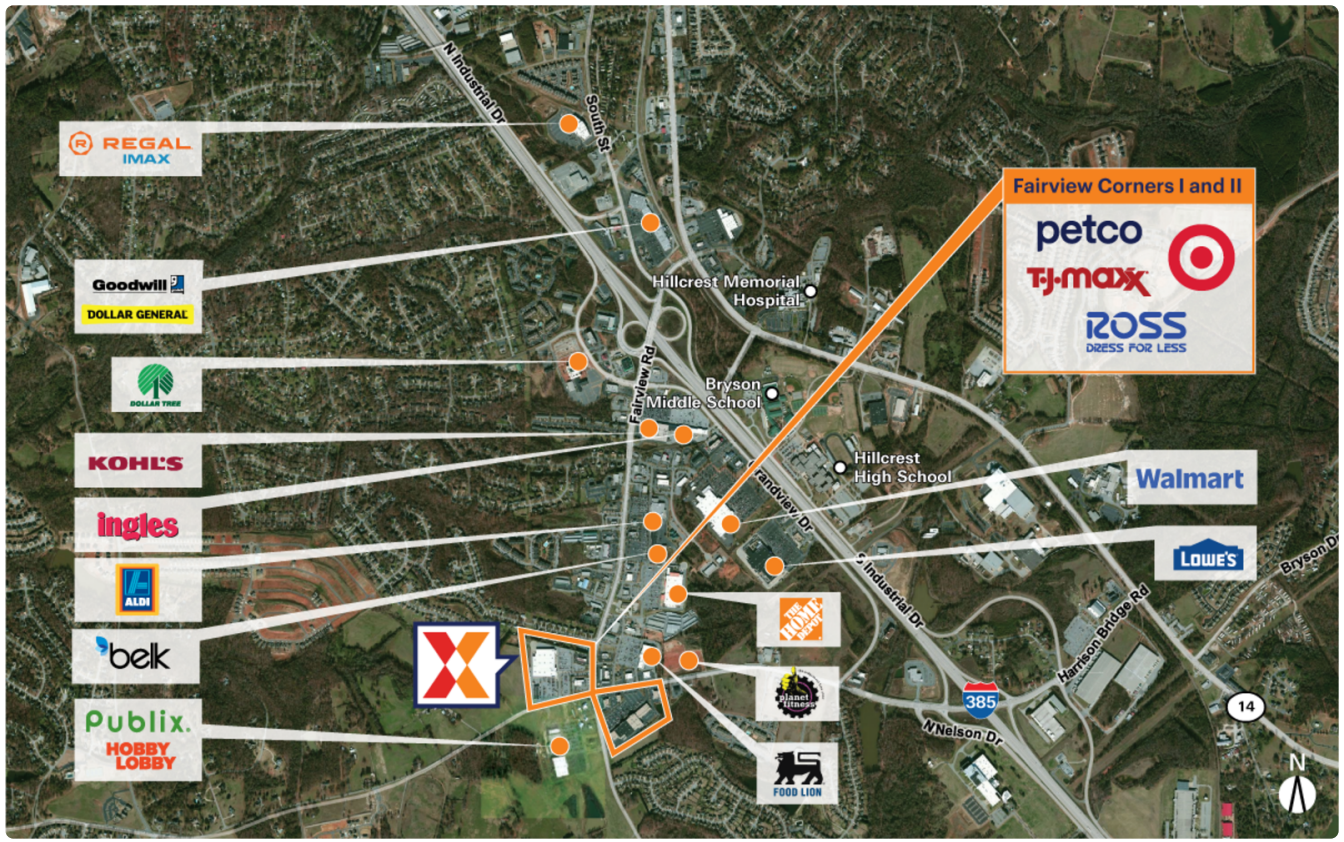
Fairview Corners I & II

Greenville County | Greenville-Anderson-Greer, SC | 131,002 Sq Ft

404 Fairview Road | Simpsonville, SC 29680

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 2nd most highly trafficked shopping center with 4.2M+ annually (Placer.ai 2025)

Surrounded by a highly educated population as 38% have a college education within a 3-mile radius

High visibility from 30K+ vehicles daily on Fairview Rd (Kalibrate 2024) 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
327	Smoothie King	1,120
329	Wingstop	1,260
331	Bellacino's	2,800
335-A	Moe's Southwest Grill	2,800
335-B	Palm Beach Tan	2,000
335-C	Visionworks	2,200
339-A	Leslie's Pool Supplies	3,000
339-B	HoneyBaked Ham	2,000
339-C	Rio body wax	1,500
339-D	Sally Beauty Supply	1,500
343-A	Dream Nails	1,500
343-B	Sport Clips	1,500
343-C	Hibbett Sports	4,980
347	Ross Dress for Less	30,061
348	T.J. Maxx	28,000
353	Petco	10,812
355	Massage Envy	3,500
357	Rack Room Shoes	6,000
365	Spectrum	4,000
375-B	First Watch	3,535
375-C	Family Dental Health	2,825
A	Capri's Italian Restaurant	4,556
B	CORA Health Services	2,657
E	A Nails	1,190
F	GameStop	1,400
G	GNC	1,190
H	Jimmy John's	1,516
NAP01	Target	120,976
NAP02	CVS	0
NAP03	McDonald's	0
NAP04	The Home Depot	0
NAP05	Food Lion	65,426
NAP06	Walmart	178,840
NAP07	Lowe's	178,840
NAP08	Publix	0
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.

4229



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