

Investment Offering  
Columbia MSA

**7-ELEVEN®**

2015 BLYTHEWOOD CROSSING LANE  
BLYTHEWOOD, SC



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE



20-Year NNN Lease | Corporate Guaranty | Signalized Intersection | Interstate 77 - Exit 24

Across from High School | Industrial Corridor | Diesel & CAT Scale | Proximity to New Scout Motors Plant | Major Growth Area

# DISCLAIMER



## **Benjy Cooke (Primary)**

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This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

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# 2015 Blythewood Crossing Lane Blythewood, SC (Columbia MSA)



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE



PRICE	\$8,415,204
CAP RATE	5.15%
NOI	\$433,383
RENT COMMENCEMENT	August 2023
LEASE EXPIRATION	August 2043
LEASE TERM	20-Years
LEASE TYPE	NNN
NEXT RENT BUMP	August 2028
RENTAL INCREASES	7.5% Every 5 Years
RENEWAL OPTIONS	(4) 5-Year Options
BUILDING SIZE	4,948 SF with diesel MFPD
LOT SIZE	3 Acres
YEAR BUILT	2023
PIN	R14800-02-35
COUNTY	Richland
ZONING	PD
ROFR	Yes (15 Days)
GUARANTOR	Corporate

- **CAT Scale**
- **Diesel Bulk DEF**
- **16 Pumps for Cars**
- **8 Pumps for Trucks**
- **10 Truck Parking Spaces**

# SCOUT MOTORS (Volkswagen Subsidiary)

- Volkswagen backed company
- 1,600 Acre site with 1,100 acre manufacturing campus
- Body shop, paint shop, final assembly (~1.3M sqft), plus an employee training center and technology hub
- Scout pledges a carbon-neutral footprint, green energy integration, plus an onsite healthcare clinic & fitness center for employees in partnership with Lexington Medical Center
- 7-Eleven is 4 miles from new Scout Motors facility
- Estimated 4,000 Employees for the first phase of development
- Estimated \$4.2 Billion economic impact by 2029
- Infrastructure Improvements including a new interchange.
- Options to grow in future phases
- At full capacity will produce 200,000 vehicles annually
- Click here for more information:

[Scout Blythewood](#)

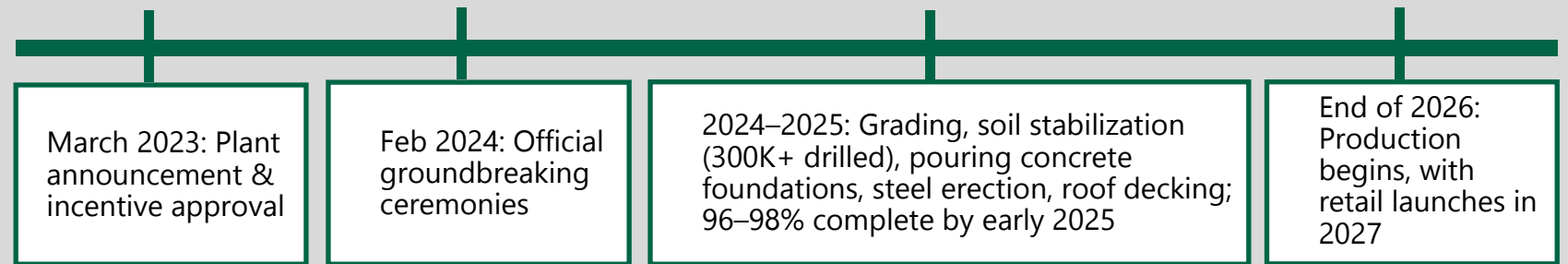
[Scout Motors](#)











Scout is reviving its namesake with tough, off-road-ready EV truck and SUV that deliver high performance, long range (with gas-generator backup option), robust towing/payload, modern fast-charging tech, and nostalgic-yet-modern design—all at mainstream prices.



