

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 34.705665 Longitude: -82.259636

Fairview Corners I & II Simpsonville, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	25,654	77,749	271,499
	Population Est 25Q1	25,536	77,395	270,065
	Population Est 24Q4	25,433	77,148	269,131
	Population Est 24Q3	25,243	76,604	267,726
	Population Est 24Q2	24,979	75,976	266,327
	Population Est 24Q1	24,737	75,444	264,749
	Population Est 23Q4	24,643	75,081	263,333
	Population Est 23Q3	24,450	74,393	261,491
	Population Est 23Q2	24,213	73,617	260,106
	Population Fcst	28,332	85,023	288,898
	2010 Census Population	17,771	51,751	194,607
	2000 Census Population	13,059	38,725	148,768
	1990 Census Population	7,746	26,381	104,003
	Current Year Daytime Population	24,077	56,955	261,166
	Average Seasonal Population	78	381	1,878
	Historical Annual Growth, 1990 – 2000	5.36%	3.91%	3.64%
	Historical Annual Growth, 2000 – 2010	3.13%	2.94%	2.72%
	Estimated Annual Growth, 2010 – CY	2.56%	2.85%	2.32%
	Projected Annual Growth, CY to Y5	2.01%	1.80%	1.25%
	Group Qtrs Est	96	332	2,755
Transient Est Average Last 4 Qtrs	823	861	18,985	
Households	Current Year Estimated Households	9,778	29,666	107,515
	Households Est 25Q1	9,731	29,521	106,919
	Households Est 24Q4	9,691	29,431	106,547
	Households Est 24Q3	9,619	29,223	105,990
	Households Est 24Q2	9,519	28,985	105,443
	Households Est 24Q1	9,420	28,780	104,816
	Households Est 23Q4	9,379	28,632	104,215
	Households Est 23Q3	9,303	28,368	103,495
	Households Est 23Q2	9,211	28,074	102,977
	Households Fcst	10,797	32,442	114,406
	2010 Census Households	6,585	19,380	75,959
	2000 Census Households	4,669	14,342	58,116
	1990 Census Households	2,746	9,397	39,445
	Historical Annual Growth, 1990 – 2000	5.45%	4.32%	3.95%
	Historical Annual Growth, 2000 – 2010	3.50%	3.06%	2.71%
	Estimated Annual Growth, 2010 – CY	2.76%	2.98%	2.43%
	Projected Annual Growth, CY to Y5	2.00%	1.81%	1.25%
Population per Household	2.61	2.61	2.50	

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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	2.5%	2.3%	2.7%
	HH Income \$250,000 to \$499,999	3.0%	2.8%	3.2%
	HH Income \$200,000 to \$249,999	6.9%	6.4%	7.5%
	HH Income \$175,000 to \$199,999	5.2%	6.0%	5.6%
	HH Income \$150,000 to \$174,999	7.6%	7.8%	7.1%
	HH Income \$100,000 to 149,999	21.9%	20.8%	19.4%
	HH Income \$75,000 to 99,999	14.7%	15.0%	14.0%
	HH Income \$50,000 to 74,999	15.8%	16.3%	16.8%
	HH Income \$35,000 to 49,999	10.4%	9.6%	9.1%
	HH Income \$25,000 to 34,999	4.3%	4.4%	5.2%
	HH Income \$15,000 to 24,999	3.4%	4.4%	4.5%
	HH Income \$0 to 14,999	4.3%	4.1%	4.9%
	Average Household Income	\$116,569	\$113,693	\$121,473
	Median Household Income	\$94,121	\$93,304	\$91,669
	Per Capita Income	\$44,544	\$43,505	\$48,400
	Average Disposable Income	\$93,489	\$92,370	\$93,222
	Median Disposable Income	\$80,107	\$79,452	\$78,266
	Discretionary HH Income Over \$150,000	10.2%	9.4%	10.5%
	Discretionary HH Income \$125,000 to \$149,999	5.6%	6.6%	6.4%
	Discretionary HH Income \$100,000 to \$124,999	9.5%	10.4%	9.8%
	Discretionary HH Income \$75,000 to \$99,999	16.4%	15.6%	14.2%
	Discretionary HH Income \$50,000 to \$74,999	22.3%	21.4%	19.5%
	Discretionary HH Income \$25,000 to \$49,999	23.6%	23.8%	24.3%
	Discretionary HH Income Under \$25,000	12.5%	12.8%	15.3%
	Average Discretionary HH Income	\$73,828	\$74,227	\$73,244
	Median Discretionary HH Income	\$65,803	\$66,187	\$63,630
	Householder White – Count	6,233	19,494	71,434
	Median HH Income	\$103,849	\$101,310	\$100,748
	Average HH Income	\$107,326	\$106,572	\$107,094
	Householder Black or African-American – Count	2,060	5,801	18,613
	Median HH Income	\$78,938	\$81,379	\$70,035
	Average HH Income	\$82,560	\$86,970	\$79,657
	Householder Hispanic – Count	669	1,907	7,689
	Median HH Income	\$96,976	\$76,398	\$83,193
	Average HH Income	\$105,885	\$91,116	\$94,975
Householder Asian or Pacific Islander – Count	100	316	2,544	
Median HH Income	\$155,772	\$113,482	\$118,593	
Average HH Income	\$137,873	\$122,533	\$117,750	
Householder Other or Pacific Islander – Count	717	2,147	7,234	
Median HH Income	\$86,161	\$78,558	\$81,382	
Average HH Income	\$103,575	\$95,376	\$94,575	

