



**10115 Farrow Rd,
Blythewood, SC 29016**

**Early Education Business &
Real Estate Opportunity**

Offering Memorandum



MATTHEWS™

Exclusively Listed By



Daniel Gonzalez

FVP & Associate Director

(305) 395-6972

Daniel.Gonzalez@matthews.com

License No. SL3463209 (FL)



Levi Veleanu

Associate

(813) 379-2964

levi.veleanu@matthews.com

License No. SL3613444 (FL)

Kyle Matthews

Broker of Record

Broker Lic. No.: 105710 (SC)

Firm Lic. No.: 22684 (SC)

MATTHEWS™





Table of Contents

04 | Property
Overview

10 | Operator
Overview

11 | Market
Overview

Property Overview

Smart Start Academy

10115 Farrow Rd, Blythewood, SC 29016



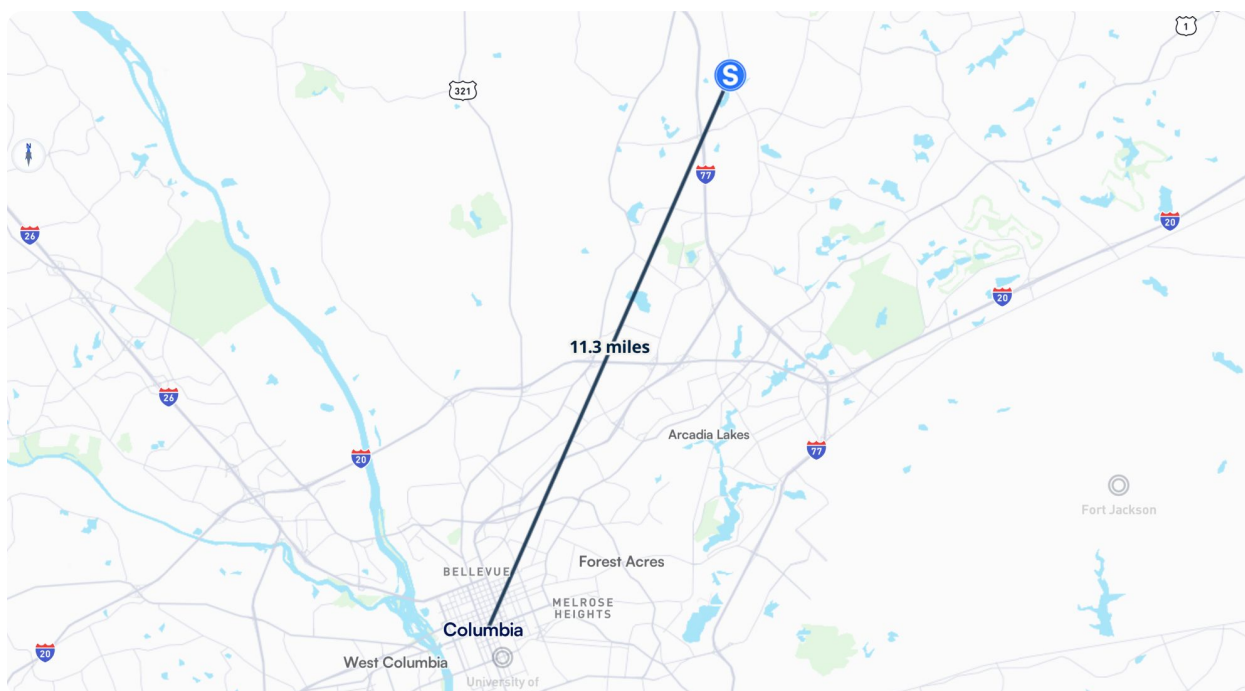
Executive Summary



The Opportunity

Matthews™ is pleased to present 10115 Farrow Road, a strategically located childcare center in Blythewood, South Carolina. Positioned along Farrow Road within the rapidly growing Columbia metropolitan area, the property benefits from convenient access to major transportation corridors, expanding residential communities, and a strong concentration of commercial and industrial activity.

Blythewood continues to experience significant growth as development expands north of Columbia, supported by new investment, employment opportunities, and continued population growth throughout the surrounding area. The property's location provides investors with exposure to a growing market and positions the asset to benefit from increasing commercial demand and long-term development throughout the Blythewood corridor.



\$1,300,000
List Price

±9,800
VPD (Farrow Rd)

±3,450 SF
GLA

±4.55 AC
Lot Size

1999
Year Built

Investment Highlights

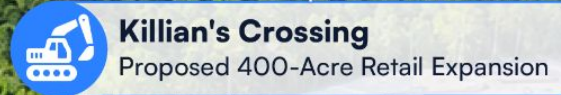
Local Market Overview

- **Business and Real Estate Offering** - Includes both the operating business and fee-simple interest in the real estate. Historical financials and enrollment information available through Broker.
- **Purpose-Built Facility** - Purpose-built early education facility with over a decade of continuous childcare operations.
- **Turnkey Operations | Strong Private-Pay Mix** - Stable and growing enrollment supported by long-term leadership and minimal staff turnover. Approximately 67% private-pay mix reduces reliance on state subsidy programs.

