Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Fairview Corners I & II Simpsonville, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	23,365	73,142	264,518
Population Est 23Q1	23,156	72,426	262,409
Population Est 22Q4	23,044	71,828	260,202
Population Est 22Q3	22,664	70,884	258,182
Population Est 22Q2	22,491	70,382	256,097
Population Est 22Q1	22,383	69,773	254,022
Population Est 21Q4	22,259	69,289	251,887
Population Est 21Q3	21,958	68,509	249,302
Population Est 21Q2	21,941	68,415	248,571
Population Fcst	27,200	82,647	288,503
2010 Census Population	12,563	41,602	152,523
2000 Census Population	9,699	32,624	119,194
1990 Census Population	6,937	24,315	87,452
Current Year Daytime Population	20,577	51,396	245,328
Average Seasonal Population	101	451	2,133
Historical Annual Growth, 1990 – 2000	3.41%	2.98%	3.15%
Historical Annual Growth, 2000 – 2010	2.62%	2.46%	2.50%
Estimated Annual Growth, 2010 – CY	4.79%	4.35%	4.24%
Projected Annual Growth, CY to Y5	3.09%	2.47%	1.75%
Group Qtrs Est	95	332	2,809
Transient Est Average Last 4 Qtrs	945	989	21,697
Households			
Current Year Estimated Households	8,923	27,919	104,793
Households Est 23Q1	8,844	27,638	103,946
Households Est 22Q4	8,798	27,401	103,075
Households Est 22Q3	8,653	27,046	102,273
Households Est 22Q2	8,588	26,857	101,427
Households Est 22Q1	8,553	26,631	100,610
Households Est 21Q4	8,506	26,444	99,751
Households Est 21Q3	8,394	26,150	98,726
Households Est 21Q2	8,383	26,109	98,418
Households Fcst	10,383	31,575	114,154
2010 Census Households	4,853	15,917	60,279
2000 Census Households	3,600	12,445	47,117
1990 Census Households	2,480	8,782	33,585
Historical Annual Growth, 1990 – 2000	3.80%	3.55%	3.44%
Historical Annual Growth, 2000 – 2010	3.03%	2.49%	2.49%
Estimated Annual Growth, 2010 – CY	4.70%	4.33%	4.26%
Projected Annual Growth, CY to Y5	3.08%	2.49%	1.73%
Population per Household	2.61	2.61	2.50

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Latitude: 34.703871   Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	0.4%	0.6%	1.0%
HH Income $250,000 to $499,999	0.5%	0.7%	1.2%
HH Income $200,000 to $249,999	1.1%	1.6%	2.7%
HH Income $175,000 to $199,999	7.8%	6.0%	5.4%
HH Income $150,000 to $174,999	5.8%	6.3%	5.5%
HH Income $100,000 to 149,999	18.2%	18.4%	17.9%
HH Income $75,000 to 99,999	17.8%	16.8%	15.1%
HH Income $50,000 to 74,999	17.3%	18.1%	18.4%
HH Income $35,000 to 49,999	10.5%	12.7%	12.0%
HH Income $25,000 to 34,999	9.8%	8.1%	7.8%
HH Income $15,000 to 24,999	6.4%	5.7%	6.7%
HH Income $0 to 14,999	4.5%	5.2%	6.5%
Average Household Income	$94,607	$90,652	$94,039
Median Household Income	$76,750	$75,304	$72,839
Per Capita Income	$36,251	$34,735	$37,562
2000 Average HH Income	$60,097	$55,735	$63,619
2000 Median HH Income	$51,366	$47,388	$49,585
Average Disposable Income	73,154	73,016	73,843
Median Disposable Income	66,450	65,237	63,230
Discretionary HH Income Over $150,000	0.4%	0.7%	2.2%
Discretionary HH Income $125,000 to $149,999	2.7%	2.6%	3.8%
Discretionary HH Income $100,000 to $124,999	8.9%	7.8%	7.1%
Discretionary HH Income $75,000 to $99,999	11.5%	12.1%	11.1%
Discretionary HH Income $50,000 to $74,999	24.0%	23.7%	21.7%
Discretionary HH Income $25,000 to $49,999	29.6%	31.3%	30.0%
Discretionary HH Income Under $25,000	22.8%	21.8%	24.3%
Average Discretionary HH Income	53,706	53,130	53,954
Median Discretionary HH Income	48,142	47,149	45,804
Householder White – Count	6,066	19,656	73,338
Median HH Income	$82,501	$80,533	$79,771
Average HH Income	$88,160	$87,514	$88,502
Householder Black or African-American – Count	1,912	5,419	18,840
Median HH Income	$64,753	$65,453	$55,978
Average HH Income	$69,313	$70,719	$63,831
Householder Hispanic – Count	495	1,530	5,774
Median HH Income	$67,720	$65,642	$66,047
Average HH Income	$78,563	$75,367	$73,966
Householder Asian or Pacific Islander – Count	72	273	2,908
Median HH Income	$92,937	$81,941	$85,781
Average HH Income	$101,662	$90,480	$89,825
Householder Other or Pacific Islander – Count	378	1,040	3,933
Median HH Income	$62,949	$61,927	$66,652
Average HH Income	$80,993	$75,207	$75,943
Gender			
Male Population	11,185	35,014	127,665
Female Population	12,180	38,128	136,853

