

FOR SALE



Keller Williams Realty

204 MCNULTY ST. BLYTHEWOOD, S.C.

- ± 1.25 Acre Development Tract
- Zoned TC (Town Center Commercial)
- Approx. 1-Mile to Scout Motors

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SECTION I

EXECUTIVE SUMMARY



Keller Williams Commercial | The Praedium Group is pleased to exclusively present a +1.25-acre developable parcel on McNulty Street in Blythewood, South Carolina. Strategically situated between the Richland County Library and the District Magistrate's Office, this property benefits from exceptional visibility and accessibility within the civic and commercial heart of Blythewood.

The site is governed by Blythewood's Town Center (TC) zoning district, which significantly enhances its development potential. TC zoning permits a broad mix of uses, including ground-floor retail, restaurants, offices, civic and cultural facilities, and residential density above commercial space. It also establishes architectural and design requirements that prioritize pedestrian-friendly development, encouraging buildings to be placed close to the street with parking located to the rear. This zoning framework supports vibrant, walkable environments and promotes neighborhood scale mixed-use projects, positioning the parcel as an attractive option for light retail, owner-user development, or mixed-use concepts that align with the town's vision for growth.

Richland County, anchored by Columbia, the state capital, represents one of the Southeast's fastest growing investment markets, with a population exceeding 416,000 residents and a metro area surpassing 766,000 people. In 2023, the county recorded a historic \$2.35 billion in new capital investment and the creation of 4,532 jobs, led by transformational projects such as Scout Motors' \$2 billion EV manufacturing facility in Blythewood. This project alone is projected to generate 4,000 jobs and produce 200,000 vehicles annually by 2026, further amplifying the area's appeal to employers, residents, and investors.

Positioned in the heart of Blythewood's civic corridor, this McNulty Street parcel offers a rare opportunity to capitalize on immediate development potential supported by progressive zoning, while also benefiting from the long-term growth trajectory of one of South Carolina's most dynamic submarkets.