## TIMELINE



# Blythewood Crossing Master Plan

-  Outparcel Building
-  Medical Building
-  Senior Living Townhome
-  Senior Living Apartment
-  Leasing Office
-  Multifamily Apartment
-  Daycare Building
-  Boutique Retail Building

- 1** +/- 15 AC - Lexington Medical
- 2** +/- 1.14 AC - Outparcel
- 3** +/- 1.17 AC - Outparcel
- 4** +/- 1.17 AC - Outparcel
- 5** +/- 1.69 AC - Outparcel
- 6** +/- 1.28 AC - Outparcel
- 7** +/- 1.85 AC - Outparcel
- 8** +/- 2.21 AC - Outparcel
- 9** +/- 9.98 AC - Senior Living
- 10** +/- 18.89 AC - Multifamily
- 11** +/- 1.39 AC - Outparcel
- 12** +/- 4.42 AC - Daycare
- 13** +/- 5.00 AC - Retail



AERIAL



Scout Motor Development



Westwood High School  
(1,700 students)

Public Storage

Hwy 21/ Wilson Road



Blythewood Crossing  
Future Mix-Use 300+ Units Planned



AERIAL

The Meadows at Southern Pines

Hawkins Creek

Blythewood Crossing



The Palisades of Blythewood Apartment Homes  
384 Units

The Enclave at Blythewood Apartment Homes  
384 Units

**Hwy 21/ Wilson Road**



AERIAL



Headquarters



Distribution



Scout Motor Development



Rent Schedule

Year	Rent	CAP Rate
1-5	\$ 433,383.00	5.15%
6-10	\$ 465,886.73	5.54%
11-15	\$ 500,828.23	5.95%
16- 20	\$ 538,390.35	6.40%
21-25 (Option 1)	\$ 578,769.62	6.88%
26-30 (Option 2)	\$ 622,177.34	7.39%
31-35 (Option 3)	\$ 668,840.65	7.95%
36-40 (Option 4)	\$ 719,003.69	8.54%

Hwy 21/ Wilson Road



AERIAL



**Scout Motor  
Development**

Westwood High School  
(1,700 students)

**SCDMV**  
Headquarters



**IRON MOUNTAIN**

Blythwood High School  
(2,000+ students)