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Fairview Corners I & II Simpsonville, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Total Population by Age			
Count of Pop 0 to 4 years	1,386	4,150	14,859
Count of Pop 0 to 7 years	2,013	5,999	21,258
Count of Pop 5 - 13	2,735	8,487	29,696
Count of Pop 14 - 18	1,225	3,918	14,008
Count of Pop 19 - 22	1,190	3,676	13,445
Count of Pop 22 - 25	863	2,566	9,628
Count of Pop 25 - 29	1,427	4,086	16,438
Count of Pop 30 - 34	1,575	4,696	17,867
Count of Pop 35 - 39	1,623	5,012	17,628
Count of Pop 40 - 44	1,531	4,829	17,095
Count of Pop 45 - 59	4,561	14,436	51,503
Count of Pop 60 - 74	3,786	12,226	42,968
Count of Pop 75 - 84	1,177	4,028	14,799
Count of Pop 85+	288	1,031	4,583
% of Pop 0 to 4 years	5.9%	5.7%	5.6%
% of Pop 0 to 7 years	8.6%	8.2%	8.0%
% of Pop 5 - 13	11.7%	11.6%	11.2%
% of Pop 14 - 18	5.2%	5.4%	5.3%
% of Pop 19 - 22	5.1%	5.0%	5.1%
% of Pop 22 - 25	3.7%	3.5%	3.6%
% of Pop 25 - 29	6.1%	5.6%	6.2%
% of Pop 30 - 34	6.7%	6.4%	6.8%
% of Pop 35 - 39	6.9%	6.9%	6.7%
% of Pop 40 - 44	6.6%	6.6%	6.5%
% of Pop 45 - 59	19.5%	19.7%	19.5%
% of Pop 60 - 74	16.2%	16.7%	16.2%
% of Pop 75 - 84	5.0%	5.5%	5.6%
% of Pop 85+	1.2%	1.4%	1.7%
Median Age	39.0	40.0	39.6
Average Age	39.4	40.1	40.1
Male Population by Age			
% of Pop 0 to 4 years	6.2%	6.0%	6.0%
% of Pop 5 - 13	12.3%	12.3%	11.9%
% of Pop 14 - 18	5.5%	5.6%	5.6%
% of Pop 19 - 22	5.2%	5.2%	5.3%
% of Pop 22 - 25	3.7%	3.6%	3.8%
% of Pop 25 - 29	6.2%	5.8%	6.4%
% of Pop 30 - 34	6.8%	6.4%	6.8%
% of Pop 35 - 39	7.0%	6.8%	6.6%
% of Pop 40 - 44	6.4%	6.5%	6.4%
% of Pop 45 - 59	19.5%	19.8%	19.6%
% of Pop 75 - 84	4.6%	5.0%	5.0%
% of Pop 60 - 74	15.6%	15.9%	15.4%
% of Pop 85+	0.9%	1.0%	1.2%
Median Age	37.9	38.7	38.2
Average Age	38.5	39.0	38.9

