

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	24,051	75,040	268,450
	Population Est 23Q1	23,792	74,614	267,078
	Population Est 22Q4	23,647	74,236	265,804
	Population Est 22Q3	23,464	73,488	263,851
	Population Est 22Q2	23,228	72,744	262,639
	Population Est 22Q1	23,060	72,191	261,141
	Population Est 21Q4	22,998	71,824	259,637
	Population Est 21Q3	22,668	71,091	258,225
	Population Est 21Q2	22,500	70,599	256,151
	Population Fcst	26,457	82,317	287,614
	2010 Census Population	17,222	51,321	195,839
	2000 Census Population	12,612	38,424	149,859
	1990 Census Population	7,591	26,242	104,828
	Current Year Daytime Population	23,193	55,440	259,344
	Average Seasonal Population	101	490	2,415
	Historical Annual Growth, 1990 – 2000	5.21%	3.89%	3.64%
	Historical Annual Growth, 2000 – 2010	3.16%	2.94%	2.71%
	Estimated Annual Growth, 2010 – CY	2.37%	2.70%	2.24%
	Projected Annual Growth, CY to Y5	1.93%	1.87%	1.39%
	Group Qtrs Est	94	332	2,810
Transient Est Average Last 4 Qtrs	853	889	19,927	
Households	Current Year Estimated Households	9,209	28,656	106,392
	Households Est 23Q1	9,098	28,479	105,799
	Households Est 22Q4	9,036	28,323	105,239
	Households Est 22Q3	8,962	28,038	104,492
	Households Est 22Q2	8,870	27,755	104,041
	Households Est 22Q1	8,808	27,548	103,460
	Households Est 21Q4	8,780	27,398	102,864
	Households Est 21Q3	8,657	27,129	102,307
	Households Est 21Q2	8,594	26,945	101,474
	Households Fcst	10,139	31,471	114,042
	2010 Census Households	6,416	19,213	76,418
	2000 Census Households	4,535	14,224	58,525
	1990 Census Households	2,708	9,354	39,741
	Historical Annual Growth, 1990 – 2000	5.29%	4.28%	3.95%
	Historical Annual Growth, 2000 – 2010	3.53%	3.05%	2.70%
	Estimated Annual Growth, 2010 – CY	2.57%	2.85%	2.35%
	Projected Annual Growth, CY to Y5	1.94%	1.89%	1.40%
Population per Household	2.60	2.61	2.50	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.2%	1.4%	1.9%
	HH Income \$250,000 to \$499,999	1.5%	1.7%	2.3%
	HH Income \$200,000 to \$249,999	3.5%	4.0%	5.3%
	HH Income \$175,000 to \$199,999	7.6%	6.5%	5.5%
	HH Income \$150,000 to \$174,999	7.5%	7.9%	6.9%
	HH Income \$100,000 to 149,999	22.7%	21.1%	18.9%
	HH Income \$75,000 to 99,999	14.8%	14.9%	14.0%
	HH Income \$50,000 to 74,999	16.9%	17.5%	18.1%
	HH Income \$35,000 to 49,999	9.4%	9.8%	9.7%
	HH Income \$25,000 to 34,999	6.5%	5.9%	6.3%
	HH Income \$15,000 to 24,999	4.8%	5.2%	5.4%
	HH Income \$0 to 14,999	3.6%	4.1%	5.7%
	Average Household Income	\$107,987	\$105,136	\$109,858
	Median Household Income	\$89,059	\$86,813	\$82,845
	Per Capita Income	\$41,465	\$40,278	\$43,842
	Average Disposable Income	\$85,264	\$84,906	\$84,780
	Median Disposable Income	\$76,481	\$74,762	\$71,547
	Discretionary HH Income Over \$150,000	3.9%	4.0%	6.2%
	Discretionary HH Income \$125,000 to \$149,999	5.0%	4.7%	5.1%
	Discretionary HH Income \$100,000 to \$124,999	10.2%	10.6%	9.2%
	Discretionary HH Income \$75,000 to \$99,999	16.1%	15.1%	13.2%
	Discretionary HH Income \$50,000 to \$74,999	23.5%	22.6%	20.4%
	Discretionary HH Income \$25,000 to \$49,999	24.9%	26.5%	27.1%
	Discretionary HH Income Under \$25,000	16.5%	16.4%	18.9%
	Average Discretionary HH Income	\$64,667	\$64,032	\$64,027
