

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	7,001	46,695	87,266
	Population Est 23Q1	7,157	46,400	86,697
	Population Est 22Q4	7,109	46,237	86,323
	Population Est 22Q3	7,083	45,779	85,417
	Population Est 22Q2	7,007	45,296	84,389
	Population Est 22Q1	6,936	44,987	83,673
	Population Est 21Q4	6,939	44,818	83,075
	Population Est 21Q3	6,729	44,263	82,136
	Population Est 21Q2	6,693	43,920	81,480
	Population Fcst	7,666	51,506	96,221
	2010 Census Population	4,397	31,279	58,565
	2000 Census Population	2,819	22,809	42,983
	1990 Census Population	1,550	15,350	28,782
	Current Year Daytime Population	4,647	33,848	62,808
	Average Seasonal Population	13	231	529
	Historical Annual Growth, 1990 – 2000	6.16%	4.04%	4.09%
	Historical Annual Growth, 2000 – 2010	4.55%	3.21%	3.14%
	Estimated Annual Growth, 2010 – CY	3.32%	2.85%	2.84%
	Projected Annual Growth, CY to Y5	1.83%	1.98%	1.97%
	Group Qtrs Est	43	214	465
	Transient Est Average Last 4 Qtrs	364	889	889
Households	Current Year Estimated Households	2,635	17,791	32,957
	Households Est 23Q1	2,694	17,669	32,726
	Households Est 22Q4	2,676	17,592	32,573
	Households Est 22Q3	2,667	17,415	32,231
	Households Est 22Q2	2,638	17,228	31,844
	Households Est 22Q1	2,612	17,113	31,575
	Households Est 21Q4	2,612	17,042	31,342
	Households Est 21Q3	2,533	16,837	30,995
	Households Est 21Q2	2,521	16,709	30,750
	Households Fcst	2,885	19,642	36,381
	2010 Census Households	1,617	11,623	21,724
	2000 Census Households	969	8,370	15,848
	1990 Census Households	518	5,468	10,169
	Historical Annual Growth, 1990 – 2000	6.47%	4.35%	4.54%
	Historical Annual Growth, 2000 – 2010	5.25%	3.34%	3.20%
	Estimated Annual Growth, 2010 – CY	3.49%	3.03%	2.97%
	Projected Annual Growth, CY to Y5	1.83%	2.00%	2.00%
	Population per Household	2.64	2.61	2.63

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



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	0.8%	1.4%	1.4%
	HH Income \$250,000 to \$499,999	0.9%	1.7%	1.7%
	HH Income \$200,000 to \$249,999	2.2%	3.9%	3.9%
	HH Income \$175,000 to \$199,999	7.3%	7.3%	6.2%
	HH Income \$150,000 to \$174,999	7.3%	7.9%	7.7%
	HH Income \$100,000 to 149,999	23.8%	21.8%	20.8%
	HH Income \$75,000 to 99,999	19.2%	14.8%	15.7%
	HH Income \$50,000 to 74,999	15.0%	16.9%	17.6%
	HH Income \$35,000 to 49,999	9.5%	9.2%	9.7%
	HH Income \$25,000 to 34,999	4.9%	6.5%	5.7%
	HH Income \$15,000 to 24,999	5.5%	4.9%	5.3%
	HH Income \$0 to 14,999	3.5%	3.8%	4.2%
	Average Household Income	\$105,140	\$107,903	\$104,107
	Median Household Income	\$89,400	\$89,089	\$86,251
	Per Capita Income	\$39,766	\$41,244	\$39,463
	Average Disposable Income	\$82,469	\$86,123	\$84,298
	Median Disposable Income	\$76,718	\$76,448	\$74,331
	Discretionary HH Income Over \$150,000	2.4%	4.0%	3.9%
	Discretionary HH Income \$125,000 to \$149,999	1.5%	5.5%	4.6%
	Discretionary HH Income \$100,000 to \$124,999	11.1%	10.6%	10.2%
	Discretionary HH Income \$75,000 to \$99,999	15.6%	15.4%	14.7%
	Discretionary HH Income \$50,000 to \$74,999	30.3%	22.9%	23.2%
	Discretionary HH Income \$25,000 to \$49,999	22.8%	25.1%	26.8%