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% of Pop 0 to 4 years	5.7%	5.4%	5.3%
% of Pop 5 - 13	11.1%	11.0%	10.6%
% of Pop 14 - 18	5.0%	5.1%	5.1%
% of Pop 19 - 22	5.0%	4.8%	4.9%
% of Pop 22 - 25	3.6%	3.4%	3.5%
% of Pop 25 - 29	6.0%	5.4%	6.0%
% of Pop 30 - 34	6.7%	6.4%	6.7%
% of Pop 35 - 39	6.9%	6.9%	6.7%
% of Pop 40 - 44	6.7%	6.7%	6.5%
% of Pop 45 - 59	19.5%	19.6%	19.4%
% of Pop 60 - 74	16.8%	17.5%	17.0%
% of Pop 75 - 84	5.4%	6.0%	6.2%
% of Pop 85+	1.6%	1.8%	2.2%
Median Age	39.9	41.2	41.0
Average Age	40.3	41.1	41.3
Race			
Count of White	15,561	49,327	176,443
Count of Black or African-American	4,306	13,658	48,668
Count of Asian or Pacific Islander	368	1,196	8,088
Count of Other races	3,131	8,962	31,319
White	66.6%	67.4%	66.7%
Black or African American	18.4%	18.7%	18.4%
Asian	1.6%	1.6%	3.1%
Other Races	13.4%	12.3%	11.8%
Language Spoken			
Speak English at Home	88.9%	90.1%	88.6%
Speak Spanish at Home	6.8%	6.3%	6.5%
Speak French or French Creole at Home	1.4%	0.8%	0.6%
Speak German at Home	1.1%	0.8%	0.7%
Speak Other Indo-European Languages at Home	1.0%	0.8%	1.3%
Speak Russian and Other Slavic Languages at H	0.1%	0.2%	0.2%
Speak Chinese at Home	0.0%	0.1%	0.4%
Speak Korean at Home	0.0%	0.0%	0.2%
Speak Vietnamese at Home	0.1%	0.2%	0.3%
Speak Other Asian Languages at Home	0.4%	0.3%	0.6%
Speak Tagalog and Other Pacific Languages at H	0.0%	0.0%	0.3%
Speak Other Language at Home	0.1%	0.3%	0.3%
Hispanic			
Hispanic Population	2,315	6,822	23,467
Hispanic Population Percent	9.9%	9.3%	8.9%
Mexican	26.2%	25.0%	31.1%
Puerto Rican	19.3%	23.9%	16.4%
Cuban	7.2%	7.8%	4.9%
Dominican	5.5%	3.1%	2.4%
Central American	2.1%	4.2%	8.1%
South American	33.7%	32.2%	32.0%
Other Hispanic	6.0%	3.9%	5.1%
2000 Hispanic Population Percent	3%	3%	3%
1990 Hispanic Population Percent	1%	1%	1%