	Median Discretionary HH Income	\$59,154	\$57,362	\$54,350
	Householder White – Count	5,988	19,494	71,562
	Median HH Income	\$97,009	\$93,904	\$91,104
	Average HH Income	\$100,451	\$99,604	\$98,865
	Householder Black or African-American – Count	2,031	5,681	19,400
	Median HH Income	\$75,373	\$78,707	\$66,649
	Average HH Income	\$77,430	\$82,624	\$74,173
	Householder Hispanic – Count	508	1,476	6,692
	Median HH Income	\$101,927	\$73,005	\$73,790
Average HH Income	\$103,613	\$86,148	\$88,840	
Householder Asian or Pacific Islander – Count	54	260	2,398	
Median HH Income	\$158,383	\$96,312	\$98,542	
Average HH Income	\$139,574	\$110,314	\$107,802	
Householder Other or Pacific Islander – Count	628	1,744	6,340	
Median HH Income	\$80,936	\$71,928	\$71,437	
Average HH Income	\$98,338	\$87,190	\$87,544	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	11,513	35,919	129,530
	Female Population	12,537	39,121	138,920
Total Population by Age	Count of Pop 0 to 4 years	1,392	4,132	14,944
	Count of Pop 0 to 7 years	2,031	6,021	21,406
	Count of Pop 5 - 13	2,782	8,572	29,487
	Count of Pop 14 - 18	1,263	4,066	14,371
	Count of Pop 19 - 22	1,233	3,866	13,842
	Count of Pop 22 - 25	904	2,724	9,833
	Count of Pop 25 - 29	1,435	4,065	16,172
	Count of Pop 30 - 34	1,597	4,667	18,127
	Count of Pop 35 - 39	1,671	5,149	17,942
	Count of Pop 40 - 44	1,597	4,976	17,446
	Count of Pop 45 - 59	4,650	14,695	51,861
	Count of Pop 60 - 74	3,946	12,698	44,107
	Count of Pop 75 - 84	1,286	4,359	15,669
	Count of Pop 85+	297	1,072	4,650
	% of Pop 0 to 4 years	5.8%	5.5%	5.6%
	% of Pop 0 to 7 years	8.4%	8.0%	8.0%
	% of Pop 5 - 13	11.6%	11.4%	11.0%
	% of Pop 14 - 18	5.2%	5.4%	5.4%
	% of Pop 19 - 22	5.1%	5.2%	5.2%
	% of Pop 22 - 25	3.8%	3.6%	3.7%
	% of Pop 25 - 29	6.0%	5.4%	6.0%
	% of Pop 30 - 34	6.6%	6.2%	6.8%
	% of Pop 35 - 39	6.9%	6.9%	6.7%
	% of Pop 40 - 44	6.6%	6.6%	6.5%
	% of Pop 45 - 59	19.3%	19.6%	19.3%
	% of Pop 60 - 74	16.4%	16.9%	16.4%
	% of Pop 75 - 84	5.3%	5.8%	5.8%
	% of Pop 85+	1.2%	1.4%	1.7%
Median Age	39.3	40.3	39.9	
Average Age	39.7	40.4	40.4	
Male Population by Age	% of Pop 0 to 4 years	6.1%	5.8%	5.9%
	% of Pop 5 - 13	12.1%	12.1%	11.6%
	% of Pop 14 - 18	5.5%	5.7%	5.6%
	% of Pop 19 - 22	5.3%	5.4%	5.4%
	% of Pop 22 - 25	3.8%	3.7%	3.8%
	% of Pop 25 - 29	6.2%	5.7%	6.3%
	% of Pop 30 - 34	6.6%	6.2%	6.9%
	% of Pop 35 - 39	7.0%	6.9%	6.6%
	% of Pop 40 - 44	6.5%	6.5%	6.4%
	% of Pop 45 - 59	19.3%	19.7%	19.4%
	% of Pop 75 - 84	4.9%	5.2%	5.2%
	% of Pop 60 - 74	15.7%	16.1%	15.6%
	% of Pop 85+	0.9%	1.0%	1.2%
	Median Age	38.1	38.9	38.4
Average Age	38.7	39.2	39.1	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	5.5%	5.2%	5.3%
	% of Pop 5 - 13	11.0%	10.8%	10.4%
	% of Pop 14 - 18	5.0%	5.2%	5.1%
	% of Pop 19 - 22	5.0%	5.0%	4.9%
	% of Pop 22 - 25	3.7%	3.5%	3.5%
	% of Pop 25 - 29	5.8%	5.2%	5.8%
	% of Pop 30 - 34	6.6%	6.2%	6.6%
	% of Pop 35 - 39	6.9%	6.9%	6.7%
	% of Pop 40 - 44	6.8%	6.7%	6.5%
	% of Pop 45 - 59	19.4%	19.5%	19.3%
	% of Pop 60 - 74	17.0%	17.7%	17.2%
	% of Pop 75 - 84	5.7%	6.3%	6.5%
	% of Pop 85+	1.5%	1.8%	2.2%
	Median Age	40.3	41.5	41.3
Average Age	40.6	41.4	41.5	
Race	Count of White	15,828	50,941	180,664
