate thousands of direct and indirect jobs. This close proximity positions the site to directly benefit from increased daytime population, workforce-driven traffic, and sustained consumer demand as the area continues to develop.

ADAPTIVE REUSE AND IDEAL FUTURE USES

The flexible commercial zoning and existing site infrastructure along McNulty Street provide a wide range of adaptive reuse opportunities. Formerly operated as a car wash, the property features multiple service bays, established utility connections, and durable hardscape improvements, creating a cost-efficient foundation for redevelopment. Its prominent visibility, convenient access, and location within Blythewood’s growing commercial corridor support both immediate reuse by service-oriented operators and long-term repositioning as the surrounding area continues to densify.



AUTOMOTIVE SERVICES

High visibility and easy access make the site ideal for repair and service operations.



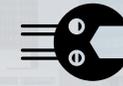
CAR DETAIL SHOP

Convenient location supports steady demand for car detailing and maintenance services.



PET WASH / PET SERVICES

Close to dense housing and downtown activity, the site fills a clear need for convenient, accessible pet-wash services.



EQUIPMENT RENTAL & REPAIR SHOP

Strong visibility and quick access make the site ideal for serving local contractors, homeowners, and small businesses.



BREWERY

Urban location supports experiential craft beverage concepts.



CRAFT COFFEE

Convenient site attracts steady daily traffic from nearby residents and professionals.