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Gender	Male Population	12,269	37,182	130,895
	Female Population	13,385	40,567	140,604
Total Population by Age	Count of Pop 0 to 4 years	1,443	4,156	14,941
	Count of Pop 0 to 7 years	2,129	6,086	21,327
	Count of Pop 5 - 13	2,950	8,770	29,247
	Count of Pop 14 - 18	1,350	4,265	14,759
	Count of Pop 19 - 22	1,323	4,096	14,200
	Count of Pop 22 - 25	982	2,902	10,003
	Count of Pop 25 - 29	1,476	4,070	15,784
	Count of Pop 30 - 34	1,662	4,699	18,253
	Count of Pop 35 - 39	1,782	5,375	18,180
	Count of Pop 40 - 44	1,733	5,194	17,738
	Count of Pop 45 - 59	4,904	15,080	52,060
	Count of Pop 60 - 74	4,281	13,286	45,145
	Count of Pop 75 - 84	1,455	4,728	16,482
	Count of Pop 85+	315	1,128	4,709
	% of Pop 0 to 4 years	5.6%	5.3%	5.5%
	% of Pop 0 to 7 years	8.3%	7.8%	7.9%
	% of Pop 5 - 13	11.5%	11.3%	10.8%
	% of Pop 14 - 18	5.3%	5.5%	5.4%
	% of Pop 19 - 22	5.2%	5.3%	5.2%
	% of Pop 22 - 25	3.8%	3.7%	3.7%
	% of Pop 25 - 29	5.8%	5.2%	5.8%
	% of Pop 30 - 34	6.5%	6.0%	6.7%
	% of Pop 35 - 39	6.9%	6.9%	6.7%
	% of Pop 40 - 44	6.8%	6.7%	6.5%
	% of Pop 45 - 59	19.1%	19.4%	19.2%
	% of Pop 60 - 74	16.7%	17.1%	16.6%
	% of Pop 75 - 84	5.7%	6.1%	6.1%
	% of Pop 85+	1.2%	1.5%	1.7%
Median Age	39.6	40.5	40.1	
Average Age	40.0	40.6	40.6	
Male Population by Age	% of Pop 0 to 4 years	6.0%	5.7%	5.8%
	% of Pop 5 - 13	12.0%	11.9%	11.4%
	% of Pop 14 - 18	5.6%	5.8%	5.7%
	% of Pop 19 - 22	5.3%	5.5%	5.5%
	% of Pop 22 - 25	3.8%	3.8%	3.9%
	% of Pop 25 - 29	6.0%	5.6%	6.1%
	% of Pop 30 - 34	6.4%	6.0%	6.9%
	% of Pop 35 - 39	7.1%	6.9%	6.7%
	% of Pop 40 - 44	6.6%	6.5%	6.5%
	% of Pop 45 - 59	19.0%	19.5%	19.2%
	% of Pop 75 - 84	5.2%	5.5%	5.4%
	% of Pop 60 - 74	16.0%	16.2%	15.8%
	% of Pop 85+	0.9%	1.0%	1.2%
	Median Age	38.4	39.1	38.5
Average Age	39.0	39.4	39.3	

