

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 34.705665 Longitude: -82.259636

Fairview Corners I & II Simpsonville, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	8,418	48,658	91,563
	Population Est 25Q1	8,351	48,469	91,122
	Population Est 24Q4	8,303	48,317	90,931
	Population Est 24Q3	8,217	47,986	90,281
	Population Est 24Q2	8,088	47,589	89,489
	Population Est 24Q1	8,158	47,258	88,827
	Population Est 23Q4	8,124	47,117	88,426
	Population Est 23Q3	8,079	46,693	87,568
	Population Est 23Q2	8,005	46,217	86,579
	Population Fcst	9,372	53,440	100,258
	2010 Census Population	5,250	31,544	60,300
	2000 Census Population	3,653	22,917	44,146
	1990 Census Population	2,175	15,328	29,587
	Current Year Daytime Population	5,700	36,271	65,543
	Average Seasonal Population	10	179	425
	Historical Annual Growth, 1990 – 2000	5.33%	4.10%	4.08%
	Historical Annual Growth, 2000 – 2010	3.69%	3.25%	3.17%
	Estimated Annual Growth, 2010 – CY	3.31%	3.03%	2.92%
	Projected Annual Growth, CY to Y5	2.17%	1.89%	1.83%
	Group Qtrs Est	55	207	471
Transient Est Average Last 4 Qtrs	446	861	862	
Households	Current Year Estimated Households	3,180	18,509	34,550
	Households Est 25Q1	3,154	18,430	34,375
	Households Est 24Q4	3,136	18,374	34,304
	Households Est 24Q3	3,103	18,247	34,057
	Households Est 24Q2	3,055	18,098	33,758
	Households Est 24Q1	3,081	17,970	33,505
	Households Est 23Q4	3,068	17,904	33,345
	Households Est 23Q3	3,051	17,741	33,018
	Households Est 23Q2	3,023	17,559	32,649
	Households Fcst	3,543	20,327	37,846
	2010 Census Households	1,945	11,727	22,362
	2000 Census Households	1,268	8,410	16,255
	1990 Census Households	731	5,463	10,440
	Historical Annual Growth, 1990 – 2000	5.66%	4.41%	4.53%
	Historical Annual Growth, 2000 – 2010	4.37%	3.38%	3.24%
	Estimated Annual Growth, 2010 – CY	3.45%	3.20%	3.05%
	Projected Annual Growth, CY to Y5	2.19%	1.89%	1.84%
Population per Household	2.63	2.62	2.64	

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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	1.9%	2.6%	2.3%
	HH Income \$250,000 to \$499,999	2.3%	3.1%	2.7%
	HH Income \$200,000 to \$249,999	5.3%	7.2%	6.4%
	HH Income \$175,000 to \$199,999	5.0%	5.9%	5.9%
	HH Income \$150,000 to \$174,999	6.6%	7.8%	7.7%
	HH Income \$100,000 to 149,999	23.1%	21.0%	20.8%
	HH Income \$75,000 to 99,999	18.1%	14.7%	15.4%
	HH Income \$50,000 to 74,999	17.0%	15.5%	16.5%
	HH Income \$35,000 to 49,999	9.5%	9.7%	9.4%
	HH Income \$25,000 to 34,999	4.2%	4.4%	4.3%
	HH Income \$15,000 to 24,999	3.1%	3.9%	4.4%
	HH Income \$0 to 14,999	3.8%	4.3%	4.3%
	Average Household Income	\$114,224	\$117,161	\$113,617
	Median Household Income	\$91,620	\$95,343	\$92,873
	Per Capita Income	\$43,352	\$44,690	\$43,012
	Average Disposable Income	\$89,352	\$94,599	\$92,077
	Median Disposable Income	\$78,200	\$81,151	\$79,145
	Discretionary HH Income Over \$150,000	6.4%	10.6%	9.3%
	Discretionary HH Income \$125,000 to \$149,999	4.2%	6.6%	6.6%
	Discretionary HH Income \$100,000 to \$124,999	9.0%	10.3%	10.3%
	Discretionary HH Income \$75,000 to \$99,999	17.4%	15.5%	15.6%
	Discretionary HH Income \$50,000 to \$74,999	27.5%	21.1%	21.9%
	Discretionary HH Income \$25,000 to \$49,999	24.1%	23.2%	23.6%
	Discretionary HH Income Under \$25,000	11.4%	12.5%	12.6%
	Average Discretionary HH Income	\$68,477	\$75,576	\$74,205
	Median Discretionary HH Income	\$63,410	\$66,699	\$66,190
	Householder White – Count	1,945	12,113	22,080
	Median HH Income	\$98,823	\$105,034	\$101,982
	Average HH Income	\$104,862	\$108,212	\$107,210
	Householder Black or African-American – Count	767	3,593	7,215
	Median HH Income	\$84,340	\$80,652	\$80,360
	Average HH Income	\$79,716	\$86,445	\$85,262
	Householder Hispanic – Count	224	1,189	2,309
Median HH Income	\$109,524	\$85,689	\$77,178	
Average HH Income	\$108,869	\$98,829	\$91,005	
Householder Asian or Pacific Islander – Count	40	228	368	
Median HH Income	\$94,173	\$102,517	\$117,655	
Average HH Income	\$129,524	\$123,380	\$122,089	
Householder Other or Pacific Islander – Count	203	1,386	2,578	
Median HH Income	\$59,820	\$84,997	\$79,068	
Average HH Income	\$93,347	\$100,467	\$94,817	

