

# Fairview Corners I & II

Greenville County Greenville-Anderson-Greer, SC 670,528 Sq Ft

404 Fairview Road | Simpsonville, SC 29680

34.7057, -82.2596



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 8,417     | 48,657    | 91,562    |
| Daytime Pop. | 5,700     | 36,270    | 65,543    |
| Households   | 3,179     | 18,508    | 34,550    |
| Income       | \$114,223 | \$117,160 | \$113,616 |

Source: Synergos Technologies, Inc. 2024

Strong lineup of national retailers including T.J. Maxx, Ross Dress for Less, Rack Room Shoes, Jersey Mike's Subs & First Watch

Ranked as the market's most highly trafficked shopping center with 75K+ visits daily and 3.9M+ annually (Placer.ai 2024)

Surrounded by a highly educated population as 37% have a college education within a 3-mile radius

High visibility from 31K+ vehicles daily on Fairview Rd & 14K+ vehicles/day on Harrison Bridge Rd (Kalibrate 2021) with easy access to I-385

Located within a mile of 43-bed Prisma Health Hillcrest Hospital (Dept of Homeland Security 2024)



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## Current Tenants

|       |                           |        |       |                      |         |
|-------|---------------------------|--------|-------|----------------------|---------|
| 325   | Jersey Mike's             | 1,600  | 355   | Massage Envy         | 3,500   |
| 327   | Smoothie King             | 1,120  | 357   | Rack Room Shoes      | 6,000   |
| 329   | Wingstop                  | 1,260  | 365   | Spectrum             | 4,000   |
| 331   | Bellacino's               | 2,800  | 375-B | First Watch          | 3,535   |
| 335-A | Moe's Southwest Grill     | 2,800  | 375-C | Family Dental Health | 2,825   |
| 335-B | Palm Beach Tan            | 2,000  | B     | CORA Health Services | 2,657   |
| 335-C | Visionworks               | 2,200  | E     | A Nails              | 1,190   |
| 339-A | Leslie's Pool Supplies    | 3,000  | F     | GameStop             | 1,400   |
| 339-B | HoneyBaked Ham            | 2,000  | G     | GNC                  | 1,190   |
| 339-C | Rio Body Wax Simpsonville | 1,500  | H     | Jimmy John's         | 1,516   |
| 339-D | Sally Beauty Supply       | 1,500  | NAP01 | Target               | 120,976 |
| 343-A | Dream Nails               | 1,500  | NAP02 | CVS                  | 0       |
| 343-B | Sport Clips               | 1,500  | NAP03 | McDonald's           | 0       |
| 343-C | Hibbett Sports            | 4,980  | NAP04 | The Home Depot       | 0       |
| 347   | Ross Dress for Less       | 30,061 | NAP05 | Food Lion            | 65,426  |
| 348   | T.J. Maxx                 | 28,000 | NAP06 | Walmart              | 178,840 |
| 353   | Petco                     | 10,812 | NAP07 | Lowe's               | 178,840 |
|       |                           |        | NAP08 | Publix               | 0       |
|       |                           |        | NAP09 | Hobby Lobby          | 0       |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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