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	% of Pop 0 to 4 years	5.3%	5.0%	5.2%
	% of Pop 5 - 13	11.0%	10.7%	10.2%
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	% of Pop 22 - 25	3.8%	3.7%	3.5%
	% of Pop 25 - 29	5.5%	4.9%	5.6%
	% of Pop 30 - 34	6.5%	6.1%	6.6%
	% of Pop 35 - 39	6.8%	6.9%	6.7%
	% of Pop 40 - 44	6.9%	6.8%	6.6%
	% of Pop 45 - 59	19.2%	19.3%	19.1%
	% of Pop 60 - 74	17.3%	17.9%	17.4%
	% of Pop 75 - 84	6.1%	6.6%	6.7%
	% of Pop 85+	1.5%	1.8%	2.2%
	Median Age	40.7	41.8	41.6
Average Age	40.9	41.7	41.8	
Race	Count of White	16,795	51,697	180,359
	Count of Black or African-American	5,304	15,721	51,553
	Count of Asian or Pacific Islander	282	1,056	7,879
	Count of Other races	3,272	9,275	31,708
	White	65.5%	66.5%	66.4%
	Black or African American	20.7%	20.2%	19.0%
	Asian	1.1%	1.4%	2.9%
	Other Races	12.8%	11.9%	11.7%
Language Spoken	Speak English at Home	88.6%	89.4%	88.0%
	Speak Spanish at Home	8.0%	7.2%	7.2%
	Speak French or French Creole at Home	1.1%	0.8%	0.6%
	Speak German at Home	0.5%	0.4%	0.6%
	Speak Other Indo-European Languages at Home	0.7%	0.9%	1.3%
	Speak Russian and Other Slavic Languages at Home	0.5%	0.4%	0.3%
	Speak Chinese at Home	0.0%	0.1%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.0%	0.1%	0.2%
	Speak Other Asian Languages at Home	0.2%	0.2%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.2%	0.2%
	Speak Other Language at Home	0.1%	0.3%	0.5%
Hispanic	Hispanic Population	2,417	7,201	25,262
	Hispanic Population Percent	9.4%	9.3%	9.3%
	Mexican	26.0%	31.1%	33.1%
	Puerto Rican	10.9%	15.6%	14.0%
	Cuban	5.3%	4.6%	3.7%
	Dominican	0.9%	1.7%	1.6%
	Central American	3.7%	5.4%	7.7%
	South American	51.4%	39.7%	35.2%
	Other Hispanic	1.7%	2.0%	4.6%
	2000 Hispanic Population Percent	2%	3%	3%
	1990 Hispanic Population Percent	1%	1%	1%

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Ancestry	American (percent of total population)	5.2%	5.6%	5.3%
	American	4.9%	5.3%	5.1%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	0.7%	1.0%	2.3%
	Chinese	0.2%	0.2%	0.4%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.0%	0.1%	0.2%
	South Central Asian (ie. Indian)	0.2%	0.4%	1.4%
	South East Asian (ie. Vietnamese)	0.1%	0.1%	0.1%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	25.4%	26.8%	27.7%
	British	6.8%	6.9%	7.4%
	Dutch	0.3%	0.4%	0.4%
	French	0.9%	0.8%	0.8%
	German	4.3%	4.8%	5.3%
	Italian	2.2%	2.1%	1.9%
	Polish	1.0%	0.9%	0.8%
	Scandinavian	0.5%	0.8%	0.9%
	Scotch/Irish	7.3%	8.4%	7.7%
Other European (ie. Greek/Russian)	2.0%	1.8%	2.4%	
Middle Eastern	0.3%	0.3%	0.4%	
Other Ancestry	16.8%	17.1%	17.2%	
Unclassified Ancestry	20.6%	19.1%	18.0%	
Education (Age 25+)	Adult Population (25 Years or Older)	17,607	53,560	188,350
	Elementary (0 to 8)	1.7%	1.8%	1.9%
	Some High School (9 to 11)	3.1%	4.0%	4.8%
	High School Graduate (12)	26.5%	26.5%	22.4%
	Some College (13 to 16)	19.1%	20.0%	18.9%
	Associates Degree Only	10.9%	10.5%	10.1%
	Bachelors Degree Only	25.8%	24.5%	26.7%
	Graduate Degree	12.8%	12.6%	15.2%
	% College (4+)	38.6%	37.1%	42.0%
Household Type	Total Households – count	9,778	29,666	107,515
	One Person HHs – count	2,164	6,479	28,178
	Family HHs – count	6,981	21,564	72,759
	Married Couple – count	5,589	16,767	56,060
	w/own children – count	2,420	7,148	23,254
	w/out own children – count	3,169	9,619	32,805
	Male Householder – count	662	1,599	4,715
	Female Householder – count	729	3,198	11,984
	Non-Family Households – count	634	1,623	6,578
	1 Person Household	22.1%	21.8%	26.2%
	2 Person Household	34.7%	35.1%	34.5%
	3 Person Household	18.2%	17.7%	16.2%
	4 Person Household	14.7%	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%	1.2%	
% Households With Children	31.0%	31.9%	29.8%	