	Count of Black or African-American	5,213	15,123	51,271
	Count of Asian or Pacific Islander	239	959	7,717
	Count of Other races	2,771	8,017	28,798
	White	65.8%	67.9%	67.3%
	Black or African American	21.7%	20.2%	19.1%
	Asian	1.0%	1.3%	2.9%
	Other Races	11.5%	10.7%	10.7%
Language Spoken	Speak English at Home	89.6%	90.2%	88.3%
	Speak Spanish at Home	7.3%	6.3%	6.6%
	Speak French or French Creole at Home	1.1%	0.8%	0.5%
	Speak German at Home	0.5%	0.5%	0.7%
	Speak Other Indo-European Languages at Home	1.0%	1.1%	1.4%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.4%	0.2%
	Speak Chinese at Home	0.1%	0.1%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.2%
	Speak Vietnamese at Home	0.0%	0.1%	0.3%
	Speak Other Asian Languages at Home	0.1%	0.2%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.1%	0.2%
	Speak Other Language at Home	0.1%	0.3%	0.5%
Hispanic	Hispanic Population	2,023	6,385	23,498
	Hispanic Population Percent	8.4%	8.5%	8.8%
	Mexican	26.2%	27.6%	32.1%
	Puerto Rican	19.4%	22.9%	14.9%
	Cuban	6.8%	6.5%	4.4%
	Dominican	4.8%	2.7%	2.1%
	Central American	1.8%	4.4%	7.9%
	South American	34.9%	32.1%	33.5%
	Other Hispanic	6.2%	3.8%	5.1%
	2000 Hispanic Population Percent	3%	3%	3%
	1990 Hispanic Population Percent	1%	1%	1%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	6.5%	7.6%	7.3%
	American	6.2%	7.4%	7.0%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	1.0%	1.3%	2.9%
	Chinese	0.2%	0.2%	0.4%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.2%	0.2%	0.2%
	South Central Asian (ie. Indian)	0.2%	0.5%	1.2%
	South East Asian (ie. Vietnamese)	0.3%	0.4%	0.7%
	Other Asian	0.0%	0.1%	0.2%
	European (percent of total population)	34.1%	34.7%	33.8%
	British	8.6%	8.3%	8.4%
	Dutch	0.5%	0.6%	0.6%
	French	1.8%	1.4%	1.2%
	German	5.9%	6.2%	6.6%
	Italian	3.1%	2.6%	2.4%
	Polish	1.0%	1.0%	1.0%
	Scandinavian	1.2%	1.3%	1.1%
	Scotch/Irish	10.0%	11.0%	9.6%
Other European (ie. Greek/Russian)	2.0%	2.3%	3.0%	
Middle Eastern	0.3%	0.4%	0.5%	
Other Ancestry	26.5%	25.4%	25.8%	
Unclassified Ancestry	23.2%	22.1%	21.0%	
Education (Age 25+)	Adult Population (25 Years or Older)	16,478	51,680	185,973
	Elementary (0 to 8)	1.8%	1.6%	2.1%
	Some High School (9 to 11)	4.0%	4.5%	5.0%
	High School Graduate (12)	27.8%	26.4%	22.1%
	Some College (13 to 16)	19.2%	20.0%	19.3%
	Associates Degree Only	10.7%	10.4%	9.8%
	Bachelors Degree Only	23.2%	24.0%	26.6%
	Graduate Degree	13.4%	13.1%	15.2%
	% College (4+)	36.5%	37.0%	41.8%
Household Type	Total Households – count	9,209	28,656	106,392
	One Person HHs – count	2,078	6,272	27,961
	Family HHs – count	6,618	20,945	72,199
	Married Couple – count	5,231	16,370	55,298
	w/own children – count	2,114	7,094	23,121
	w/out own children – count	3,117	9,276	32,176
	Male Householder – count	502	1,470	4,825
	Female Householder – count	885	3,105	12,076
	Non-Family Households – count	512	1,439	6,232
	1 Person Household	22.6%	21.9%	26.3%
	2 Person Household	34.7%	35.2%	34.5%
	3 Person Household	18.1%	17.6%	16.2%
	4 Person Household	14.5%	14.8%	13.6%
	5 Person Household	6.5%	6.5%	6.0%
6 Person Household	2.5%	2.6%	2.2%	
7+ Person Household	1.2%	1.4%	1.1%	
% Households With Children	30.1%	32.0%	29.9%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	9,634	29,993	113,170
