Extended Demographic Report - PopStats

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

Dec 5, 2023

BRIXMOR®

Fairview Corners I & II Simpsonville, SC	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Year Estimated Population	7,017	45,246	84,552
Population Est 23Q1	6,939	44,860	83,635
Population Est 22Q4	6,933	44,567	82,812
Population Est 22Q3	6,714	43,900	81,640
Population Est 22Q2	6,678	43,551	80,993
Population Est 22Q1	6,647	43,201	80,178
Population Est 21Q4	6,607	42,920	79,520
Population Est 21Q3	6,466	42,437	78,577
Population Est 21Q2	6,506	42,348	78,457
Population Fcst	8,222	52,190	95,188
2010 Census Population	4,356	23,696	45,641
2000 Census Population	2,685	19,198	34,763
1990 Census Population	1,474	14,476	25,295
Current Year Daytime Population	4,660	30,044	56,803
Average Seasonal Population	14	222	485
Historical Annual Growth, 1990 – 2000	6.18%	2.86%	3.23%
Historical Annual Growth, 2000 – 2010	4.96%	2.13%	2.76%
Estimated Annual Growth, 2010 – CY	3.66%	5.00%	4.76%
Projected Annual Growth, CY to Y5	3.22%	2.90%	2.40%
Group Qtrs Est	44	214	469
Transient Est Average Last 4 Qtrs	413	989	989
Households			
Current Year Estimated Households	2,641	17,200	31,914
Households Est 23Q1	2,613	17,050	31,560
Households Est 22Q4	2,611	16,933	31,242
Households Est 22Q3	2,527	16,682	30,803
Households Est 22Q2	2,514	16,551	30,559
Households Est 22Q1	2,503	16,427	30,256
Households Est 21Q4	2,488	16,319	30,005
Households Est 21Q3	2,435	16,140	29,653
Households Est 21Q2	2,449	16,098	29,600
Households Fcst	3,098	19,839	35,959
2010 Census Households	1,602	9,091	17,326
2000 Census Households	977	7,177	13,229
1990 Census Households	487	5,182	9,054
Historical Annual Growth, 1990 – 2000	7.21%	3.31%	3.86%
Historical Annual Growth, 2000 – 2010	5.07%	2.39%	2.74%
Estimated Annual Growth, 2010 – CY	3.85%	4.93%	4.72%
Projected Annual Growth, CY to Y5	3.24%	2.90%	2.42%
Population per Household	2.64	2.62	2.63

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Latitude: 34.703871   Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income			
HH Income $500,000 or more	0.4%	0.5%	0.6%
HH Income $250,000 to $499,999	0.5%	0.6%	0.7%
HH Income $200,000 to $249,999	1.1%	1.4%	1.6%
HH Income $175,000 to $199,999	5.7%	6.8%	5.8%
HH Income $150,000 to $174,999	6.1%	6.4%	6.1%
HH Income $100,000 to 149,999	16.8%	18.0%	18.4%
HH Income $75,000 to 99,999	21.7%	18.0%	17.2%
HH Income $50,000 to 74,999	16.1%	17.6%	18.1%
HH Income $35,000 to 49,999	7.3%	11.0%	12.3%
HH Income $25,000 to 34,999	11.6%	8.8%	8.0%
HH Income $15,000 to 24,999	7.6%	5.9%	6.0%
HH Income $0 to 14,999	4.9%	4.9%	5.2%
Average Household Income	$90,254	$93,076	$90,424
Median Household Income	$77,162	$77,114	$75,467
Per Capita Income	$34,169	$35,517	$34,282
2000 Average HH Income	$67,388	$56,791	$55,506
2000 Median HH Income	$60,976	$48,154	$47,253
Average Disposable Income	70,941	73,650	72,874
Median Disposable Income	66,826	66,743	65,374
Discretionary HH Income Over $150,000	0.0%	0.4%	0.7%
Discretionary HH Income $125,000 to $149,999	1.7%	2.7%	2.4%
Discretionary HH Income $100,000 to $124,999	6.9%	8.3%	7.8%
Discretionary HH Income $75,000 to $99,999	11.0%	12.4%	11.9%
Discretionary HH Income $50,000 to $74,999	26.7%	24.0%	23.9%
Discretionary HH Income $25,000 to $49,999	28.6%	30.3%	31.2%
Discretionary HH Income Under $25,000	25.1%	21.9%	22.1%
Average Discretionary HH Income	50,560	53,579	52,929
Median Discretionary HH Income	47,791	48,193	47,092
Householder White – Count	1,827	11,923	22,213
Median HH Income	$78,339	$82,554	$80,876
Average HH Income	$84,094	$88,615	$87,632
Householder Black or African-American – Count	595	3,481	6,439
Median HH Income	$75,750	$66,854	$65,831
Average HH Income	$67,285	$70,359	$70,071
Householder Hispanic – Count	99	956	1,759
Median HH Income	$94,858	$67,790	$66,716
Average HH Income	$101,550	$76,864	$75,309
Householder Asian or Pacific Islander – Count	1	173	293
Median HH Income	$72,023	$91,271	$80,070
Average HH Income	$72,633	$98,717	$86,958
Householder Other or Pacific Islander – Count	120	667	1,209
Median HH Income	$61,766	$65,713	$65,910
Average HH Income	$88,531	$79,905	$76,402
Gender			
Male Population	3,341	21,626	40,669
Female Population	3,676	23,620	43,884