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Gender	Male Population	4,012	23,227	43,974
	Female Population	4,406	25,430	47,588
Total Population by Age	Count of Pop 0 to 4 years	517	2,641	4,831
	Count of Pop 0 to 7 years	769	3,916	7,127
	Count of Pop 5 - 13	1,035	5,588	10,382
	Count of Pop 14 - 18	439	2,632	5,108
	Count of Pop 19 - 22	429	2,537	4,891
	Count of Pop 22 - 25	320	1,827	3,444
	Count of Pop 25 - 29	484	2,629	4,697
	Count of Pop 30 - 34	609	2,959	5,425
	Count of Pop 35 - 39	678	3,372	6,317
	Count of Pop 40 - 44	609	3,323	6,201
	Count of Pop 45 - 59	1,489	9,392	18,028
	Count of Pop 60 - 74	1,287	8,198	15,535
	Count of Pop 75 - 84	419	2,896	5,430
	Count of Pop 85+	102	664	1,274
	% of Pop 0 to 4 years	6.1%	5.4%	5.3%
	% of Pop 0 to 7 years	9.1%	8.0%	7.8%
	% of Pop 5 - 13	12.3%	11.5%	11.3%
	% of Pop 14 - 18	5.2%	5.4%	5.6%
	% of Pop 19 - 22	5.1%	5.2%	5.3%
	% of Pop 22 - 25	3.8%	3.8%	3.8%
	% of Pop 25 - 29	5.7%	5.4%	5.1%
	% of Pop 30 - 34	7.2%	6.1%	5.9%
	% of Pop 35 - 39	8.0%	6.9%	6.9%
	% of Pop 40 - 44	7.2%	6.8%	6.8%
	% of Pop 45 - 59	17.7%	19.3%	19.7%
	% of Pop 60 - 74	15.3%	16.8%	17.0%
	% of Pop 75 - 84	5.0%	6.0%	5.9%
	% of Pop 85+	1.2%	1.4%	1.4%
Median Age	37.8	40.2	40.6	
Average Age	38.6	40.3	40.5	
Male Population by Age	% of Pop 0 to 4 years	6.6%	5.8%	5.6%
	% of Pop 5 - 13	13.2%	12.1%	12.0%
	% of Pop 14 - 18	5.7%	5.7%	5.9%
	% of Pop 19 - 22	5.3%	5.4%	5.6%
	% of Pop 22 - 25	3.8%	3.8%	3.9%
	% of Pop 25 - 29	5.6%	5.7%	5.4%
	% of Pop 30 - 34	7.0%	6.1%	5.9%
	% of Pop 35 - 39	8.4%	7.0%	6.9%
	% of Pop 40 - 44	7.3%	6.7%	6.6%
	% of Pop 45 - 59	17.4%	19.4%	19.8%
	% of Pop 75 - 84	4.7%	5.4%	5.4%
	% of Pop 60 - 74	14.1%	16.1%	16.1%
	% of Pop 85+	0.9%	0.9%	1.0%
	Median Age	36.6	39.0	39.1
Average Age	37.4	39.2	39.3	

