

For Ground Lease or Build-to-Suit

**±0.719 AC**  
Vacant Land



# University Village Drive

Blythewood, South Carolina

## Property Features

- ±0.719 acre parcel available for ground lease or build to suit
- Located within the Food Lion anchored Village at Blythewood Shopping Center
- Adjacent to the Cobblestone Park neighborhood and I-77
- Other tenants include Groucho's Deli, Lizard's Thicket, Anytime Fitness, Blythewood Wine & Spirits
- Traffic Counts: 8,300 VPD (Station 490)
- Ground lease rate: \$1,670 per month

**CONTACT BROKER FOR  
MORE INFORMATION**

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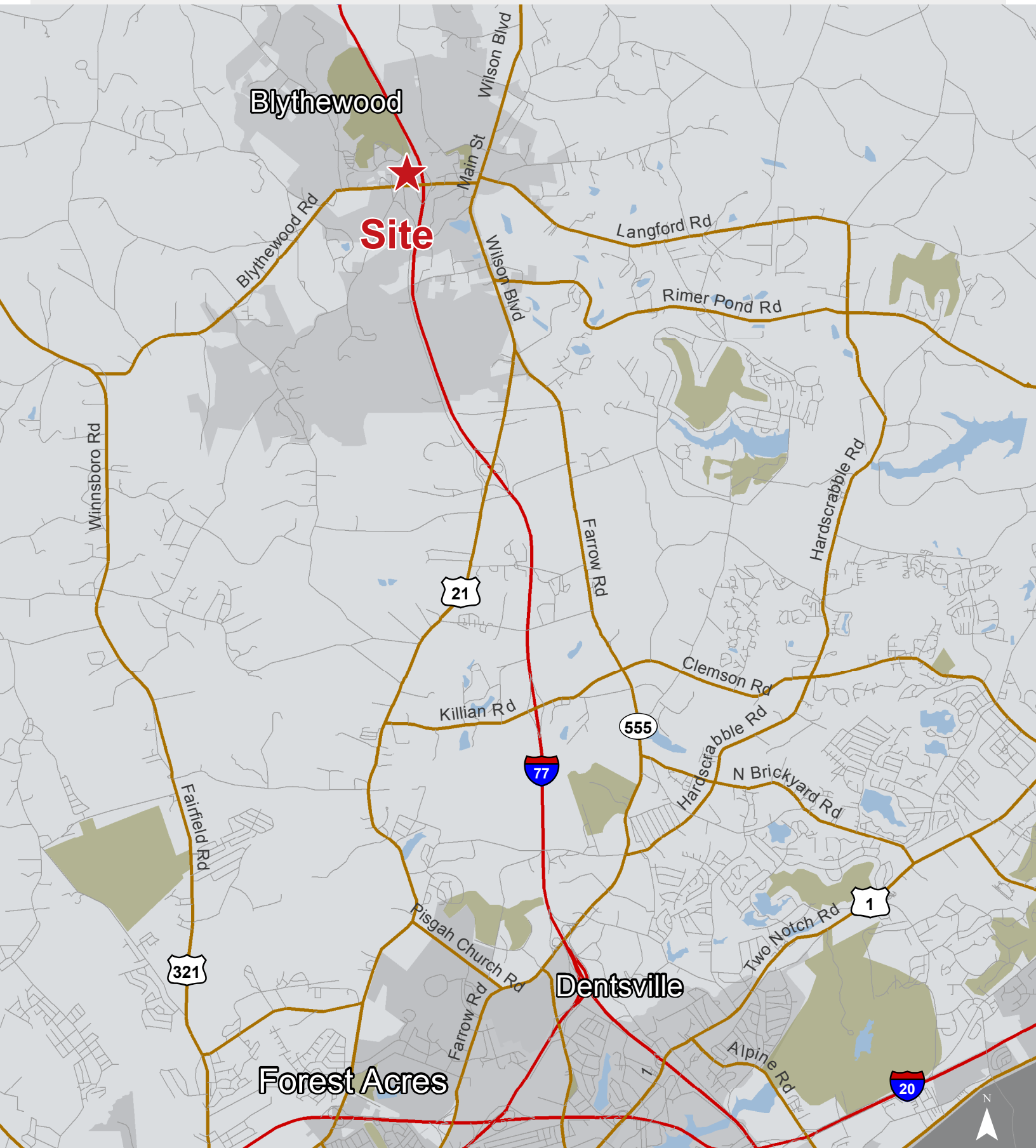
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# Demographic Profile