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Fairview Corners I & II Simpsonville, SC	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Total Population by Age			
Count of Pop 0 to 4 years	461	2,625	4,764
Count of Pop 0 to 7 years	664	3,821	6,940
Count of Pop 5 - 13	875	5,314	9,936
Count of Pop 14 - 18	372	2,408	4,598
Count of Pop 19 - 22	361	2,287	4,272
Count of Pop 22 - 25	261	1,620	2,951
Count of Pop 25 - 29	449	2,589	4,627
Count of Pop 30 - 34	535	2,914	5,359
Count of Pop 35 - 39	553	3,133	5,816
Count of Pop 40 - 44	480	3,013	5,680
Count of Pop 45 - 59	1,258	8,889	16,904
Count of Pop 60 - 74	1,020	7,438	13,990
Count of Pop 75 - 84	310	2,408	4,528
Count of Pop 85+	82	609	1,129
% of Pop 0 to 4 years	6.6%	5.8%	5.6%
% of Pop 0 to 7 years	9.5%	8.4%	8.2%
% of Pop 5 - 13	12.5%	11.7%	11.8%
% of Pop 14 - 18	5.3%	5.3%	5.4%
% of Pop 19 - 22	5.1%	5.1%	5.1%
% of Pop 22 - 25	3.7%	3.6%	3.5%
% of Pop 25 - 29	6.4%	5.7%	5.5%
% of Pop 30 - 34	7.6%	6.4%	6.3%
% of Pop 35 - 39	7.9%	6.9%	6.9%
% of Pop 40 - 44	6.8%	6.7%	6.7%
% of Pop 45 - 59	17.9%	19.6%	20.0%
% of Pop 60 - 74	14.5%	16.4%	16.5%
% of Pop 75 - 84	4.4%	5.3%	5.4%
% of Pop 85+	1.2%	1.3%	1.3%
Median Age	36.8	39.6	40.0
Average Age	37.9	39.8	40.0
Male Population by Age			
% of Pop 0 to 4 years	6.9%	6.1%	6.0%
% of Pop 5 - 13	13.7%	12.4%	12.4%
% of Pop 14 - 18	5.7%	5.6%	5.7%
% of Pop 19 - 22	5.2%	5.2%	5.3%
% of Pop 22 - 25	3.6%	3.7%	3.6%
% of Pop 25 - 29	6.2%	5.9%	5.6%
% of Pop 30 - 34	7.7%	6.5%	6.3%
% of Pop 35 - 39	8.1%	6.9%	6.8%
% of Pop 40 - 44	6.7%	6.6%	6.6%
% of Pop 45 - 59	17.6%	19.8%	20.1%
% of Pop 75 - 84	4.1%	4.8%	4.9%
% of Pop 60 - 74	13.6%	15.7%	15.7%
% of Pop 85+	0.8%	0.9%	0.9%
Median Age	35.6	38.4	38.7
Average Age	36.7	38.8	38.9