**Walmart**  
Save money. Live better.



**XERXES**

**PALMETTO GBA**  
A CELERIAN GROUP COMPANY

**ipg** intertape  
polymer  
group

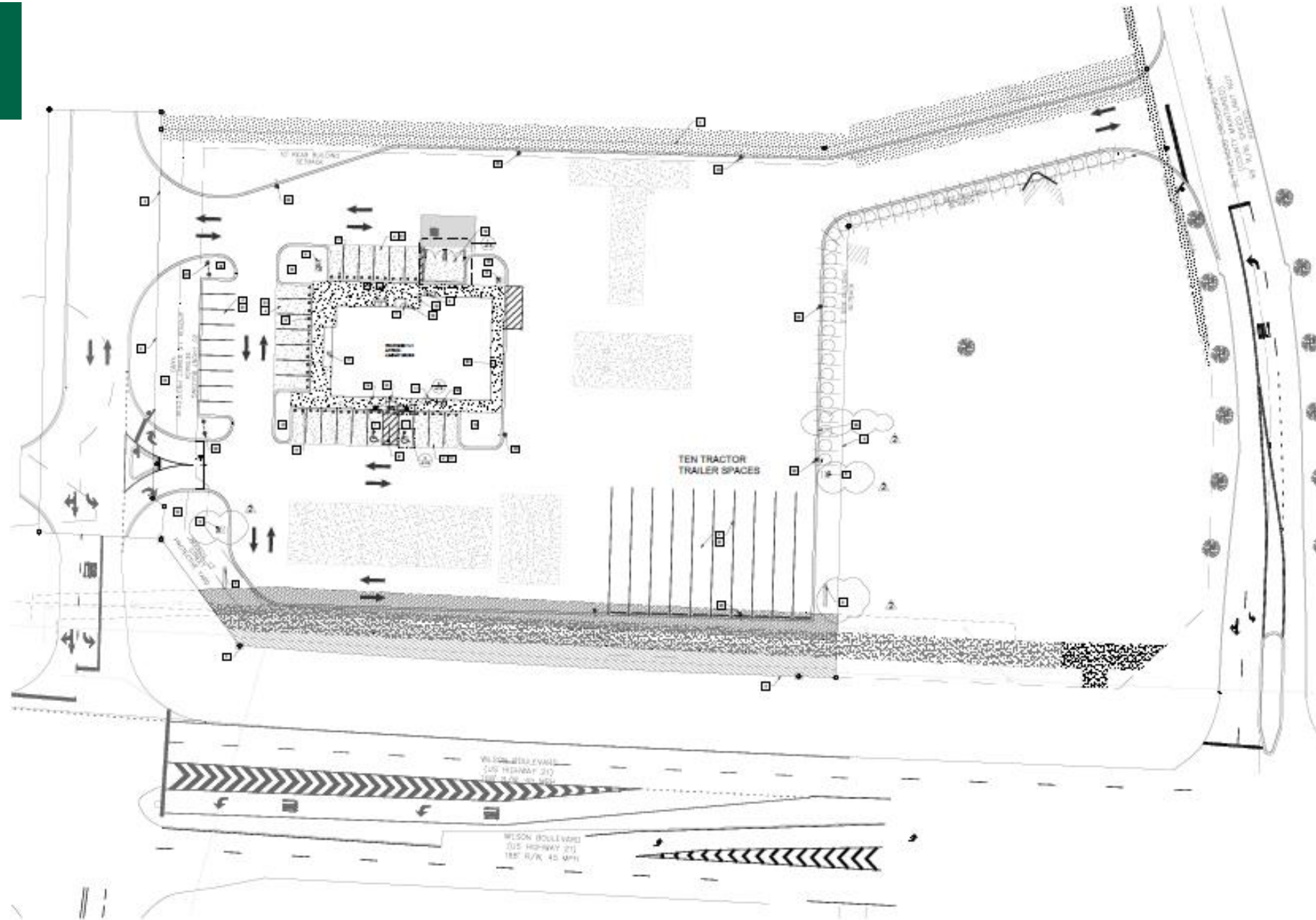
**belk**

Columbia Place Mall

**TRANE**  
TECHNOLOGIES™

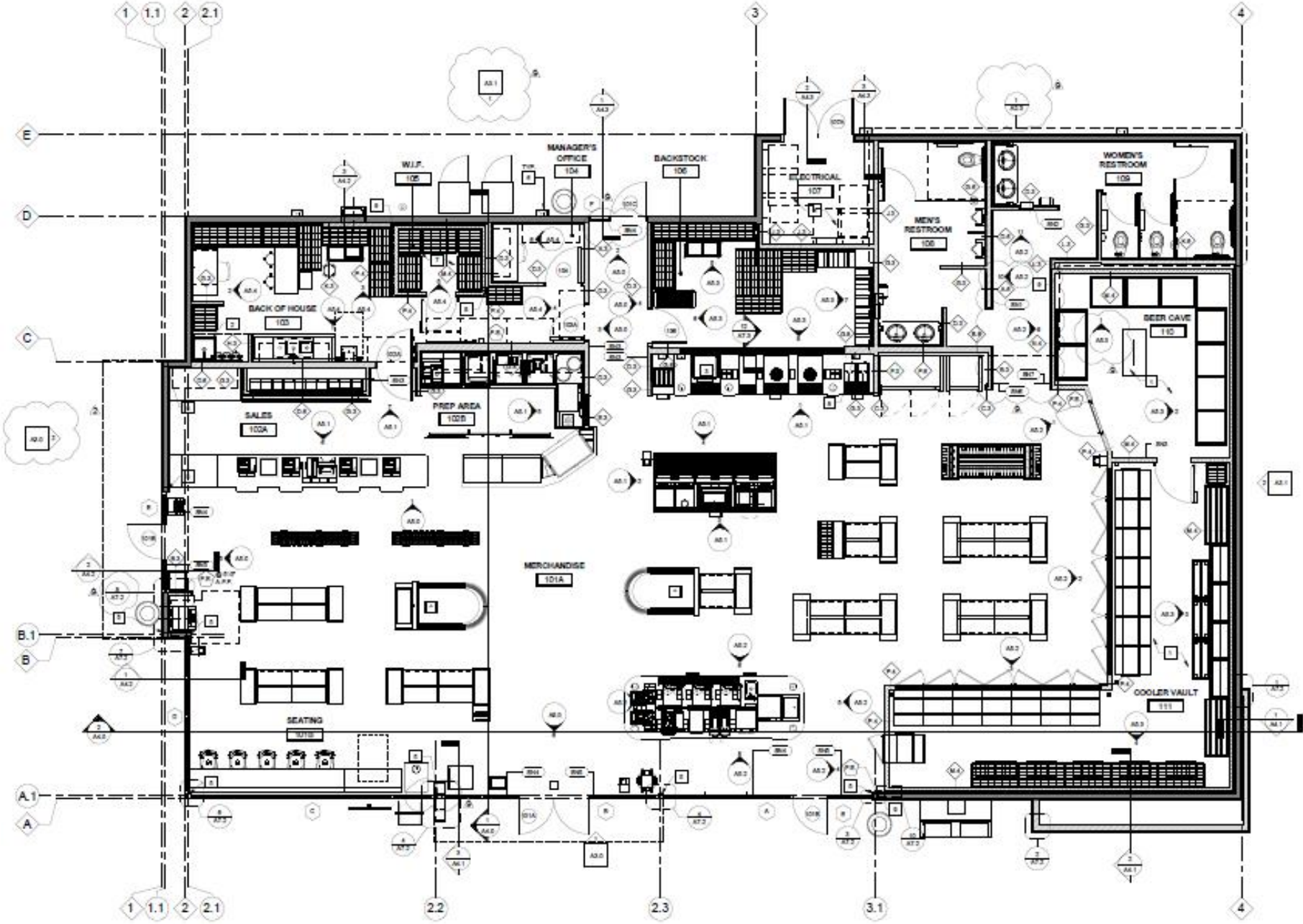


# SITE PLAN



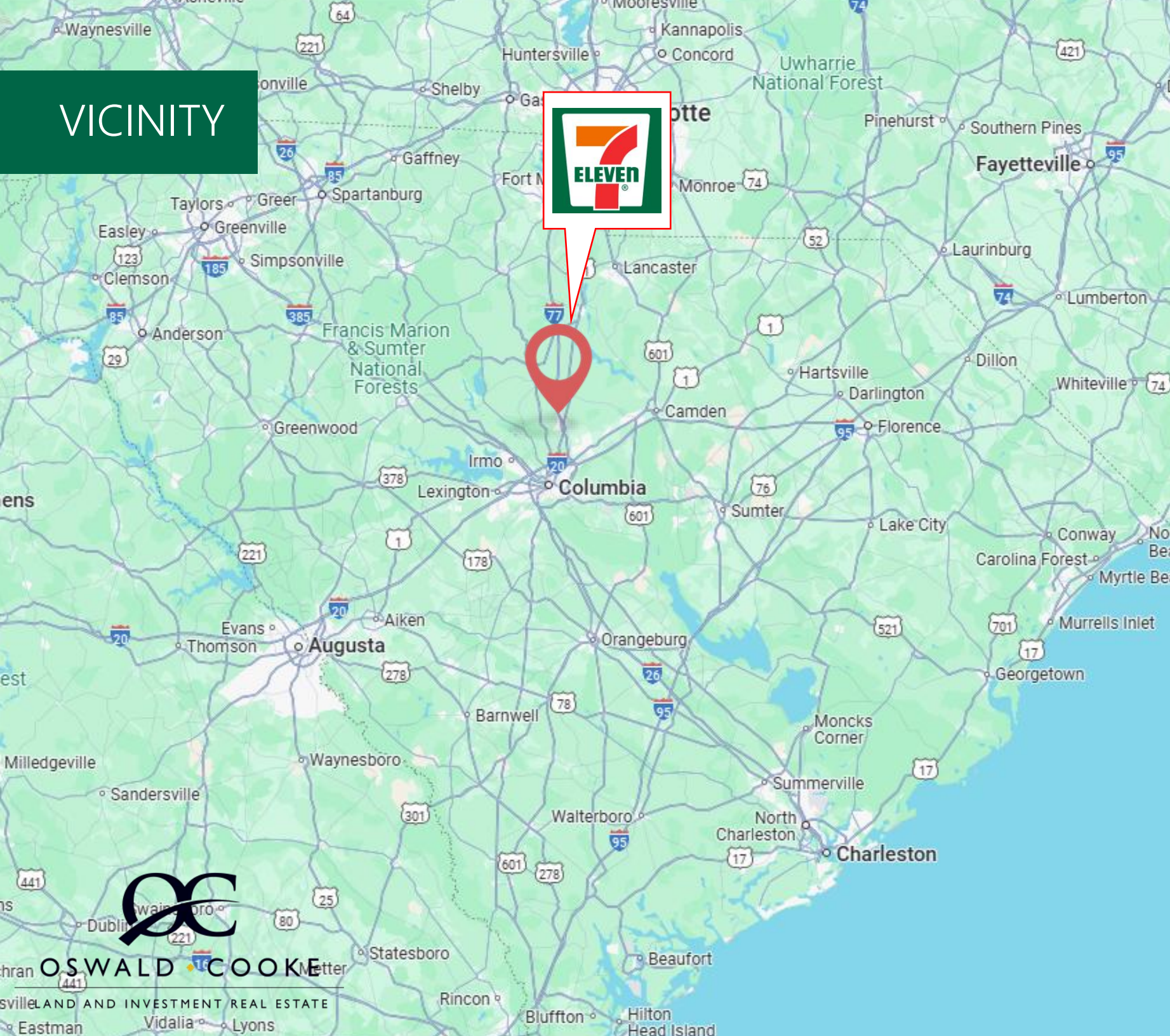
1 ARCHITECTURAL SITE PLAN  
10/1/18

# FLOOR PLAN



1 REFERENCE PLAN  
1/8" = 1'-0"

## VICINITY



## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	3,398	27,281	72,911
Population Growth (2020-2024)	16.53%	5.33%	3.18%
Number of Households	1,415	9,921	27,222
2023 Average Household Income	\$83,748	\$89,089	\$87,198
Daytime Employees	2,992	8,327	17,846

- 0.16 Miles to Interstate 77 (exit 24)
- 4 Miles to Scout Motors
- 21 Miles to Downtown Columbia
- 131 Miles to Charleston



OSWALD COOKE

LAND AND INVESTMENT REAL ESTATE



Seven & I Holdings Co. Ltd. | SVNDF  
S&P Credit Rating: A

## *7-Eleven: Your One-Stop Shop for Everyday Essentials and Fleet Solutions*

7-Eleven, Inc., headquartered in Irving, Texas, is a leading global convenience store brand with over 83,000 locations in 19 countries. Known for its iconic Slurpee® and Big Gulp® drinks, 7-Eleven offers a wide range of