Location Highlights

- **Prime I-77 Growth Corridor** - Positioned along Farrow Road with convenient I-77 access in one of South Carolina's fastest-growing submarkets, with over 52% population growth since 2020.
- **Near Scout Motors EV Plant** - Approximately three miles from Scout Motors' \$2 billion EV plant, expected to support over 4,000 direct jobs, with additional nearby industrial and corporate employment.
- **Strong Family Demographics** - Median household income exceeds \$94,000 with over 81% homeownership, supporting strong childcare demand from surrounding residential communities.
- **High-Visibility Commuter Location** - Strategically positioned along a key commuter route connecting Blythewood with Columbia and major regional employment centers.





Farrow Rd ± 9,800 VPD





Property Photos



Operator Overview



Location
Blythewood, SC

Year Founded
2017

Owner Status
Absentee Owner

Operator Overview

Smart Start Academy is a year-round early childhood education and preschool provider located in Blythewood, South Carolina. The academy serves children from approximately six weeks through five years old, offering age-specific classrooms focused on academic, social, emotional, and physical development. Its educational approach incorporates monthly learning themes, Zoo-phonics, basic Spanish, and hands-on activities designed to prepare children for continued academic success and kindergarten.

Why Invest in Smart Start Academy?

- **Essential Childcare Services:** Provides early childhood education and childcare for children from approximately six weeks through pre-kindergarten, supporting an essential need for working families.
- **Broad Age-Based Programming:** Multiple classrooms tailored to specific developmental stages allow the academy to serve families throughout several years of a child's early development.
- **Education-Focused Curriculum:** Programming incorporates early literacy, math, science, social development, and Zoo-phonics to help prepare children for kindergarten.
- **Established Parent Engagement:** The academy utilizes ProCare and take-home communications to keep families informed about classroom activities, projects, and student development.
- **Community-Oriented Preschool:** Smart Start Academy emphasizes a safe, supportive learning environment and maintains an enrollment waitlist process, indicating an established presence among local families.