Demographic Source: Synergos Technologies, Inc

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% of Pop 0 to 4 years	6.3%	5.5%	5.3%
% of Pop 5 - 13	11.3%	11.2%	11.2%
% of Pop 14 - 18	5.0%	5.1%	5.2%
% of Pop 19 - 22	5.1%	4.9%	4.8%
% of Pop 22 - 25	3.8%	3.5%	3.3%
% of Pop 25 - 29	6.6%	5.6%	5.3%
% of Pop 30 - 34	7.6%	6.4%	6.4%
% of Pop 35 - 39	7.7%	6.9%	6.9%
% of Pop 40 - 44	7.0%	6.7%	6.8%
% of Pop 45 - 59	18.3%	19.5%	19.9%
% of Pop 60 - 74	15.3%	17.1%	17.3%
% of Pop 75 - 84	4.7%	5.8%	5.8%
% of Pop 85+	1.5%	1.7%	1.7%
Median Age	37.9	40.6	41.1
Average Age	38.9	40.7	41.0
Race			
Count of White	4,378	30,356	56,333
Count of Black or African-American	1,523	8,389	16,506
Count of Asian or Pacific Islander	134	754	1,289
Count of Other races	982	5,747	10,425
White	62.4%	67.1%	66.6%
Black or African American	21.7%	18.5%	19.5%
Asian	1.9%	1.7%	1.5%
Other Races	14.0%	12.7%	12.3%
Language Spoken			
Speak English at Home	88.7%	89.8%	90.4%
Speak Spanish at Home	6.9%	6.1%	6.1%
Speak French or French Creole at Home	1.4%	1.1%	0.7%
Speak German at Home	1.3%	1.0%	0.8%
Speak Other Indo-European Languages at Home	1.3%	1.0%	0.9%
Speak Russian and Other Slavic Languages at H	0.0%	0.2%	0.2%
Speak Chinese at Home	0.0%	0.1%	0.1%
Speak Korean at Home	0.0%	0.0%	0.0%
Speak Vietnamese at Home	0.0%	0.1%	0.1%
Speak Other Asian Languages at Home	0.5%	0.3%	0.2%
Speak Tagalog and Other Pacific Languages at H	0.0%	0.0%	0.1%
Speak Other Language at Home	0.0%	0.2%	0.3%
Hispanic			
Hispanic Population	718	4,311	7,992
Hispanic Population Percent	10.2%	9.5%	9.5%
Mexican	18.8%	25.9%	25.5%
Puerto Rican	5.5%	23.3%	25.0%
Cuban	10.6%	8.8%	6.9%
Dominican	2.5%	4.1%	2.6%
Central American	1.0%	2.5%	3.5%
South American	51.0%	30.9%	32.6%
Other Hispanic	10.6%	4.5%	3.8%
2000 Hispanic Population Percent	3%	3%	3%
1990 Hispanic Population Percent	2%	1%	1%