Blythewood Road and I-77 - Blythewood, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2011 Census	727	6,121	19,266	2017 Estimate	\$74,233	\$77,627	\$74,911
2017 Estimate	971	7,392	23,225	2022 Projection	\$82,774	\$84,977	\$82,270
2022 Projection	1,135	8,348	26,008	<b>Average Household Income</b>			
% Chg. 2017-2022	16.9%	12.9%	12.0%	2017 Estimate	\$94,623	\$98,854	\$93,729
<b>Households</b>				2022 Projection	\$110,712	\$113,906	\$107,953
2011 Census	260	2,202	6,845	<b>Per Capita Household Income</b>			
2017 Estimate	354	2,705	8,303	2017 Estimate	\$36,185	\$36,334	\$33,674
2022 Projection	415	3,059	9,301	2022 Projection	\$42,410	\$41,903	\$38,771
<b>Families</b>				<b>2017 Household Income Dist.</b>			
2011 Census	195	1,722	5,357	Less than \$15,000	6.5%	5.8%	6.6%
2017 Estimate	262	2,085	6,409	\$15,000 - \$24,999	4.2%	5.5%	5.5%
2022 Projection	304	2,345	7,142	\$25,000 - \$34,999	7.6%	7.1%	7.2%
<b>2017 Age Distribution</b>				\$35,000 - \$49,999	12.4%	10.6%	11.3%
0 - 4	5.8%	6.3%	7.0%	\$50,000 - \$74,999	19.8%	18.5%	19.4%
5 - 9	7.3%	7.9%	8.4%	\$75,000 - \$99,999	16.7%	17.0%	16.4%
10 - 14	8.1%	8.6%	9.0%	\$100,000 - \$149,999	17.2%	17.1%	17.0%
15 - 19	7.0%	7.4%	7.5%	\$150,000 - \$199,999	8.5%	10.3%	10.1%
20 - 24	4.7%	4.1%	4.0%	\$200,000 and Up	7.3%	8.0%	6.5%
25 - 34	11.0%	10.7%	12.6%	<b>2017 Dist. by Race &amp; Ethnicity</b>			
35 - 44	16.5%	16.6%	16.9%	White Alone	56.7%	59.2%	51.4%
45 - 54	17.2%	17.1%	15.7%	Black Alone	37.5%	35.3%	42.4%
55 - 64	13.6%	12.6%	11.1%	American Indian Alone	0.4%	0.3%	0.3%
65 - 74	6.0%	5.8%	5.1%	Asian Alone	1.4%	1.7%	2.1%
75 - 84	2.1%	2.2%	2.0%	Pacific Islander Alone	0.1%	0.1%	0.1%
85+	0.8%	0.8%	0.7%	Some Other Race Alone	1.4%	1.2%	1.2%
<b>Median Age</b>				Two or More Races	2.4%	2.2%	2.5%
2011 Census	38.7	38.0	35.9	Hispanic Origin (Any Race)	4.2%	3.9%	4.5%
2017 Estimate	40.0	39.7	37.5	<b>2017 Housing Data</b>			
2022 Projection	39.4	40.0	37.4	Owner Occ. Housing Units	271	2,226	6,872
<b>Average Household Size</b>				Renter Occ. Housing Units	84	479	1,431
2011 Census	2.78	2.76	2.80	<b>2017 Business Data</b>			
2017 Estimate	2.73	2.72	2.79	Total Businesses:	117	238	392
2022 Projection	2.72	2.72	2.79	Total Employees:	2,361	4,360	6,811