SECTION II

SITE OVERVIEW



Property Highlights

OFFERING PRICE

- **\$900,000**

ADDRESS

- **204 MCNULTY ST. BLYTHEWOOD SC 29016**

ACRES

- **1.25**

LAND AREA

- **54,450**

ROAD FRONTAGE

- **300"**

ZONING

- **(TC) TOWN CENTER**

TRAFFIC COUNTS

- **BLYTHEWOOD RD. 18,500**
- **WILSON BLVD: 16,400**
- **MCNULTY ST: 4,000**

PARCEL

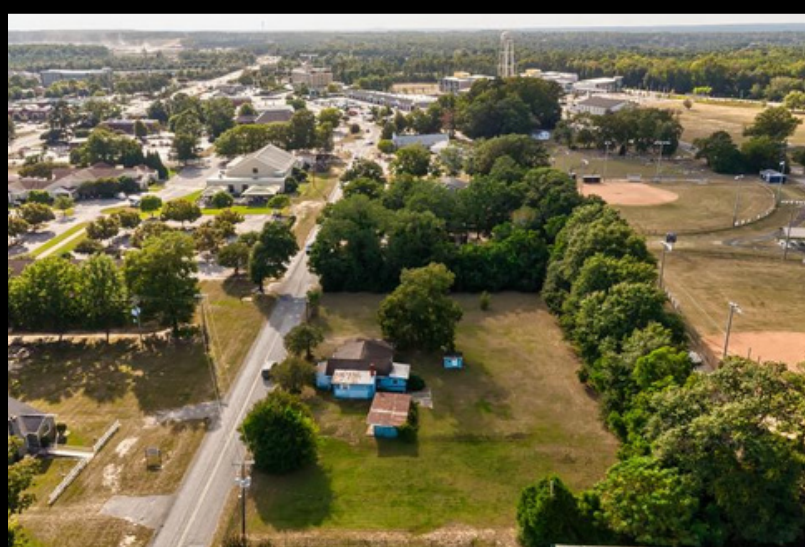
- **R15209-01-03**

WATER / SEWER

- **PUBLIC AVAILABLE**

SUGGESTED USE

- **Light Retail, Restaurant, Office, Civic or Cultural Facilities**

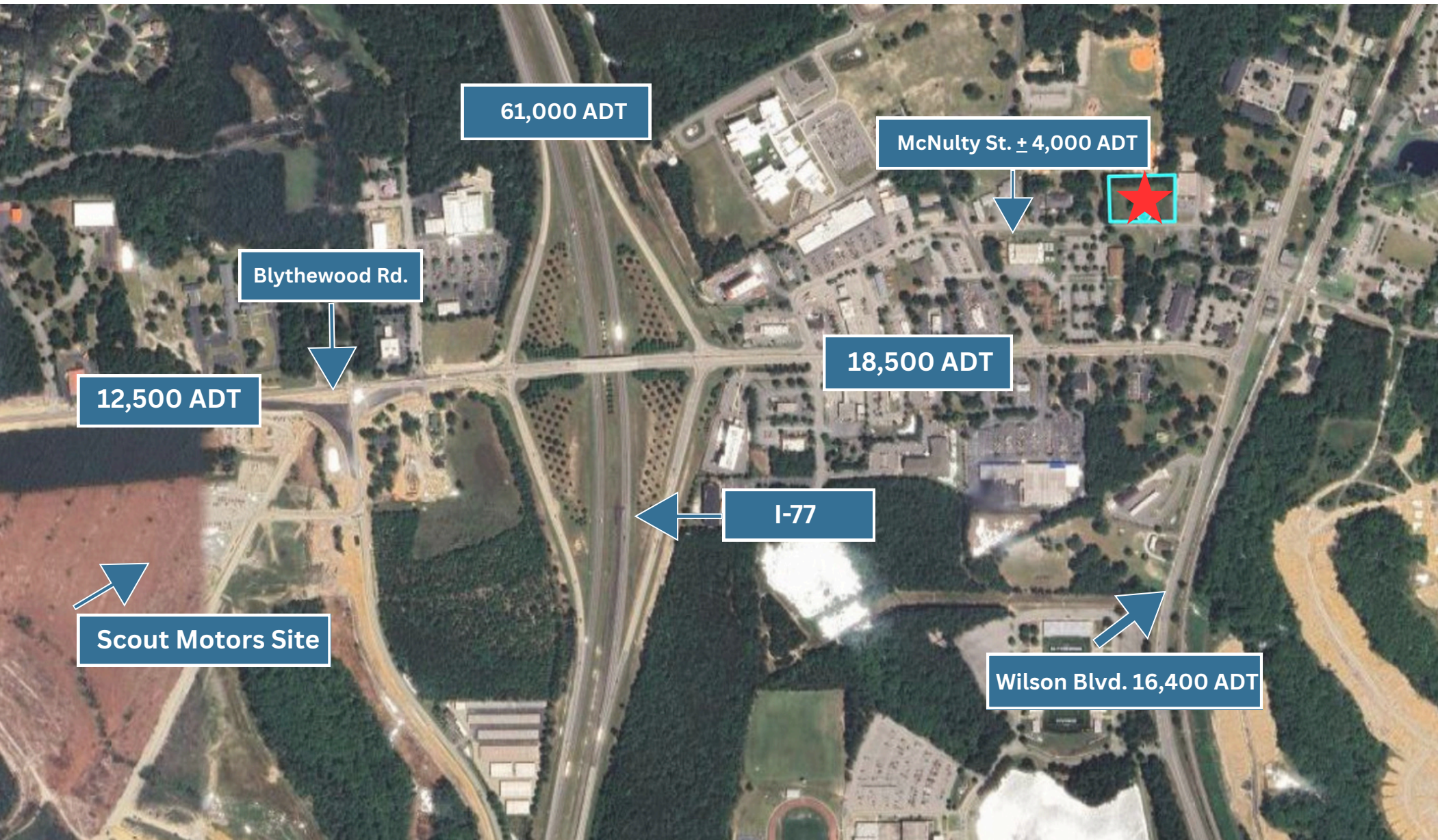