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Fairview Corners I & II Simpsonville, SC	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry			
American (percent of total population)	4.8%	6.9%	7.4%
American	4.6%	6.6%	7.1%
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)	1.9%	1.6%	1.5%
Chinese	0.4%	0.4%	0.4%
Japanese	0.0%	0.0%	0.0%
Korean	0.0%	0.1%	0.1%
South Central Asian (ie. Indian)	0.0%	0.6%	0.5%
South East Asian (ie. Vietnamese)	1.4%	0.5%	0.5%
Other Asian	0.0%	0.0%	0.0%
European (percent of total population)	33.6%	34.1%	33.8%
British	9.2%	7.9%	8.0%
Dutch	0.1%	0.6%	0.6%
French	2.7%	1.5%	1.3%
German	5.5%	6.0%	6.3%
Italian	3.8%	3.0%	2.5%
Polish	1.2%	1.0%	0.9%
Scandinavian	0.7%	1.3%	1.2%
Scotch/Irish	8.3%	10.7%	10.6%
Other European (ie. Greek/Russian)	2.0%	2.1%	2.4%
Middle Eastern	0.1%	0.4%	0.4%
Other Ancestry	27.4%	25.6%	26.0%
Unclassified Ancestry	22.0%	21.9%	21.5%
Education (Age 25+)			
Adult Population (25 Years or Older)	4,686	30,993	58,033
Elementary (0 to 8)	0.1%	2.4%	2.2%
Some High School (9 to 11)	3.1%	3.8%	4.6%
High School Graduate (12)	30.0%	24.3%	25.4%
Some College (13 to 16)	26.1%	22.0%	22.1%
Associates Degree Only	10.9%	11.1%	11.2%
Bachelors Degree Only	19.0%	23.0%	22.1%
Graduate Degree	10.8%	13.2%	12.5%
% College (4+)	29.8%	36.2%	34.6%
Household Type			
Total Households – count	2,641	17,200	31,914
One Person HHs – count	592	3,751	6,729
Family HHs – count	1,980	12,612	23,854
Married Couple – count	1,391	9,871	18,522
w/own children – count	516	4,444	7,921
w/out own children – count	875	5,427	10,601
Male Householder – count	83	727	1,288
Female Householder – count	506	2,013	4,044
Non-Family Households – count	69	837	1,332
1 Person Household	22.4%	21.8%	21.1%
2 Person Household	33.3%	34.8%	34.9%
3 Person Household	19.1%	17.8%	18.1%
4 Person Household	13.8%	15.1%	15.1%
5 Person Household	7.3%	6.6%	6.8%
6 Person Household	2.8%	2.5%	2.6%
7+ Person Household	1.4%	1.3%	1.4%
% Households With Children	33.4%	34.3%	33.8%

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Fairview Corners I & II Simpsonville, SC	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing			
Total Housing Units	2,744	17,957	33,324
Owner Occupied Percent	67.0%	71.0%	74.2%
Renter Occupied Percent	29.3%	24.8%	21.6%
Vacant Housing Percent	3.8%	4.2%	4.2%
Total Housing Units (Census 2000)	944	7,569	13,899
For Rent (Census 2000)	8%	39%	38%
For Sale (Census 2000)	88%	41%	39%
Rented or Sold, (Census 2000)	2%	10%	9%
Seasonal (Census 2014)	65%	19%	14%
Other (Census 2000)	0%	3%	5%
Homes Built By Year			
Homes Built 1990 to 2000	51%	36%	38%
Homes Built 1980 to 1989	37%	22%	20%
Homes Built 1970 to 1979	6%	24%	23%
Homes Built 1960 to 1969	3%	8%	8%
Homes Built 1950 to 1959	1%	5%	6%
Homes Built 1940 to 1949	1%	2%	2%
Homes Built Before 1939	1%	3%	4%
Units in Structure			
1 Unit	89%	76%	75%
2 - 9 Units	6%	10%	8%
Greater than 10 Units	4%	7%	5%
Mobilie Trailer	1%	7%	11%
Other Units	0%	0%	0%
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	0.1%	0.3%	0.7%
Property Value $750,000 to $999,999	0.4%	1.7%	1.8%
Property Value $500,000 to $749,999	6.8%	11.3%	10.8%
Property Value $400,000 to $499,999	9.1%	16.2%	14.0%
Property Value $300,000, to $399,999	28.3%	24.9%	22.5%
Property Value $200,000 to $299,999	38.0%	25.8%	28.9%
Property Value $150,000 to $199,999	8.9%	9.8%	10.1%
Property Value $100,000 to $149,999	2.9%	4.7%	5.1%
Property Value $60,000 to $99,999	2.0%	1.6%	1.9%
Property Value $40,000 to $59,999	0.2%	0.5%	0.7%
Property Value $0 to $39,999	2.6%	2.3%	3.0%
Median Home Value	$288,381	$319,294	$299,998
Median Rent	$737	$637	$588
Wealth per Household			
$0 and under - percent	17.6%	16.8%	16.7%
$1 to $4999 - percent	8.5%	8.0%	7.9%
$5k to $9999 - percent	4.6%	4.4%	4.4%
$10k to $24999 - percent	6.5%	6.3%	6.3%
$25k to $49999 - percent	7.0%	6.9%	6.9%
$50k to $99999 - percent	10.4%	10.4%	10.5%
$100k to $249999 - percent	18.2%	18.5%	18.6%
$250k to $499999 - percent	13.1%	13.5%	13.6%
$500k+ - percent	14.3%	15.1%	15.1%
Median HH Wealth	$78,383	$86,417	$87,330
Avg HH Wealth	$235,580	$246,425	$246,828