	Discretionary HH Income Under \$25,000	16.3%	16.7%	16.6%
	Average Discretionary HH Income	\$61,819	\$64,960	\$63,352
	Median Discretionary HH Income	\$58,701	\$58,876	\$56,525
	Householder White – Count	1,673	11,892	22,013
	Median HH Income	\$94,802	\$97,169	\$93,011
	Average HH Income	\$98,807	\$100,967	\$99,208
	Householder Black or African-American – Count	638	3,682	6,867
	Median HH Income	\$81,917	\$76,314	\$79,544
	Average HH Income	\$74,287	\$81,176	\$81,986
	Householder Hispanic – Count	167	903	1,759
	Median HH Income	\$126,844	\$86,296	\$73,328
	Average HH Income	\$117,831	\$93,995	\$86,409
	Householder Asian or Pacific Islander – Count	0	171	277
	Median HH Income	\$183,333	\$110,596	\$94,140
	Average HH Income	\$176,692	\$116,632	\$107,622
	Householder Other or Pacific Islander – Count	156	1,144	2,041
	Median HH Income	\$60,577	\$80,354	\$72,007
	Average HH Income	\$88,937	\$95,210	\$86,070

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	3,335	22,310	41,961
	Female Population	3,666	24,385	45,305
Total Population by Age	Count of Pop 0 to 4 years	447	2,622	4,757
	Count of Pop 0 to 7 years	653	3,843	6,983
	Count of Pop 5 - 13	873	5,406	10,072
	Count of Pop 14 - 18	372	2,501	4,809
	Count of Pop 19 - 22	362	2,396	4,539
	Count of Pop 22 - 25	269	1,713	3,167
	Count of Pop 25 - 29	425	2,613	4,630
	Count of Pop 30 - 34	517	2,929	5,341
	Count of Pop 35 - 39	559	3,222	5,998
	Count of Pop 40 - 44	493	3,144	5,880
	Count of Pop 45 - 59	1,250	9,089	17,326
	Count of Pop 60 - 74	1,025	7,782	14,631
	Count of Pop 75 - 84	326	2,641	4,933
	Count of Pop 85+	84	635	1,184
	% of Pop 0 to 4 years	6.4%	5.6%	5.5%
	% of Pop 0 to 7 years	9.3%	8.2%	8.0%
	% of Pop 5 - 13	12.5%	11.6%	11.5%
	% of Pop 14 - 18	5.3%	5.4%	5.5%
	% of Pop 19 - 22	5.2%	5.1%	5.2%
	% of Pop 22 - 25	3.8%	3.7%	3.6%
	% of Pop 25 - 29	6.1%	5.6%	5.3%
	% of Pop 30 - 34	7.4%	6.3%	6.1%
	% of Pop 35 - 39	8.0%	6.9%	6.9%
	% of Pop 40 - 44	7.0%	6.7%	6.7%
	% of Pop 45 - 59	17.9%	19.5%	19.9%
	% of Pop 60 - 74	14.6%	16.7%	16.8%
	% of Pop 75 - 84	4.7%	5.7%	5.7%
	% of Pop 85+	1.2%	1.4%	1.4%
	Median Age	37.1	39.9	40.3
	Average Age	38.1	40.1	40.2
Male Population by Age	% of Pop 0 to 4 years	6.8%	5.9%	5.8%
	% of Pop 5 - 13	13.6%	12.2%	12.2%
	% of Pop 14 - 18	5.8%	5.6%	5.8%
	% of Pop 19 - 22	5.3%	5.3%	5.4%
	% of Pop 22 - 25	3.8%	3.7%	3.8%
	% of Pop 25 - 29	5.9%	5.8%	5.6%
	% of Pop 30 - 34	7.4%	6.3%	6.1%
	% of Pop 35 - 39	8.2%	6.9%	6.9%
	% of Pop 40 - 44	7.0%	6.7%	6.6%
	% of Pop 45 - 59	17.5%	19.6%	19.9%
	% of Pop 75 - 84	4.4%	5.1%	5.1%
	% of Pop 60 - 74	13.5%	15.9%	15.9%
	% of Pop 85+	0.9%	0.9%	0.9%
	Median Age	35.9	38.7	38.9
	Average Age	36.8	39.0	39.1

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	6.0%	5.3%	5.2%
	% of Pop 5 - 13	11.4%	11.0%	11.0%
	% of Pop 14 - 18	4.9%	5.1%	5.3%
	% of Pop 19 - 22	5.0%	5.0%	5.0%
	% of Pop 22 - 25	3.8%	3.6%	3.5%
	% of Pop 25 - 29	6.3%	5.4%	5.1%
	% of Pop 30 - 34	7.4%	6.2%	6.1%
	% of Pop 35 - 39	7.8%	6.9%	6.9%
	% of Pop 40 - 44	7.1%	6.8%	6.9%
	% of Pop 45 - 59	18.2%	19.4%	19.8%
	% of Pop 60 - 74	15.7%	17.4%	17.6%
	% of Pop 75 - 84	4.9%	6.1%	6.1%