Market Overview

Smart Start Academy

10115 Farrow Rd, Blythewood, SC 29016

Columbia, SC MSA



Blythewood, SC

9,740

Total Population

4,165

Employed Population

\$77,438

Median HH Income

4,605

of Households

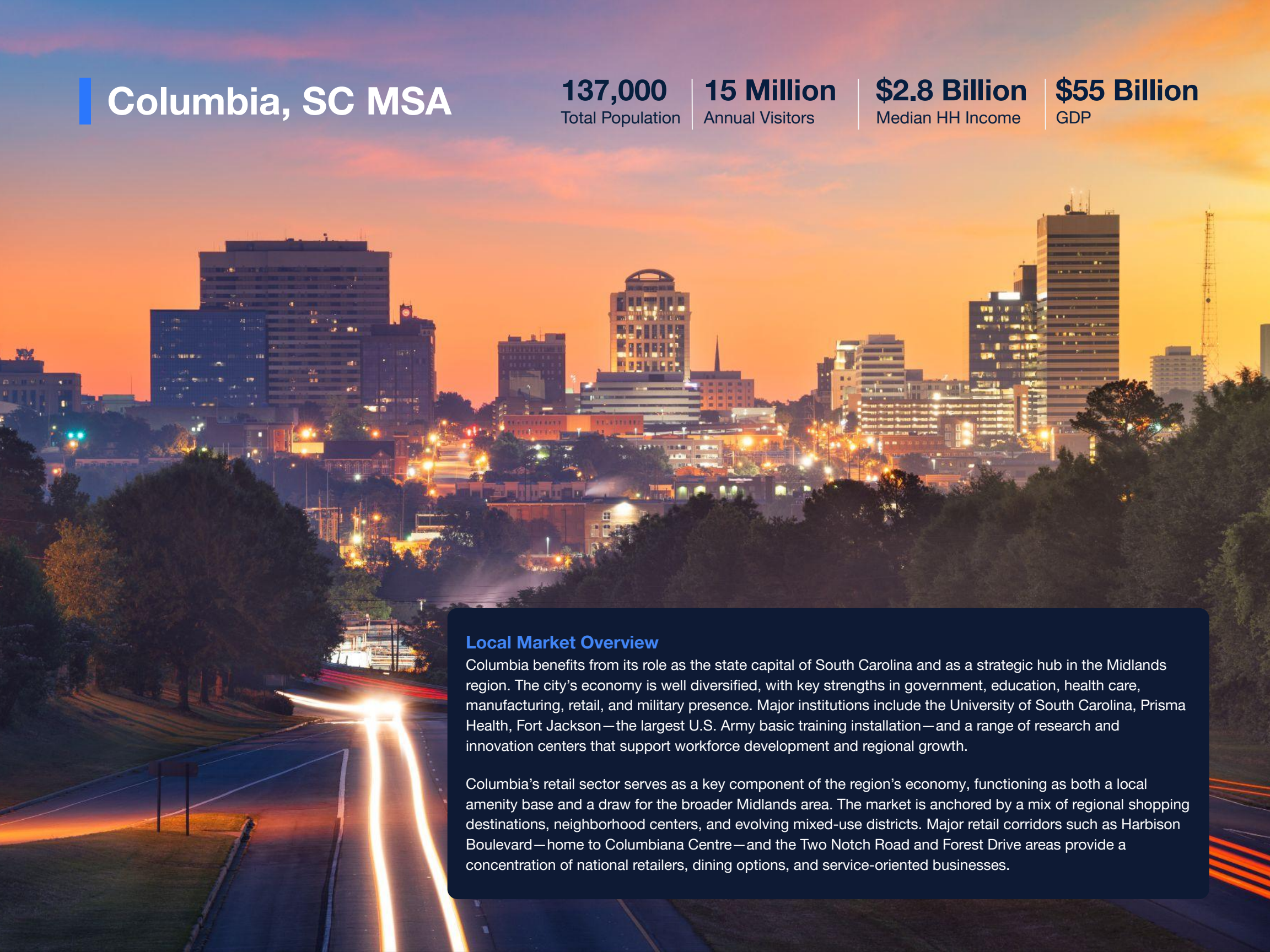
Local Market Overview

Blythewood, South Carolina is a growing community in northern Richland County within the greater Columbia metropolitan area. The area benefits from convenient access to Columbia and major transportation corridors, supporting connectivity to employment centers, retail destinations, and surrounding communities. Continued residential development and population growth have strengthened Blythewood's position as an expanding suburban market.

The local economy is supported by a mix of manufacturing, distribution, healthcare, education, government, and professional employment throughout the Columbia region. Blythewood also benefits from its location along Interstate 77, a major north-south corridor that provides access to Columbia and regional markets across the Carolinas. Ongoing residential and commercial development continues to expand the area's customer base and generate demand for everyday goods and services.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,510	42,959	107,074
Current Year Estimate	4,364	39,747	101,337
2020 Census	4,139	37,094	96,107
Growth Current Year-Five-Year	3.35%	8.08%	5.66%
Growth 2020-Current Year	5.43%	7.15%	5.44%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,609	16,479	41,351
Current Year Estimate	1,523	14,864	38,405
2020 Census	1,444	13,875	36,531
Growth Current Year-Five-Year	5.64%	10.86%	7.67%
Growth 2020-Current Year	5.47%	7.13%	5.13%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$97,354	\$99,059	\$108,478

A long-exposure photograph of the Columbia, SC skyline at night. The city lights are visible against a dark sky, with a prominent road in the foreground showing light trails from traffic. The skyline includes several tall buildings, some with distinctive architectural features like a clock tower and a spire. The foreground shows a road with light trails from cars, and some trees on the left side.

Columbia, SC MSA

137,000
Total Population

15 Million
Annual Visitors

\$2.8 Billion
Median HH Income

\$55 Billion
GDP

Local Market Overview

Columbia benefits from its role as the state capital of South Carolina and as a strategic hub in the Midlands region. The city's economy is well diversified, with key strengths in government, education, health care, manufacturing, retail, and military presence. Major institutions include the University of South Carolina, Prisma Health, Fort Jackson—the largest U.S. Army basic training installation—and a range of research and innovation centers that support workforce development and regional growth.

Columbia's retail sector serves as a key component of the region's economy, functioning as both a local amenity base and a draw for the broader Midlands area. The market is anchored by a mix of regional shopping destinations, neighborhood centers, and evolving mixed-use districts. Major retail corridors such as Harbison Boulevard—home to Columbiana Centre—and the Two Notch Road and Forest Drive areas provide a concentration of national retailers, dining options, and service-oriented businesses.

Exclusively Listed By



Daniel Gonzalez

FVP & Associate Director

(305) 395-6972

Daniel.Gonzalez@matthews.com

License No. SL3463209 (FL)



Levi Veleanu

Associate

(813) 379-2964

levi.veleanu@matthews.com

License No. SL3613444 (FL)

Kyle Matthews | Broker of Record | Broker Lic. No.: 105710 (SC) | Firm Lic. No.: 22684 (SC)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10115 Farrow Rd, Blythewood, SC, 29016** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.