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Fairview Corners I & II Simpsonville, SC	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Economic Viability			
Economic Viability Local	227	217	217
Economic Viability Indexed	227	217	217
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	4,205	25,196	45,273
Managerial/Executive	21.0%	17.6%	17.8%
Professional Specialty	22.8%	22.4%	22.0%
Healthcare Support	4.1%	2.4%	2.5%
Sales	13.1%	10.8%	11.1%
Office & Administrative Support	9.2%	12.1%	12.1%
Protective Service	0.5%	1.5%	1.6%
Food Preperation	2.8%	5.4%	5.1%
Building Maintenance & Cleaning	2.8%	1.1%	1.7%
Personal Care	2.0%	2.5%	2.2%
Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
Construction	2.9%	5.1%	5.3%
Production & Transportation	18.9%	18.9%	18.6%
Percent White Collar Workers	70.1%	65.4%	65.5%
Percent Blue Collar Workers	29.9%	34.6%	34.5%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	4.4%	4.1%	4.9%
Manufacturing	18.4%	22.1%	21.6%
Transportation	5.1%	5.8%	5.1%
Information	1.2%	1.7%	1.6%
Wholesale/Retail	15.9%	13.2%	13.3%
Finance, Insurance, Real Estate	5.7%	6.4%	6.4%
Professional Services	7.0%	6.4%	6.9%
Management Services	0.0%	0.2%	0.2%
Administrative/Waste Services	5.8%	3.2%	3.1%
Educational Services	22.7%	20.3%	21.4%
Entertainment Services	5.6%	8.7%	8.4%
Other Professional Services	6.9%	5.8%	4.9%
Public Administration	1.4%	2.1%	2.2%
Transportation To Work			
Drive to Work Alone	89.6%	86.0%	85.5%
Drive to Work Carpool	4.2%	9.7%	10.1%
Travel to Work by Public Transportation	0.0%	0.0%	0.0%
Drive to Work on Motorcycle	0.8%	0.2%	0.1%
Drive to Work on Bicycle	0.0%	0.0%	0.1%
Walked to Work	0.7%	0.9%	1.1%
Other Means	1.2%	1.1%	1.0%
Work at Home	3.5%	2.0%	2.1%

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Fairview Corners I & II Simpsonville, SC	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Travel to Work in Less than 5 Minutes	1.2%	1.6%	1.6%
Travel to Work in 5 to 9 Minutes	9.0%	10.2%	9.2%
Travel to Work in 10 to 14 Minutes	10.6%	16.1%	16.4%
Travel to Work in 15 to 19 Minutes	14.8%	18.9%	20.0%
Travel to Work in 20 to 29 Minutes	34.7%	28.2%	27.8%
Travel to Work in 30 to 44 Minutes	22.6%	18.1%	18.3%
Travel to Work in 45 to 59 Minutes	5.1%	3.8%	3.3%
Travel to Work in 60 Minutes or more	1.8%	3.1%	3.4%
Average Travel Time to Work	22	21	22
Vehicles per HH No Vehicles	2.8%	1.5%	1.8%
1 Vehicle	28.5%	27.6%	26.5%
2 Vehicles	47.2%	47.3%	46.4%
3 or more vehicles	21.5%	23.6%	25.2%
Average Number of Vehicles	2.00	2.04	2.06
Change Births (last 12 months)	89	516	939
Deaths (last 12 months)	63	468	881
Migration (last 12 months)	313	1,659	3,518
Work place Workplace Establishments	241	880	1,495
Workplace Employees (FTE)	2,256	9,339	16,645