everyday essentials, food, beverages, and fuel services. The company also provides business solutions like 7-Fleet, a fuel card and fleet management program tailored for commercial customers. 7-Fleet offers businesses access to exclusive fuel discounts, streamlined expense tracking, and acceptance at thousands of fueling locations nationwide. Additionally, many 7-Eleven fueling stations feature diesel MPD (multi-product dispensers), allowing fleet drivers to conveniently fill up on diesel alongside other fuel types—enhancing efficiency and accessibility for mixed-fuel fleets.



## ABOUT COLUMBIA



Columbia is the capital city of South Carolina. It's home to the South Carolina State House, a Greek Revival building set in gardens dotted with monuments. Riverbanks Zoo & Garden is a huge park with animal enclosures and botanical gardens. A diverse collection spanning centuries is on display at the Columbia Museum of Art. The Business Environment in Columbia, SC is inviting and competitive. Job growth in Columbia is projected to be 27.4 percent over the next 10 years, with continued low unemployment, down to 2.8 percent at the end of last year. Columbia is ideally located halfway between New York and Miami. So, South Carolina's strong transportation system offering a combination of interstates, airports, seaports, and railways, makes it strategically convenient to ship goods to the east coast, U. S., and foreign markets. Columbia hosts a wide array of robust industries including manufacturing, insurance information and technology, transportation and logistics, green energy, and research and development. Healthcare, next to government, is the largest industry in Columbia, SC. Prisma Health has a dozen hospitals in Columbia and employs 15,000 people. Blue Cross Blue Shield of SC is also a large operation with 7,000 employees.

Visit [www.choosecolumbiasc.net](http://www.choosecolumbiasc.net) for more information.



# ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

## Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

## Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

## The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

## HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.
- 3rd Fastest growing state in the US in 2022 according to the US Census.

*You won't find a more hospitable or business-friendly climate than South Carolina.*

# LISTING TEAM

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