Demographic Source: Synergos Technologies, Inc

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Fairview Corners I & II Simpsonville, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	6.3%	7.5%	7.2%
	American	6.1%	7.2%	7.0%
	Native American (ie. Indian/Eskimo)	0.1%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	1.5%	1.6%	3.0%
	Chinese	0.4%	0.4%	0.5%
	Japanese	0.0%	0.0%	0.2%
	Korean	0.1%	0.1%	0.2%
	South Central Asian (ie. Indian)	0.3%	0.6%	1.3%
	South East Asian (ie. Vietnamese)	0.7%	0.5%	0.7%
	Other Asian	0.0%	0.0%	0.2%
	European (percent of total population)	33.4%	34.3%	33.7%
	British	8.4%	8.2%	8.4%
	Dutch	0.5%	0.6%	0.6%
	French	1.8%	1.4%	1.2%
	German	5.7%	6.1%	6.6%
	Italian	3.1%	2.6%	2.4%
	Polish	1.0%	1.0%	1.0%
	Scandinavian	1.2%	1.3%	1.1%
	Scotch/Irish	9.7%	10.8%	9.6%
	Other European (ie. Greek/Russian)	1.9%	2.2%	3.0%
	Middle Eastern	0.3%	0.4%	0.4%
	Other Ancestry	25.9%	25.2%	25.7%
	Unclassified Ancestry	22.6%	21.7%	20.9%
Education (Age 25+)	Adult Population (25 Years or Older)	15,968	50,344	182,882
	Elementary (0 to 8)	2.0%	2.2%	2.3%
	Some High School (9 to 11)	4.0%	4.2%	5.4%
	High School Graduate (12)	24.8%	24.8%	21.9%
	Some College (13 to 16)	22.1%	22.5%	21.5%
	Associates Degree Only	11.3%	11.2%	9.9%
	Bachelors Degree Only	22.9%	22.8%	25.2%
	Graduate Degree	12.8%	12.1%	13.8%
	% College (4+)	35.7%	34.9%	39.0%
Household Type	Total Households – count	8,923	27,919	104,793
	One Person HHs – count	1,992	6,099	27,510
	Family HHs – count	6,511	20,640	71,771
	Married Couple – count	5,030	16,250	55,299
	w/own children – count	2,104	7,029	22,953
	w/out own children – count	2,926	9,222	32,346
	Male Householder – count	384	1,132	4,136
	Female Householder – count	1,097	3,258	12,336
	Non-Family Households – count	420	1,180	5,512
	1 Person Household	22.3%	21.8%	26.3%
	2 Person Household	34.7%	35.2%	34.5%
	3 Person Household	18.2%	17.6%	16.2%
	4 Person Household	14.6%	14.8%	13.6%
	5 Person Household	6.5%	6.5%	6.0%
	6 Person Household	2.5%	2.6%	2.2%
	7+ Person Household	1.2%	1.4%	1.1%
	% Households With Children	33.4%	33.1%	30.3%

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Fairview Corners I & II Simpsonville, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing			
Total Housing Units	9,299	29,177	111,405
Owner Occupied Percent	68.1%	72.8%	64.2%
Renter Occupied Percent	27.9%	22.8%	29.8%
Vacant Housing Percent	4.0%	4.3%	5.9%
Total Housing Units (Census 2000)	3,747	13,089	50,468
For Rent (Census 2000)	37%	40%	43%
For Sale (Census 2000)	43%	38%	29%
Rented or Sold, (Census 2000)	8%	8%	7%
Seasonal (Census 2014)	34%	14%	8%
Other (Census 2000)	1%	5%	10%
Homes Built By Year			
Homes Built 1990 to 2000	40%	36%	35%
Homes Built 1980 to 1989	26%	21%	23%
Homes Built 1970 to 1979	19%	23%	22%
Homes Built 1960 to 1969	5%	8%	10%
Homes Built 1950 to 1959	4%	6%	6%
Homes Built 1940 to 1949	2%	2%	2%
Homes Built Before 1939	4%	4%	2%
Units in Structure			
1 Unit	76%	75%	67%
2 - 9 Units	10%	10%	12%
Greater than 10 Units	10%	6%	13%
Mobilie Trailer	4%	9%	8%
Other Units	0%	0%	0%
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	0.3%	0.6%	2.7%
Property Value $750,000 to $999,999	1.8%	1.5%	4.2%
Property Value $500,000 to $749,999	10.6%	10.1%	13.0%
Property Value $400,000 to $499,999	13.4%	14.4%	12.7%
Property Value $300,000, to $399,999	24.4%	22.9%	20.0%
Property Value $200,000 to $299,999	28.1%	29.4%	25.6%
Property Value $150,000 to $199,999	10.3%	10.2%	8.7%
Property Value $100,000 to $149,999	4.5%	5.0%	5.8%
Property Value $60,000 to $99,999	1.6%	2.0%	2.4%
Property Value $40,000 to $59,999	0.7%	0.6%	1.2%
Property Value $0 to $39,999	3.0%	2.9%	2.9%
Median Home Value	$304,602	$298,789	$314,485
Median Rent	$680	$582	$615
Wealth per Household			
$0 and under - percent	17.1%	16.7%	17.3%
$1 to $4999 - percent	8.2%	7.9%	8.3%
$5k to $9999 - percent	4.5%	4.4%	4.5%
$10k to $24999 - percent	6.4%	6.3%	6.4%
$25k to $49999 - percent	6.9%	6.9%	6.9%
$50k to $99999 - percent	10.4%	10.5%	10.3%
$100k to $249999 - percent	18.3%	18.6%	18.2%
$250k to $499999 - percent	13.4%	13.6%	13.3%
$500k+ - percent	14.9%	15.1%	14.9%
Median HH Wealth	$83,373	$87,159	$82,669
Avg HH Wealth	$242,866	$246,773	$242,871