	% of Pop 85+	1.5%	1.8%	1.7%
	Median Age	38.3	41.1	41.5
	Average Age	39.2	41.1	41.3
Race	Count of White	4,396	30,947	58,391
	Count of Black or African-American	1,782	9,972	18,398
	Count of Asian or Pacific Islander	67	582	1,033
	Count of Other races	756	5,193	9,443
	White	62.8%	66.3%	66.9%
	Black or African American	25.5%	21.4%	21.1%
	Asian	1.0%	1.2%	1.2%
	Other Races	10.8%	11.1%	10.8%
Language Spoken	Speak English at Home	86.7%	90.4%	90.3%
	Speak Spanish at Home	11.2%	6.0%	6.2%
	Speak French or French Creole at Home	0.1%	1.1%	0.7%
	Speak German at Home	0.0%	0.6%	0.5%
	Speak Other Indo-European Languages at Home	1.3%	1.2%	1.2%
	Speak Russian and Other Slavic Languages at Home	0.5%	0.4%	0.3%
	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	0.1%	0.1%	0.2%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.0%	0.1%
	Speak Other Language at Home	0.0%	0.2%	0.3%
Hispanic	Hispanic Population	649	3,981	7,443
	Hispanic Population Percent	9.3%	8.5%	8.5%
	Mexican	17.5%	28.3%	28.3%
	Puerto Rican	5.3%	23.9%	23.3%
	Cuban	10.7%	7.0%	5.9%
	Dominican	2.5%	3.5%	2.3%
	Central American	0.9%	2.0%	3.5%
	South American	52.6%	31.0%	32.9%
	Other Hispanic	10.5%	4.4%	3.8%
	2000 Hispanic Population Percent	3%	3%	3%
	1990 Hispanic Population Percent	2%	1%	1%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR®

Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	4.9%	7.0%	7.5%
	American	4.7%	6.7%	7.2%
	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)	1.0%	1.2%	1.2%
	Chinese	0.2%	0.2%	0.2%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.2%	0.1%
	South Central Asian (ie. Indian)	0.0%	0.4%	0.4%
	South East Asian (ie. Vietnamese)	0.6%	0.3%	0.3%
	Other Asian	0.0%	0.0%	0.1%
	European (percent of total population)	34.2%	34.7%	34.3%
	British	9.4%	8.0%	8.1%
	Dutch	0.1%	0.6%	0.6%
	French	2.8%	1.5%	1.3%
	German	5.6%	6.2%	6.3%
	Italian	3.8%	3.0%	2.5%
	Polish	1.2%	1.0%	1.0%
	Scandinavian	0.7%	1.3%	1.3%
	Scotch/Irish	8.5%	11.0%	10.8%
	Other European (ie. Greek/Russian)	2.0%	2.1%	2.5%
	Middle Eastern	0.1%	0.4%	0.4%
	Other Ancestry	28.0%	25.9%	26.4%
	Unclassified Ancestry	22.5%	22.3%	21.8%
Education (Age 25+)	Adult Population (25 Years or Older)	4,679	32,055	59,923
	Elementary (0 to 8)	0.9%	1.6%	1.5%
	Some High School (9 to 11)	3.8%	4.4%	4.8%
	High School Graduate (12)	31.1%	25.7%	26.4%
	Some College (13 to 16)	22.7%	20.0%	20.1%
	Associates Degree Only	10.8%	11.1%	10.5%
	Bachelors Degree Only	17.1%	23.8%	23.5%
	Graduate Degree	13.6%	13.4%	13.2%
	% College (4+)	30.7%	37.2%	36.7%
Household Type	Total Households – count	2,635	17,791	32,957
	One Person HHs – count	593	3,912	6,962
	Family HHs – count	1,906	12,953	24,316
	Married Couple – count	1,392	10,182	18,859
	w/own children – count	587	4,560	8,249
	w/out own children – count	805	5,622	10,610
	Male Householder – count	161	1,002	1,614
	Female Householder – count	353	1,769	3,843
	Non-Family Households – count	136	926	1,679
	1 Person Household	22.5%	22.0%	21.1%
	2 Person Household	33.3%	34.8%	34.9%
	3 Person Household	19.0%	17.8%	18.0%