Points of Interest



Traffic Counts

ADT: Average Daily Traffic



Data source: <https://scdottrafficdata.com>

SECTION III

PROPERTY PHOTOS











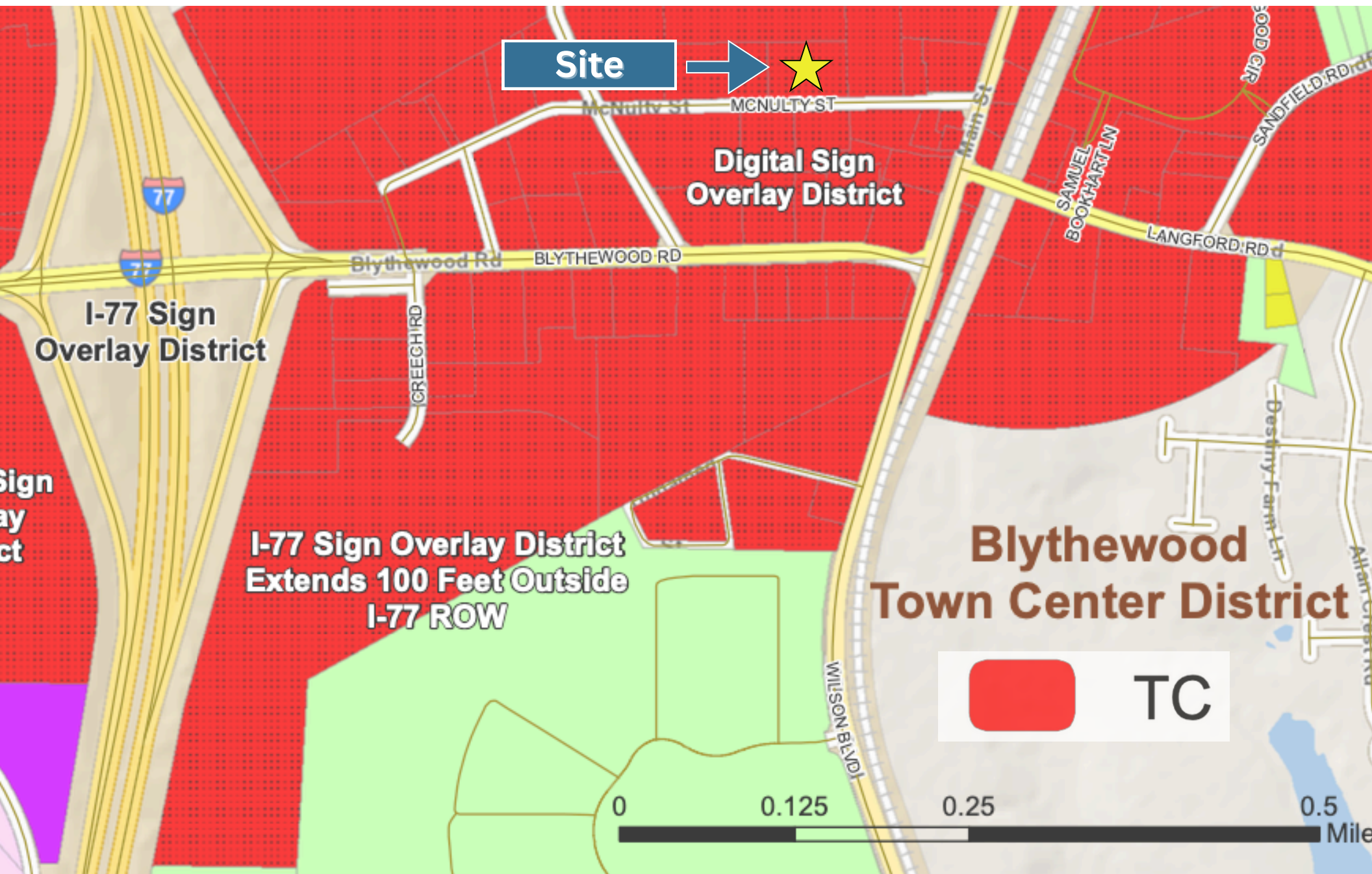
An aerial photograph of a suburban neighborhood. In the foreground, there's a large, mostly empty lot with some trees and a small building. To the left, there's a parking lot with a few cars. In the background, there are several houses, more trees, and a large industrial or commercial building. The overall scene is a mix of residential and commercial areas.