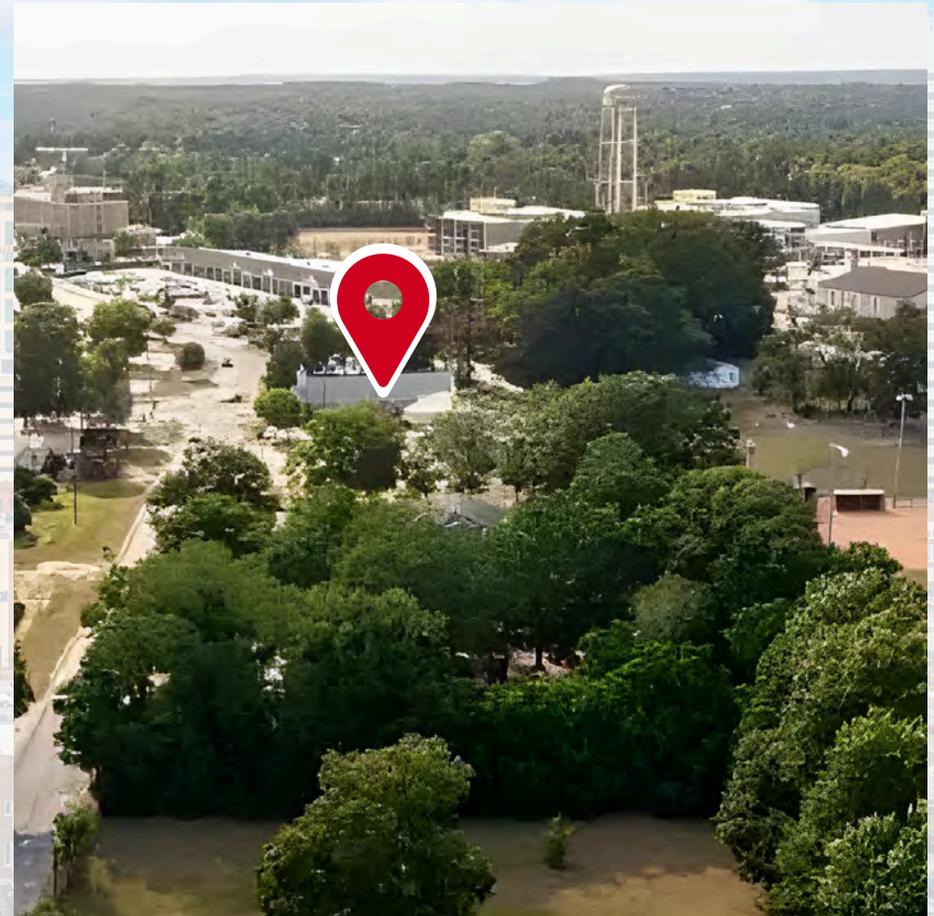


GHOST KITCHEN

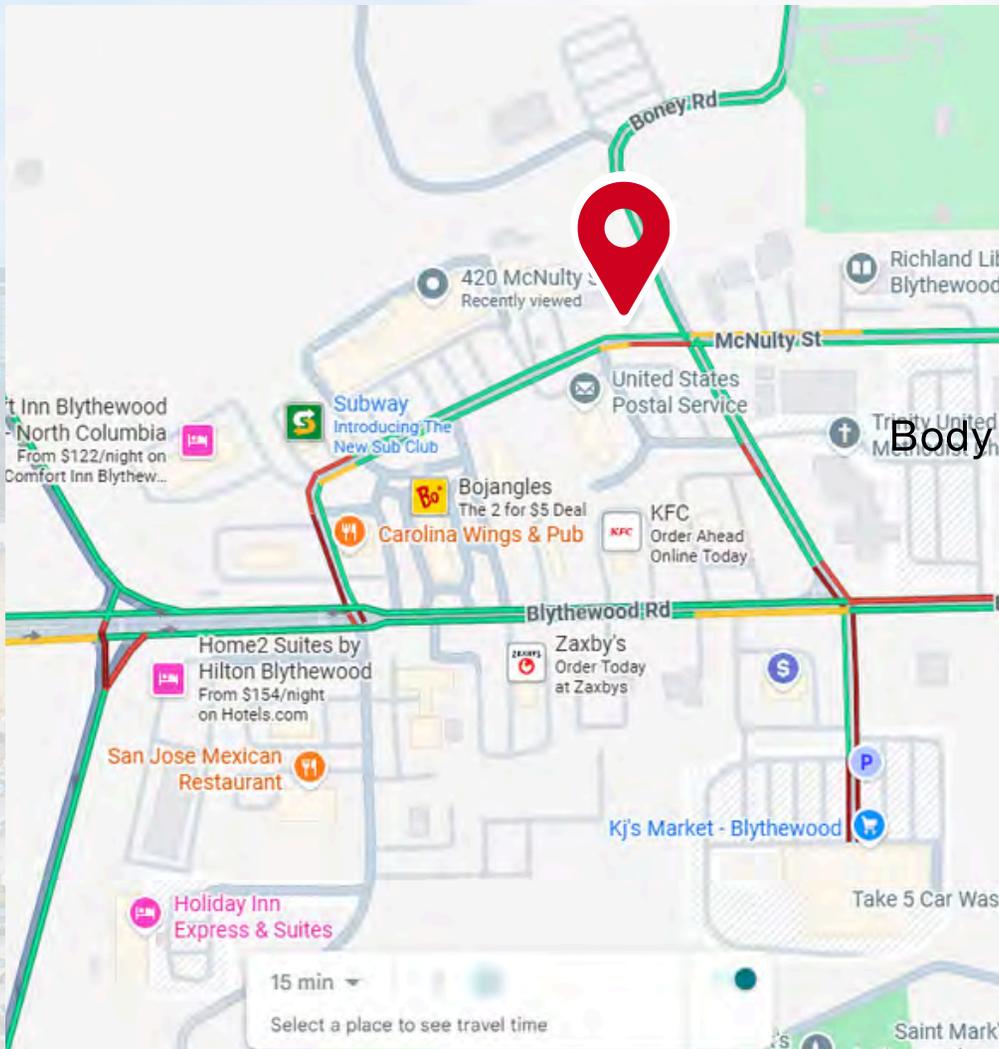
Prime location with easy access enables efficient delivery and pickup operations.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	1,572	11,433	34,014
2024 Total Households	556	4,053	12,133
Median Household Income	\$72,554	\$85,230	\$84,534
Median Home Value	\$283,548	\$283,813	\$266,645



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD	AADT
S-59 (Blythwood Road) from I-77 (Exit 27) to S-2200 (Blythwood Rd)	12,500
S-59 (Blythwood Road) US 21 (Main St) to I-77 (Exit 27)	16,500
S-59 from US 321 to S-1682	450
S-59 from S-2200 to US 321	1,050

The main section of Blythwood Road (S-59) near I-77 and the US 21 area where 420 Blythwood Road lies — sees around 12,500–16,500 vehicles per day (AADT) based on the most recent SCDOT counts

AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



PHOTOS





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Area Expertise:

Land Development
Net Lease Investment Sales
Multi-Tenant Investment Sales

Key Accomplishments:

National Achievement Award: 23, 22, 21, 20
Sales Recognition Award: 23, 22, 21, 20, 19

Affiliations:

International Council of Shopping Centers (ICSC)

Orie focuses on land development, healthcare real estate, net lease properties, and retail shopping centers, building deep product knowledge and transaction expertise. He leverages a national network of more than 2,000 commercial agents and 180,000 residential agents to create active, competitive markets for every listing.

Since entering commercial real estate, Orie has closed over \$350 million nationwide for high net worth investors, developers, and private investment groups.