

# 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	3,000	B	CORA Health	2,657
	Supplies			Services	
339-B	HoneyBaked	2,000	E	A Nails	1,190
	Ham		F	GameStop	1,400
339-C	Rio Body Wax	1,500	G	GNC	1,190
	Simpsonville		H	Jimmy John's	1,516
339-D	Sally Beauty	1,500		NAP01 Target	120,976
	Supply			NAP02 CVS	0
343-A	Dream Nails	1,500		NAP03 McDonald's	0
343-B	Sport Clips	1,500		NAP04 The Home	0
343-C	Hibbett Sports	4,980		Depot	
347	Ross Dress for	30,061		NAP05 Food Lion	65,426
	Less			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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