



Greenville-Anderson, SC

FAIRVIEW CORNERS I & II

34.703871, -82.256527
404 Fairview Road | Simpsonville, SC 29680

CENTER SIZE: 131,002 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	5,817	40,679	74,265
🏠	2,131	15,085	27,535
💰	\$82,106	\$81,538	\$80,277

Strong lineup of national retailers including Ross Dress for Less, T.J. Maxx, Rack Room Shoes, Hibbett Sports & Massage Envy, drawing an estimated 7,800 visits and 2.9M visits/year

High visibility on Fairview and Harrison Bridge Rds. from 36,400+ vehicles daily; easy access to I-385 and the entire upstate area

Surrounded by an affluent population with an average household income of \$81,000+ within 3 miles

Close proximity to downtown Greenville, Hillcrest Memorial Hospital with 90,000+ visitors/year and SouthChase Industrial Park with 2,000+ employees

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4229 - 02.13.25

AVAILABLE SPACE

375-A	1,360 SF
375-C	1,465 SF

CURRENT RETAILERS

A	Full House Spozza	4,556 SF
B	Koinophobic	1,257 SF
D	World Finance Corporation	1,400 SF
E	A Nails	1,190 SF
F	GameStop	1,400 SF
G	Hairmasters	1,190 SF
H	Jimmy John's	1,516 SF
N.A.P.	Target	120,976 SF
N.A.P.1	CVS/pharmacy	
N.A.P.2	McDonald's	
N.A.P.3	The Home Depot	
N.A.P.4	Bi-Lo	65,426 SF
N.A.P.5	Walmart	178,840 SF
N.A.P.6	Lowe's	178,840 SF
N.A.P.7	Publix	
N.A.P.8	Hobby Lobby	
325	Jersey Mike's Subs	1,600 SF
327	Smoothie King	1,120 SF
329	9Round	1,260 SF
331	Bellacino's	2,800 SF
335-A	Moe's Southwest Grill	2,800 SF
335-B	Ultra Tan	2,000 SF
335-C	GNC	2,200 SF
339-A	Leslie's Swimming Pool Supplies	3,000 SF
339-B	Honey Baked Ham Company & Cafe	2,000 SF
339-C	Rio Body Wax Simpsonville	1,500 SF
339-D	Sally Beauty Supply	1,500 SF
343-A	Dream Nails	1,500 SF
343-B	Sport Clips	1,500 SF
343-C	Hibbett Sports	4,980 SF
347	Ross Dress for Less	30,061 SF
348	T.J. Maxx	28,000 SF
353	Petco	10,812 SF
355	Massage Envy	3,500 SF