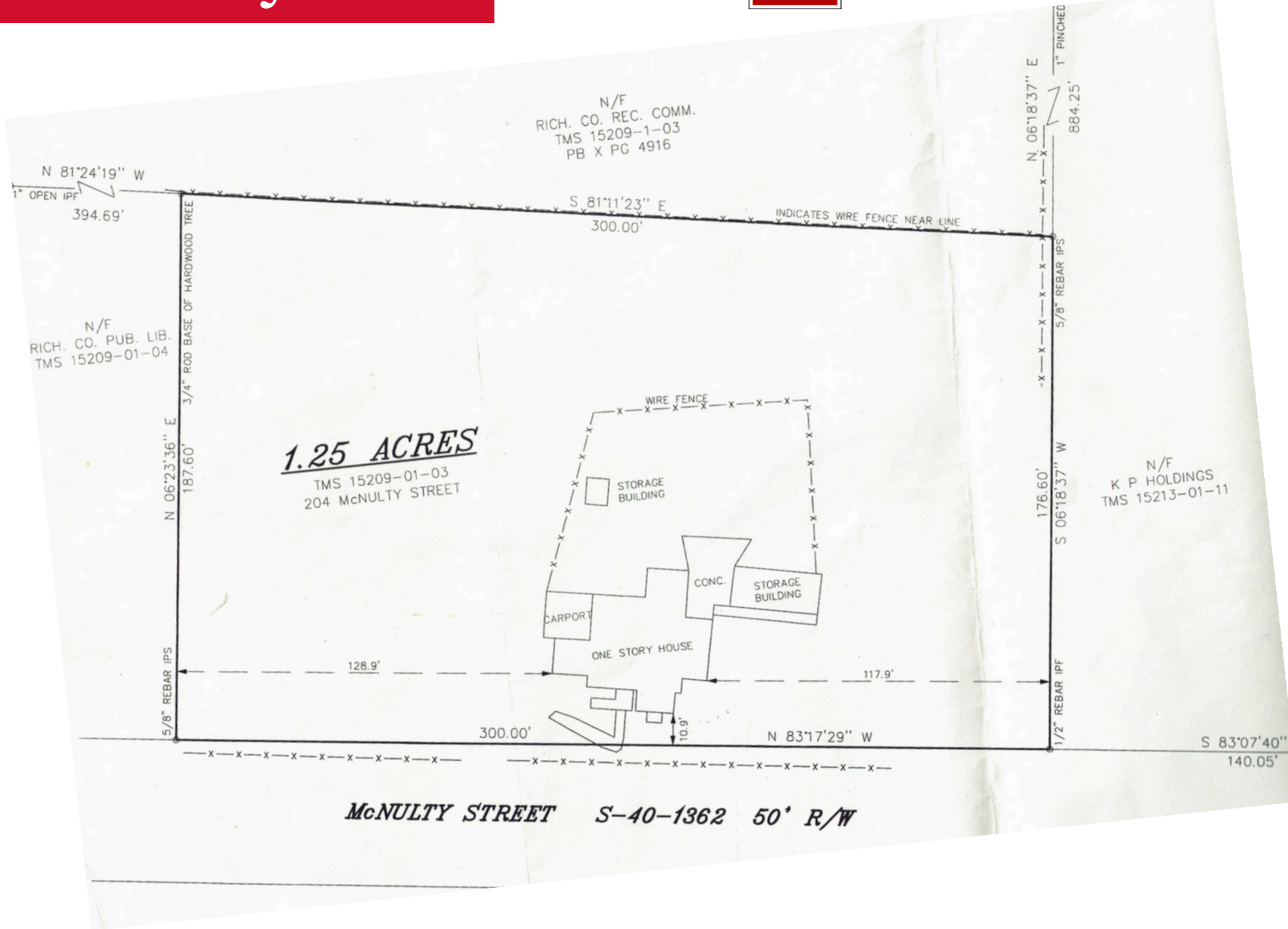
SECTION IV

SITE MAPS



Zoning Map





Topography Map



SECTION V

DEMOGRAPHICS





Key Site Information

204 McNulty St, Blythewood, South Carolina,

204 McNulty St, Blythewood, South Carolina, 29016

Population Growth

0.81% the population is expected to reach 10,859 by 2030. In 2010 the population was 6,368.

Total Population Trend (2010-2025)



Household Income

Household expenditure is \$108,298 per year, with \$4,397 spent eating out, \$12,225 on transport and \$35,728 on retail.

Home Value

2.0% of homes are valued under \$100,000 and 0.4% are valued over \$1,000,000. The median year homes were built is 2005.