	Owner Occupied Percent	68.0%	73.0%	65.1%
	Renter Occupied Percent	27.5%	22.5%	28.9%
	Vacant Housing Percent	4.4%	4.5%	6.0%
	Total Housing Units (Census 2000)	4,807	15,051	63,023
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.6%	1.0%	4.4%
	Property Value \$750,000 to \$999,999	2.5%	2.2%	5.3%
	Property Value \$500,000 to \$749,999	15.2%	16.0%	17.6%
	Property Value \$400,000 to \$499,999	17.4%	17.1%	15.4%
	Property Value \$300,000, to \$399,999	26.3%	25.6%	22.8%
	Property Value \$200,000 to \$299,999	19.8%	22.0%	18.1%
	Property Value \$150,000 to \$199,999	7.4%	6.5%	5.8%
	Property Value \$100,000 to \$149,999	3.8%	4.1%	4.3%
	Property Value \$60,000 to \$99,999	1.0%	1.3%	1.7%
	Property Value \$40,000 to \$59,999	0.6%	0.7%	1.0%
	Property Value \$0 to \$39,999	3.5%	2.8%	2.7%
	Median Home Value	\$352,460	\$349,818	\$372,336
Wealth per Household	\$0 and under - percent	16.6%	16.4%	16.9%
	\$1 to \$4999 - percent	7.9%	7.7%	8.0%
	\$5k to \$9999 - percent	4.4%	4.3%	4.4%
	\$10k to \$24999 - percent	6.3%	6.2%	6.3%
	\$25k to \$49999 - percent	6.8%	6.9%	6.8%
	\$50k to \$99999 - percent	10.4%	10.4%	10.3%
	\$100k to \$249999 - percent	18.5%	18.7%	18.3%
	\$250k to \$499999 - percent	13.7%	13.8%	13.6%
	\$500k+ - percent	15.5%	15.7%	15.5%
	Median HH Wealth	\$88,862	\$91,328	\$86,972
	Avg HH Wealth	\$250,840	\$253,326	\$249,454
Economic Viability	Economic Viability Local	274	268	276
	Economic Viability Indexed	101	99	102
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	13,720	40,601	140,484
	Managerial/Executive	18.8%	20.2%	19.5%
	Professional Specialty	24.5%	23.7%	26.5%
	Healthcare Support	2.7%	2.8%	2.4%
	Sales	8.7%	8.9%	10.1%
	Office & Administrative Support	11.9%	11.3%	9.9%
	Protective Service	2.0%	2.2%	1.4%
	Food Preparation	3.3%	4.8%	4.9%
	Building Maintenance & Cleaning	1.6%	1.4%	2.3%
	Personal Care	2.0%	1.5%	2.2%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.3%
	Construction	4.7%	5.2%	5.9%
	Production & Transportation	19.7%	17.7%	14.6%
	Percent White Collar Workers	66.6%	67.0%	68.6%
	Percent Blue Collar Workers	33.4%	33.0%	31.4%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.703871 Longitude: -82.256527

Fairview Corners I & II Simpsonville, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	2.9%	4.7%	5.4%
	Manufacturing	21.1%	20.4%	19.1%
	Transportation	5.3%	5.2%	4.6%
	Information	2.9%	2.2%	2.2%
	Wholesale/Retail	13.4%	12.7%	12.8%
	Finance, Insurance, Real Estate	6.8%	7.0%	6.7%
	Professional Services	6.6%	6.8%	8.3%
	Management Services	0.2%	0.1%	0.1%
	Administrative/Waste Services	4.7%	4.0%	4.4%
	Educational Services	22.1%	21.0%	21.4%
	Entertainment Services	5.8%	7.5%	7.8%
	Other Professional Services	5.3%	4.6%	4.7%
	Public Administration	2.9%	3.7%	2.6%
Vehicles per HH	No Vehicles	1.4%	2.3%	4.1%
	1 Vehicle	31.1%	28.3%	31.5%
	2 Vehicles	42.4%	44.7%	41.7%
	3 or more vehicles	25.1%	24.7%	22.7%
	Average Number of Vehicles	2.06	2.01	1.92
Change	Births (last 12 months)	274	809	2,960
	Deaths (last 12 months)	197	654	2,379
	Migration (last 12 months)	749	2,158	5,291
Work place	Workplace Establishments	712	1,483	7,887
	Workplace Employees (FTE)	7,483	16,323	111,115