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Economic Viability			
Economic Viability Local	221	216	220
Economic Viability Indexed	221	216	220
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	13,450	39,574	139,380
Managerial/Executive	19.4%	18.2%	18.4%
Professional Specialty	23.0%	21.9%	24.0%
Healthcare Support	2.6%	2.4%	2.2%
Sales	12.6%	11.0%	11.3%
Office & Administrative Support	10.4%	12.4%	11.0%
Protective Service	1.2%	1.8%	1.3%
Food Preperation	4.1%	5.3%	5.6%
Building Maintenance & Cleaning	1.7%	1.4%	2.5%
Personal Care	2.4%	2.2%	2.5%
Farming, Fishing, & Forestry	0.1%	0.1%	0.2%
Construction	4.3%	5.3%	5.7%
Production & Transportation	18.2%	18.1%	15.3%
Percent White Collar Workers	68.0%	65.7%	66.9%
Percent Blue Collar Workers	32.0%	34.3%	33.1%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	3.5%	5.1%	5.6%
Manufacturing	21.4%	21.6%	19.4%
Transportation	5.0%	5.0%	4.4%
Information	1.6%	1.5%	1.8%
Wholesale/Retail	15.0%	13.1%	13.2%
Finance, Insurance, Real Estate	6.5%	6.5%	6.6%
Professional Services	6.5%	6.7%	7.8%
Management Services	0.2%	0.2%	0.2%
Administrative/Waste Services	3.4%	3.2%	4.2%
Educational Services	20.8%	20.5%	20.4%
Entertainment Services	7.9%	9.0%	9.2%
Other Professional Services	6.3%	4.9%	5.0%
Public Administration	1.9%	2.5%	2.3%
Transportation To Work			
Drive to Work Alone	87.7%	85.2%	84.8%
Drive to Work Carpool	7.6%	10.2%	10.2%
Travel to Work by Public Transportation	0.0%	0.0%	0.2%
Drive to Work on Motorcycle	0.3%	0.1%	0.2%
Drive to Work on Bicycle	0.0%	0.1%	0.1%
Walked to Work	1.1%	1.3%	1.5%
Other Means	0.9%	1.0%	0.7%
Work at Home	2.4%	2.1%	2.4%

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Fairview Corners I & II Simpsonville, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Travel to Work in Less than 5 Minutes	1.3%	1.7%	2.3%
Travel to Work in 5 to 9 Minutes	11.5%	9.7%	10.7%
Travel to Work in 10 to 14 Minutes	13.7%	16.6%	18.2%
Travel to Work in 15 to 19 Minutes	16.1%	20.1%	22.5%
Travel to Work in 20 to 29 Minutes	30.6%	27.8%	25.2%
Travel to Work in 30 to 44 Minutes	20.1%	17.6%	15.0%
Travel to Work in 45 to 59 Minutes	3.7%	3.3%	3.0%
Travel to Work in 60 Minutes or more	3.0%	3.2%	3.1%
Average Travel Time to Work	22	21	20
Vehicles per HH — No Vehicles	1.6%	1.9%	3.7%
1 Vehicle	29.9%	27.3%	30.7%
2 Vehicles	45.7%	46.1%	42.1%
3 or more vehicles	22.8%	24.8%	23.5%
Average Number of Vehicles	2.03	2.04	1.96
Change — Births (last 12 months)	275	823	3,077
Deaths (last 12 months)	234	779	2,879
Migration (last 12 months)	837	2,732	8,284
Work place — Workplace Establishments	667	1,460	7,637
Workplace Employees (FTE)	7,008	16,104	108,101

Demographic Source: Synergos Technologies, Inc