10,428

Total Population

42.2

Median Age

3,504

Owner Occupied

\$91,029

Median HH Income

\$341,341

Median Home Value

3,820

Total Households



Family Prosperity

2025 Dominant LifeMade Grip Name

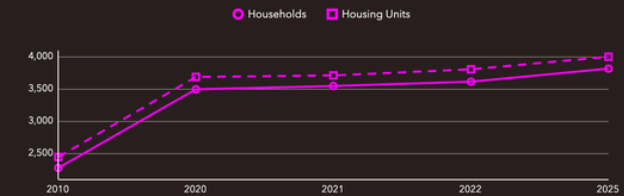
Age Profile

8,118 people aged over 18. Of the total population 22.1% are under 18, 62.6% 18-65 and 15.2% 65 or older.

Home Ownership

Renters account for 8.3% homes compared to 91.7% that are owner occupied. A total of 4.6% are vacant.

Households and Housing Unit Trend (2010-2025)



Household Growth

4,005 housing units giving a HH to HU ratio of 1.05. In 2010 there were 2,280 households and 2,449 housing units.

Site Details

Price:	\$900,000
Acres:	1.25
Road Frontage:	300"
Zoning:	TC - Town Center
Tax Map ID #:	R15209-01-03

Source: This infographic contains data provided by Esri (2025, 2030), ACS (2019-2023), U.S. Census (2010, 2020), Esri-U.S. BLS (2025).



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Retail Market Demand 1-Mile Radius

RETAIL MARKET AT A GLANCE

204 McNulty St, Blythewood, South Carolina, 29016

Ring of 1 mile

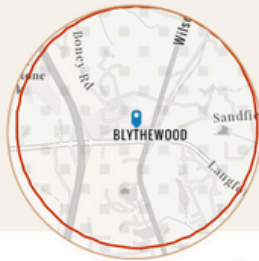
Property Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine retail opportunities in the area.

Property Retail Score



124

24% ↑ National Average



Total Population

915

National total is 339,887,819

Daytime Population

1,482

National total is 338,218,372

Median HH Income

\$72,383

13% ↓ than National average (\$81,624)

Retail SPI

90

11% ↓ than National average (100)

Projected 5-Year Population Growth

1.1%

63% ↑ than National average (0.4%)

Median Age

39.7

0% ↑ than National average (39.6)

Top 5 Shopping Tiers

ANNUAL HOUSEHOLD SPENDING



Top 3 Tapestry Segments [more info](#)



Source: This infographic contains data provided by Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri (2025, 2030), U.S. Census (2000, 2010, 2020), Esri-Data Axle (2025).