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	% of Pop 0 to 4 years	5.8%	5.1%	5.0%
	% of Pop 5 - 13	11.4%	11.0%	10.7%
	% of Pop 14 - 18	4.8%	5.1%	5.3%
	% of Pop 19 - 22	4.9%	5.1%	5.1%
	% of Pop 22 - 25	3.8%	3.7%	3.6%
	% of Pop 25 - 29	5.9%	5.2%	4.8%
	% of Pop 30 - 34	7.4%	6.1%	6.0%
	% of Pop 35 - 39	7.8%	6.9%	6.9%
	% of Pop 40 - 44	7.2%	6.9%	6.9%
	% of Pop 45 - 59	17.9%	19.2%	19.6%
	% of Pop 60 - 74	16.4%	17.6%	17.8%
	% of Pop 75 - 84	5.2%	6.4%	6.4%
	% of Pop 85+	1.5%	1.8%	1.8%
	Median Age	38.9	41.4	41.8
Average Age	39.7	41.3	41.6	
Race	Count of White	5,183	32,029	59,885
	Count of Black or African-American	2,067	9,954	19,370
	Count of Asian or Pacific Islander	107	671	1,254
	Count of Other races	1,061	6,003	11,055
	White	61.6%	65.8%	65.4%
	Black or African American	24.6%	20.5%	21.2%
	Asian	1.3%	1.4%	1.4%
	Other Races	12.6%	12.3%	12.1%
Language Spoken	Speak English at Home	86.3%	89.5%	89.3%
	Speak Spanish at Home	11.0%	6.8%	7.1%
	Speak French or French Creole at Home	0.3%	1.0%	0.8%
	Speak German at Home	0.1%	0.5%	0.4%
	Speak Other Indo-European Languages at Home	1.0%	1.0%	1.1%
	Speak Russian and Other Slavic Languages at Home	0.6%	0.4%	0.4%
	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%	0.0%	0.1%
	Speak Other Asian Languages at Home	0.3%	0.2%	0.2%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.2%	0.2%
	Speak Other Language at Home	0.0%	0.2%	0.3%
Hispanic	Hispanic Population	889	4,496	8,612
	Hispanic Population Percent	10.6%	9.2%	9.4%
	Mexican	11.8%	30.6%	30.8%
	Puerto Rican	1.8%	14.7%	17.4%
	Cuban	9.5%	4.8%	4.3%
	Dominican	1.9%	1.1%	1.5%
	Central American	1.5%	4.4%	4.9%
	South American	73.1%	42.4%	39.2%
	Other Hispanic	0.3%	1.9%	1.9%
	2000 Hispanic Population Percent	3%	3%	3%
	1990 Hispanic Population Percent	2%	1%	1%

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Ancestry	American (percent of total population)	3.4%	5.3%	5.4%
	American	3.2%	5.0%	5.1%
	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)	0.7%	1.0%	0.9%
	Chinese	0.2%	0.2%	0.2%
	Japanese	0.3%	0.1%	0.1%
	Korean	0.0%	0.0%	0.0%
	South Central Asian (ie. Indian)	0.0%	0.4%	0.5%
	South East Asian (ie. Vietnamese)	0.2%	0.1%	0.1%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	22.3%	26.7%	26.3%
	British	6.8%	6.6%	6.6%
	Dutch	0.1%	0.4%	0.4%
	French	0.7%	0.9%	0.8%
	German	3.0%	4.7%	4.8%
	Italian	2.0%	2.3%	2.0%
	Polish	1.0%	0.9%	0.8%
	Scandinavian	0.3%	0.6%	0.8%
	Scotch/Irish	6.0%	8.3%	8.1%
Other European (ie. Greek/Russian)	2.3%	1.9%	1.9%	
Middle Eastern	0.1%	0.3%	0.3%	
Other Ancestry	16.3%	16.8%	17.4%	
Unclassified Ancestry	20.6%	19.4%	18.4%	
Education (Age 25+)	Adult Population (25 Years or Older)	5,676	33,433	62,906
	Elementary (0 to 8)	2.1%	1.6%	1.6%
	Some High School (9 to 11)	3.2%	3.5%	4.4%
	High School Graduate (12)	31.5%	24.7%	26.2%
	Some College (13 to 16)	17.2%	20.2%	20.3%
	Associates Degree Only	10.7%	11.7%	10.3%
	Bachelors Degree Only	21.6%	25.4%	24.1%
	Graduate Degree	13.7%	12.8%	12.9%
	% College (4+)	35.3%	38.2%	37.0%
Household Type	Total Households – count	3,180	18,509	34,550
	One Person HHs – count	708	4,029	7,289
	Family HHs – count	2,212	13,446	25,395
	Married Couple – count	1,704	10,572	19,736
	w/own children – count	771	4,713	8,458
	w/out own children – count	933	5,858	11,278
	Male Householder – count	257	1,185	1,789
	Female Householder – count	251	1,688	3,870
	Non-Family Households – count	259	1,035	1,866
	1 Person Household	22.3%	21.8%	21.1%
	2 Person Household	33.5%	34.8%	34.9%
	3 Person Household	19.4%	17.9%	18.1%
	4 Person Household	13.7%	15.2%	15.1%
	5 Person Household	7.1%	6.6%	6.8%
6 Person Household	2.7%	2.5%	2.6%	
7+ Person Household	1.4%	1.3%	1.5%	
% Households With Children	32.4%	32.5%	32.6%	

