

Fairview Corners I & II

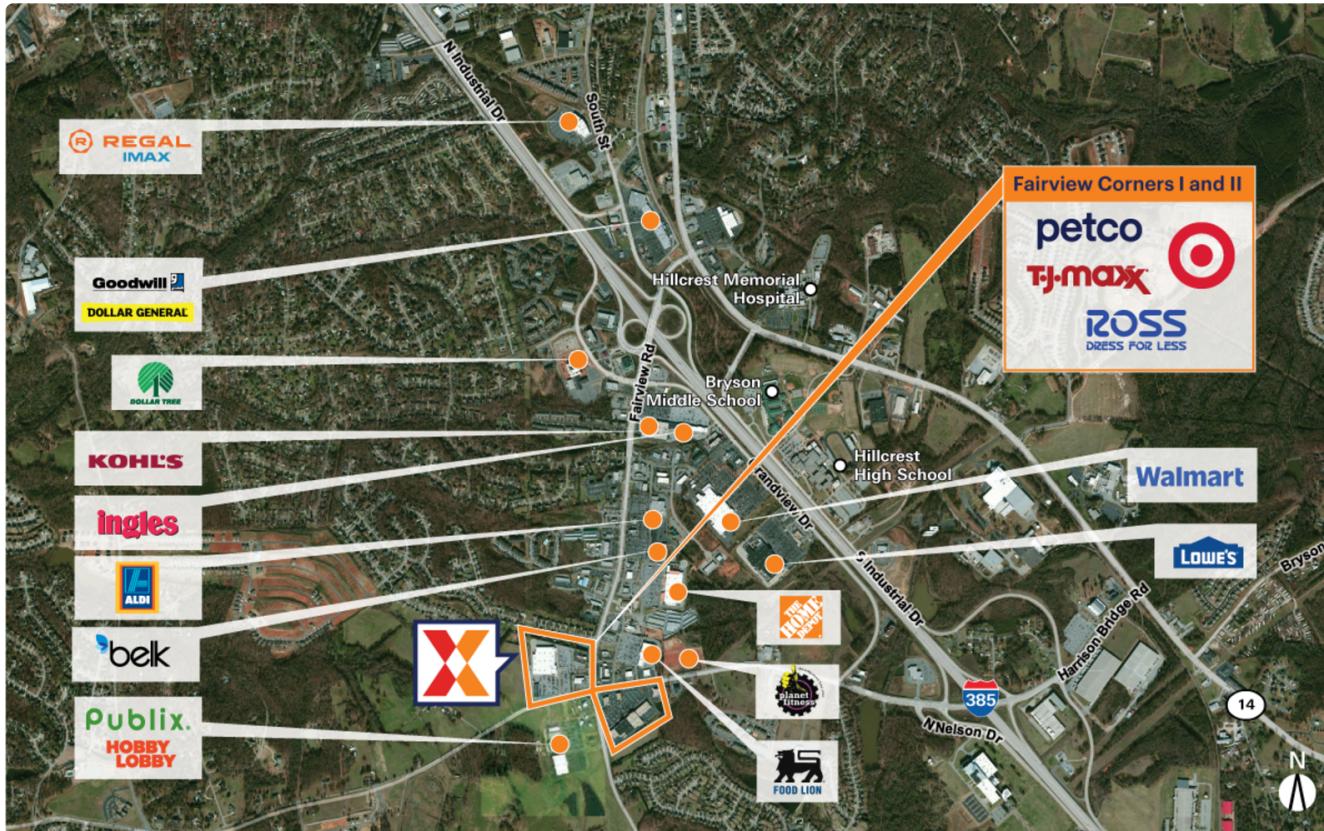
404 Fairview Road | Simpsonville, SC 29680

Greenville County

Greenville-Anderson-Greer, SC

675,084 Sq Ft

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

Space size listed in square feet

325	Jersey Mike's	1,600	357	Rack Room	6,000
327	Smoothie King	1,120		Shoes	
329	Wingstop	1,260	365	Spectrum	4,000
331	Bellacino's	2,800	375-B	First Watch	3,535
335-A	Moe's	2,800	375-C	Family Dental	2,825
				Health	
				Southwest Grill	
335-B	Palm Beach Tan	2,000	A	Capri's Italian	4,556
335-C	Visionworks	2,200		Restaurant	
339-A	Leslie's Pool Supplies	3,000	B	CORA Health Services	2,657
339-B	HoneyBaked Ham	2,000	E	A Nails	1,190
339-C	Rio Body Wax	1,500	F	GameStop	1,400
			G	GNC	1,190
			H	Jimmy John's	1,516
339-D	Sally Beauty Supply	1,500	NAP01	Target	120,976
			NAP02	CVS	0
343-A	Dream Nails	1,500	NAP03	McDonald's	0
343-B	Sport Clips	1,500	NAP04	The Home Depot	0
343-C	Hibbett Sports	4,980			
347	Ross Dress for Less	30,061	NAP05	Food Lion	65,426
			NAP06	Walmart	178,840
348	T.J. Maxx	28,000	NAP07	Lowe's	178,840
353	Petco	10,812	NAP08	Publix	0
355	Massage Envy	3,500	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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