DEMOGRAPHICS

Total Population

915

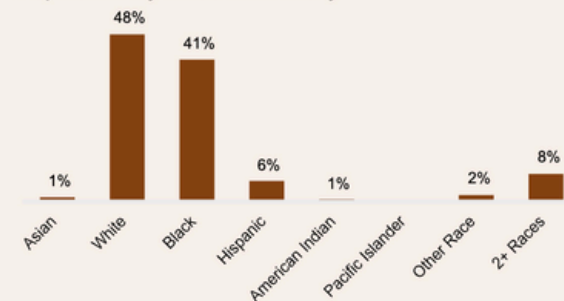
Daytime Population

1,482

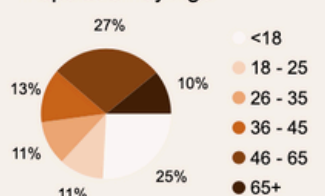
Median Household Income



Population by Race & Ethnicity



Population by Age



MARKET CONCENTRATION

Total Businesses

96

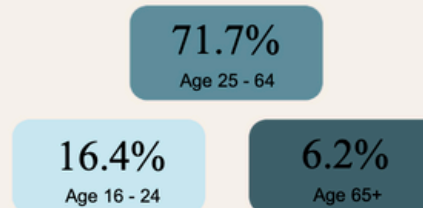
Retail Businesses

11

Total Employees

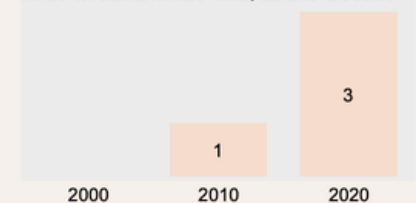
1,867

Employee-to-Population Ratio

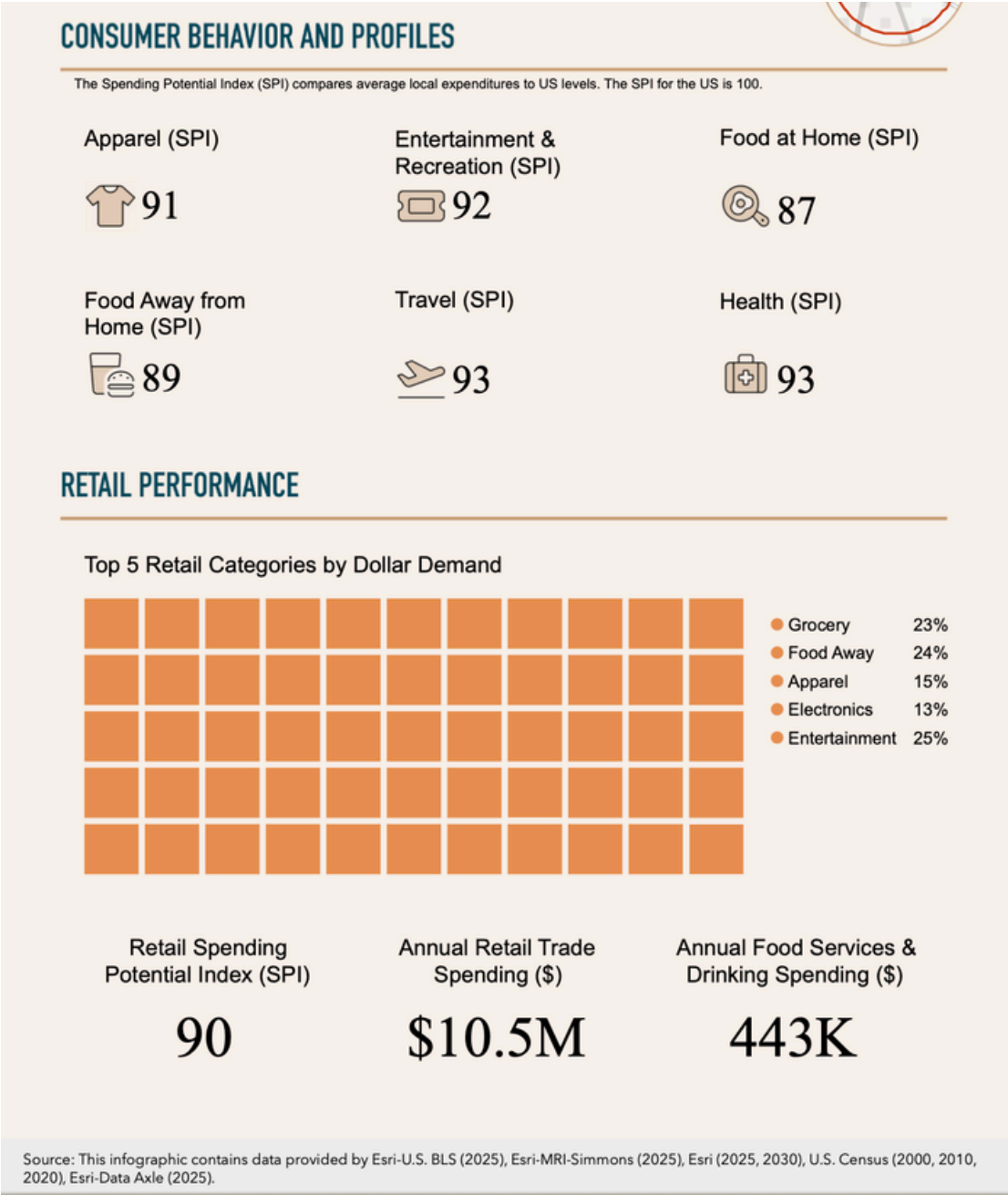


Group Quarters

Population living in group facilities such as dorms, group homes, correctional facilities, military barracks, and others.



Source: This infographic contains data provided by Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri (2025, 2030), U.S. Census (2000, 2010, 2020), Esri-Data Axle (2025).