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Housing	Total Housing Units	10,216	31,053	114,338
	Owner Occupied Percent	68.5%	73.0%	65.1%
	Renter Occupied Percent	27.2%	22.6%	28.9%
	Vacant Housing Percent	4.3%	4.5%	6.0%
	Total Housing Units (Census 2000)	4,947	15,175	62,582
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.6%	1.3%	4.5%
	Property Value \$750,000 to \$999,999	3.3%	4.0%	7.0%
	Property Value \$500,000 to \$749,999	15.0%	17.1%	18.1%
	Property Value \$400,000 to \$499,999	18.0%	17.5%	15.9%
	Property Value \$300,000, to \$399,999	26.6%	26.4%	22.8%
	Property Value \$200,000 to \$299,999	20.8%	20.7%	16.6%
	Property Value \$150,000 to \$199,999	5.3%	4.4%	4.7%
	Property Value \$100,000 to \$149,999	3.4%	3.2%	3.8%
	Property Value \$60,000 to \$99,999	1.5%	1.7%	1.7%
	Property Value \$40,000 to \$59,999	0.7%	0.7%	1.2%
	Property Value \$0 to \$39,999	3.3%	2.2%	2.4%
	Median Home Value	\$356,428	\$364,733	\$385,872
Wealth per Household	\$0 and under - percent	16.5%	16.4%	16.8%
	\$1 to \$4999 - percent	7.7%	7.6%	7.9%
	\$5k to \$9999 - percent	4.3%	4.3%	4.4%
	\$10k to \$24999 - percent	6.2%	6.2%	6.2%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.4%	10.5%	10.3%
	\$100k to \$249999 - percent	18.6%	18.7%	18.4%
	\$250k to \$499999 - percent	13.8%	13.9%	13.6%
	\$500k+ - percent	15.6%	15.6%	15.5%
	Median HH Wealth	\$90,392	\$91,287	\$87,842
	Avg HH Wealth	\$252,295	\$252,794	\$250,287
Economic Viability	Economic Viability Local	279	271	284
	Economic Viability Indexed	101	98	102
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	14,189	42,100	142,308
	Managerial/Executive	16.5%	18.7%	20.0%
	Professional Specialty	25.6%	24.5%	26.9%
	Healthcare Support	4.0%	3.7%	3.0%
	Sales	8.3%	8.4%	9.6%
	Office & Administrative Support	13.3%	11.9%	9.5%
	Protective Service	1.8%	2.1%	1.3%
	Food Preparation	3.2%	4.4%	4.4%
	Building Maintenance & Cleaning	1.8%	1.5%	2.2%
	Personal Care	2.2%	1.6%	2.1%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	5.1%	5.2%	5.7%
	Production & Transportation	18.1%	17.9%	15.1%
	Percent White Collar Workers	67.8%	67.3%	69.1%
	Percent Blue Collar Workers	32.2%	32.7%	30.9%

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	Agriculture/Mining/Construction	3.6%	5.3%	5.7%
	Manufacturing	21.6%	20.7%	19.2%
	Transportation	5.1%	5.1%	4.9%
	Information	3.8%	2.7%	2.1%
	Wholesale/Retail	11.7%	11.5%	12.0%
	Finance, Insurance, Real Estate	6.4%	7.2%	6.9%
	Professional Services	7.5%	6.9%	9.0%
	Management Services	0.4%	0.2%	0.1%
	Administrative/Waste Services	4.1%	3.7%	4.0%
	Educational Services	22.4%	22.0%	21.6%
	Entertainment Services	6.1%	6.9%	7.4%
	Other Professional Services	4.6%	4.4%	4.5%
	Public Administration	2.7%	3.2%	2.4%
Vehicles per HH	No Vehicles	1.0%	2.5%	4.2%
	1 Vehicle	28.5%	27.9%	30.5%
	2 Vehicles	43.2%	43.1%	41.5%
	3 or more vehicles	27.2%	26.5%	23.7%
	Average Number of Vehicles	2.10	2.03	1.94
Change	Births (last 12 months)	290	835	2,984
	Deaths (last 12 months)	220	707	2,512
	Migration (last 12 months)	609	1,663	4,760
Work place	Workplace Establishments	703	1,506	7,912
	Workplace Employees (FTE)	7,182	16,289	108,526