	4 Person Household	13.7%	15.0%	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%	32.7%	32.9%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	2,739	18,622	34,474
	Owner Occupied Percent	63.2%	71.2%	74.2%
	Renter Occupied Percent	33.0%	24.4%	21.4%
	Vacant Housing Percent	3.8%	4.5%	4.4%
	Total Housing Units (Census 2000)	1,010	8,900	16,777
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.6%	0.7%	1.2%
	Property Value \$750,000 to \$999,999	1.2%	2.5%	2.5%
	Property Value \$500,000 to \$749,999	10.0%	17.2%	15.9%
	Property Value \$400,000 to \$499,999	20.2%	18.3%	17.1%
	Property Value \$300,000, to \$399,999	36.0%	25.0%	25.9%
	Property Value \$200,000 to \$299,999	18.9%	20.1%	21.4%
	Property Value \$150,000 to \$199,999	5.6%	6.7%	6.3%
	Property Value \$100,000 to \$149,999	1.2%	3.9%	4.1%
	Property Value \$60,000 to \$99,999	0.3%	1.2%	1.3%
	Property Value \$40,000 to \$59,999	0.2%	0.6%	0.7%
	Property Value \$0 to \$39,999	5.3%	2.5%	2.9%
	Median Home Value	\$350,643	\$358,105	\$349,857
Wealth per Household	\$0 and under - percent	17.2%	16.5%	16.4%
	\$1 to \$4999 - percent	8.3%	7.7%	7.6%
	\$5k to \$9999 - percent	4.5%	4.3%	4.3%
	\$10k to \$24999 - percent	6.4%	6.2%	6.2%
	\$25k to \$49999 - percent	6.9%	6.8%	6.9%
	\$50k to \$99999 - percent	10.3%	10.4%	10.5%
	\$100k to \$249999 - percent	18.2%	18.6%	18.7%
	\$250k to \$499999 - percent	13.3%	13.8%	13.8%
	\$500k+ - percent	14.9%	15.7%	15.7%
	Median HH Wealth	\$82,393	\$90,892	\$91,401
	Avg HH Wealth	\$242,640	\$253,168	\$253,229
Economic Viability	Economic Viability Local	286	271	268
	Economic Viability Indexed	106	100	99
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	4,031	25,938	46,705
	Managerial/Executive	16.0%	20.0%	19.8%
	Professional Specialty	25.7%	23.8%	24.2%
	Healthcare Support	4.0%	2.8%	2.6%
	Sales	9.4%	8.3%	9.2%
	Office & Administrative Support	12.3%	12.1%	10.8%
	Protective Service	0.7%	1.9%	2.1%
	Food Preparation	0.9%	4.5%	5.0%
	Building Maintenance & Cleaning	2.3%	1.3%	1.6%
	Personal Care	2.2%	1.6%	1.5%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	4.5%	4.7%	5.3%
	Production & Transportation	22.0%	18.9%	17.6%
	Percent White Collar Workers	67.4%	67.0%	66.7%
	Percent Blue Collar Workers	32.6%	33.0%	33.3%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	3.7%	3.7%	4.7%
	Manufacturing	19.7%	21.1%	20.6%
	Transportation	6.7%	5.8%	5.2%
	Information	1.8%	2.6%	2.5%
	Wholesale/Retail	16.0%	13.0%	12.8%
	Finance, Insurance, Real Estate	5.0%	7.1%	6.7%
	Professional Services	6.7%	6.3%	6.4%
	Management Services	0.0%	0.2%	0.2%
	Administrative/Waste Services	6.7%	4.6%	3.9%
	Educational Services	23.4%	21.4%	21.6%
	Entertainment Services	3.3%	6.9%	7.4%
	Other Professional Services	5.5%	4.9%	4.6%
	Public Administration	1.4%	2.6%	3.4%
Vehicles per HH	No Vehicles	2.7%	1.9%	2.2%
	1 Vehicle	29.9%	29.0%	27.3%
	2 Vehicles	44.5%	43.9%	46.3%
	3 or more vehicles	23.0%	25.3%	24.2%
	Average Number of Vehicles	2.03	2.04	2.03
Change	Births (last 12 months)	85	514	932
	Deaths (last 12 months)	52	396	745
	Migration (last 12 months)	-40	1,291	2,707
Work place	Workplace Establishments	235	929	1,543
	Workplace Employees (FTE)	2,194	9,857	17,191