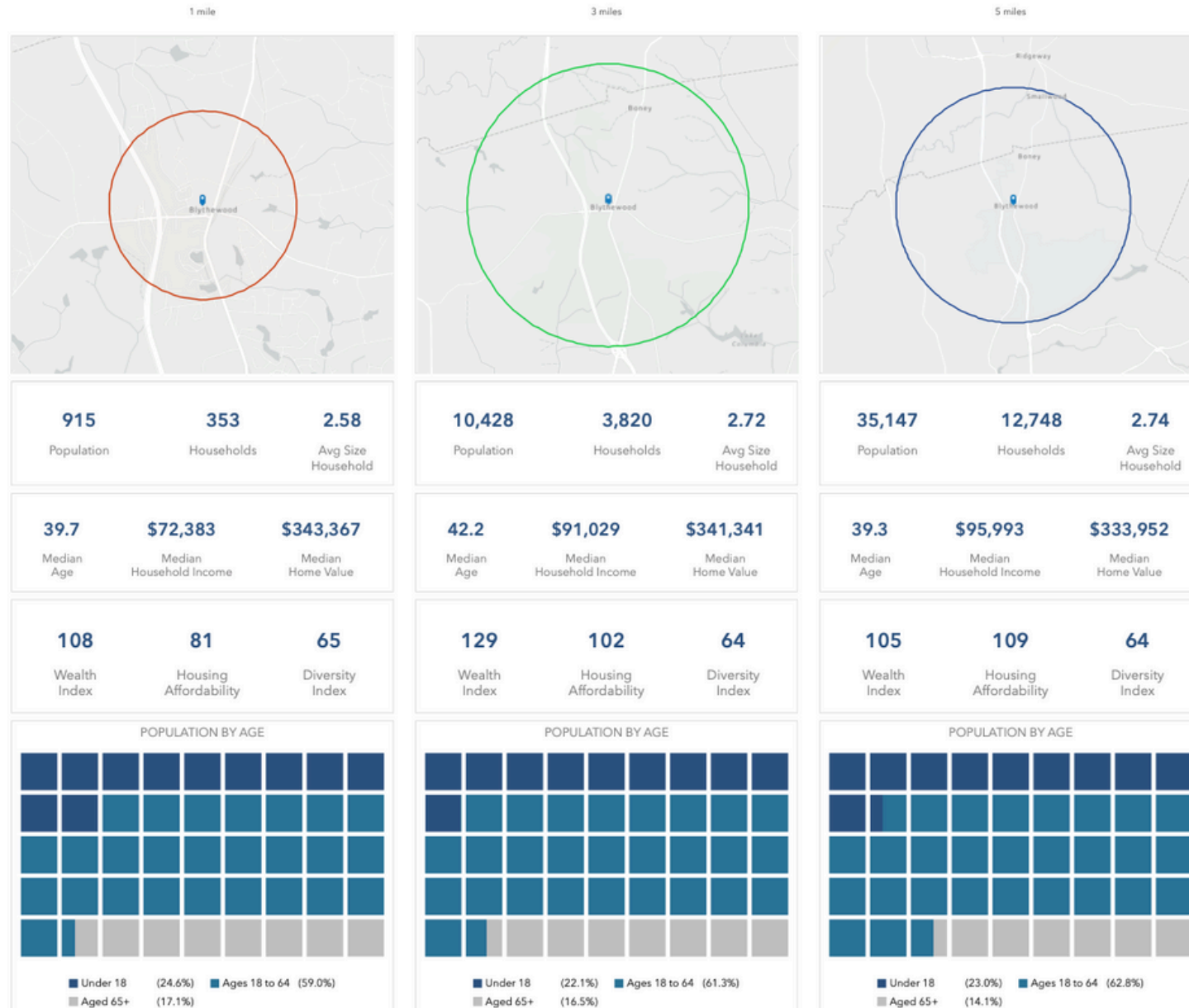
Population Spending Trends

1-3-5 Mile Radius

Population Trends

204 McNulty St, Blythewood, South Carolina, 29016 (1, 3, 5 miles)
 204 McNulty St, Blythewood, South Carolina, 29016
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.21599
 Longitude: -80.97551



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023).

Population Spending Trends

1-3-5 Mile Radius



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023).



SECTION VI

THE PRAEDIUM GROUP



Disclaimer



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