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Housing	Total Housing Units	3,298	19,359	36,138
	Owner Occupied Percent	63.4%	71.3%	74.1%
	Renter Occupied Percent	33.0%	24.3%	21.5%
	Vacant Housing Percent	3.6%	4.4%	4.4%
	Total Housing Units (Census 2000)	1,321	8,931	17,200
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.2%	0.9%	1.5%
	Property Value \$750,000 to \$999,999	1.0%	4.4%	4.5%
	Property Value \$500,000 to \$749,999	7.7%	18.8%	17.4%
	Property Value \$400,000 to \$499,999	18.7%	18.9%	17.3%
	Property Value \$300,000, to \$399,999	34.2%	25.4%	26.2%
	Property Value \$200,000 to \$299,999	23.6%	19.3%	19.7%
	Property Value \$150,000 to \$199,999	4.3%	4.2%	4.6%
	Property Value \$100,000 to \$149,999	2.8%	2.9%	3.2%
	Property Value \$60,000 to \$99,999	1.9%	1.4%	1.7%
	Property Value \$40,000 to \$59,999	0.8%	0.7%	0.8%
	Property Value \$0 to \$39,999	4.4%	2.1%	2.3%
	Median Home Value	\$336,145	\$377,037	\$367,703
Wealth per Household	\$0 and under - percent	16.9%	16.4%	16.4%
	\$1 to \$4999 - percent	8.0%	7.6%	7.6%
	\$5k to \$9999 - percent	4.4%	4.2%	4.2%
	\$10k to \$24999 - percent	6.3%	6.2%	6.2%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.4%	10.4%	10.5%
	\$100k to \$249999 - percent	18.4%	18.7%	18.7%
	\$250k to \$499999 - percent	13.5%	13.9%	13.9%
	\$500k+ - percent	15.1%	15.7%	15.6%
	Median HH Wealth	\$85,439	\$91,830	\$91,629
	Avg HH Wealth	\$245,676	\$253,993	\$253,141
Economic Viability	Economic Viability Local	292	277	271
	Economic Viability Indexed	105	100	98
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	4,613	26,697	49,437
	Managerial/Executive	12.9%	18.3%	18.5%
	Professional Specialty	25.8%	24.8%	25.0%
	Healthcare Support	5.2%	3.7%	3.7%
	Sales	7.4%	8.3%	8.4%
	Office & Administrative Support	13.6%	13.4%	11.2%
	Protective Service	1.1%	1.7%	2.0%
	Food Preparation	1.2%	4.0%	4.7%
	Building Maintenance & Cleaning	1.5%	1.7%	1.6%
	Personal Care	2.3%	1.6%	1.5%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	5.5%	5.1%	5.0%
	Production & Transportation	23.6%	17.5%	18.3%
	Percent White Collar Workers	64.8%	68.5%	66.8%
	Percent Blue Collar Workers	35.2%	31.5%	33.2%

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	Agriculture/Mining/Construction	4.7%	4.4%	5.1%
	Manufacturing	24.1%	21.1%	20.7%
	Transportation	6.2%	5.2%	5.2%
	Information	3.3%	3.4%	2.9%
	Wholesale/Retail	12.9%	12.0%	11.6%
	Finance, Insurance, Real Estate	3.5%	7.0%	6.7%
	Professional Services	8.1%	7.2%	6.7%
	Management Services	0.3%	0.2%	0.2%
	Administrative/Waste Services	5.2%	4.2%	3.6%
	Educational Services	21.9%	22.2%	22.6%
	Entertainment Services	3.1%	6.5%	7.1%
	Other Professional Services	4.8%	4.2%	4.5%
	Public Administration	2.0%	2.3%	3.1%
Vehicles per HH	No Vehicles	1.2%	1.9%	2.3%
	1 Vehicle	27.5%	28.0%	27.0%
	2 Vehicles	44.8%	43.1%	44.4%
	3 or more vehicles	26.5%	27.0%	26.3%
	Average Number of Vehicles	2.12	2.06	2.05
Change	Births (last 12 months)	100	532	975
	Deaths (last 12 months)	66	432	820
	Migration (last 12 months)	295	978	1,937
Work place	Workplace Establishments	253	954	1,600
	Workplace Employees (FTE)	2,310	9,809	17,508