

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Simpsonville, SC 29680 | 621 Fairview Rd | Fairview Rd & Grandview Dr | #673



- 17,200 SF junior anchor space available at Fairview Station, a 152,633 SF community center anchored by Kohl's, Ingles, Michaels and PetSmart
- 12 miles southeast from Greenville, SC, which is the 4th fastest-growing city in the nation (U.S. Census Bureau 2017)
- Visible and accessible from I-385
- Pylon signage available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 Population Density	4,145	41,651	81,278	I-385	55,500 AADT
2018 Daytime Population	6,186	18,013	24,995	Fairview Rd	27,100 AADT
2018 Average HH Income	\$73,675	\$81,743	\$83,574		
2018 Median HH Income	\$55,470	\$65,286	\$66,132		

AVAILABLE SF:  
17,200 SF

FRONTAGE:  
APPROX 78'9"

ZONING:  
COMMERCIAL

RATES:  
CALL FOR DETAILS

## AREA ANCHORS



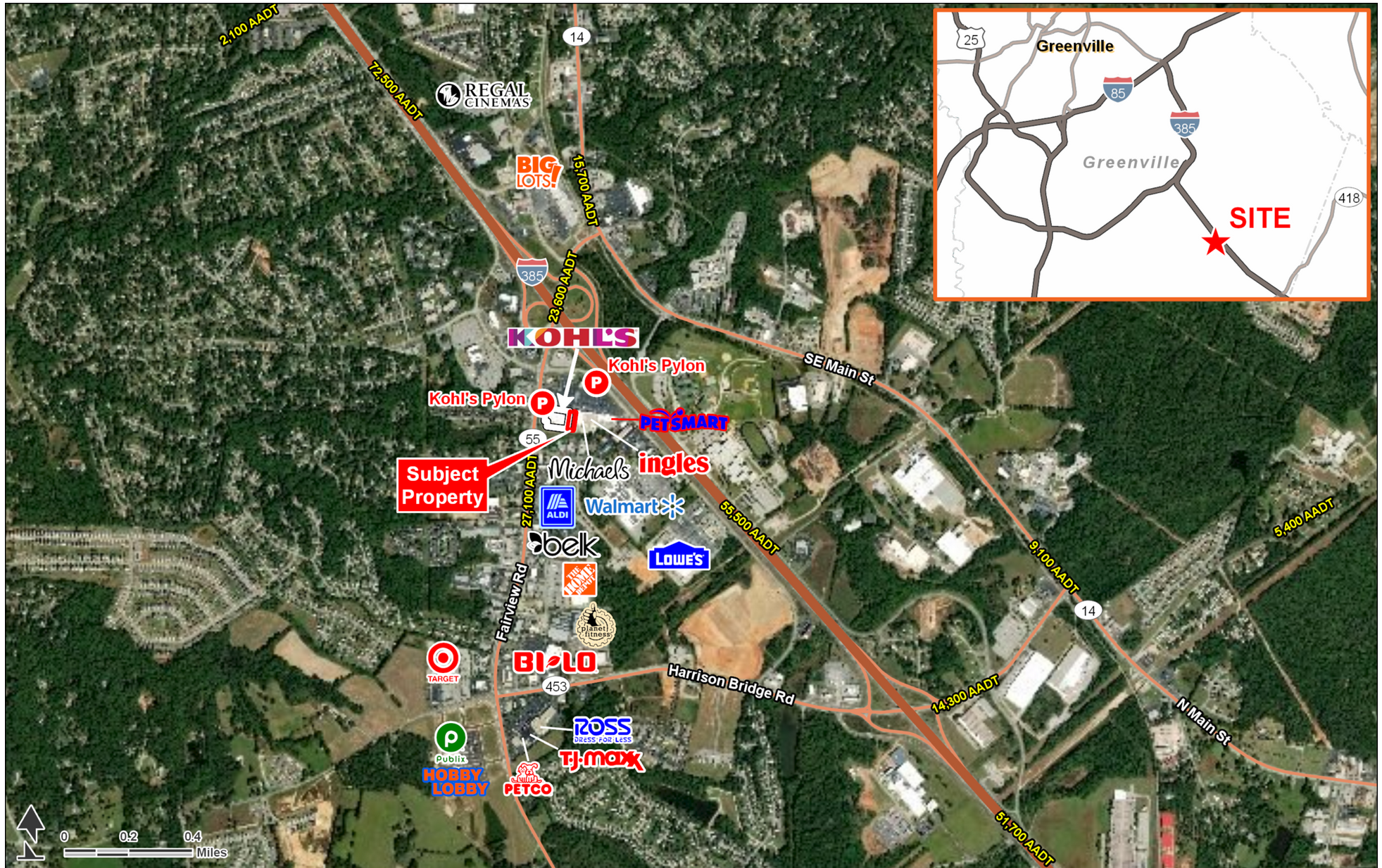
**FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):**  
 DAWN PRINCE HOOVER • dawn.princehoover@tscg.com • 704.335.5455  
 JACK BRENNAN • jack.brennan@tscg.com • 704.335.5455

Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.



# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Simpsonville, SC 29680 | 621 Fairview Rd | Fairview Rd & Grandview Dr | #673



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):  
DAWN PRINCE HOOVER • dawn.princehoover@tscg.com • 704.335.5455  
JACK BRENNAN • jack.brennan@tscg.com • 704.335.5455



Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Simpsonville, SC 29680 | 621 Fairview Rd | Fairview Rd & Grandview Dr | #673



**FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):**  
DAWN PRINCE HOOVER • dawn.princehoover@tscg.com • 704.335.5455  
JACK BRENNAN • jack.brennan@tscg.com • 704.335.5455

**TSCG**

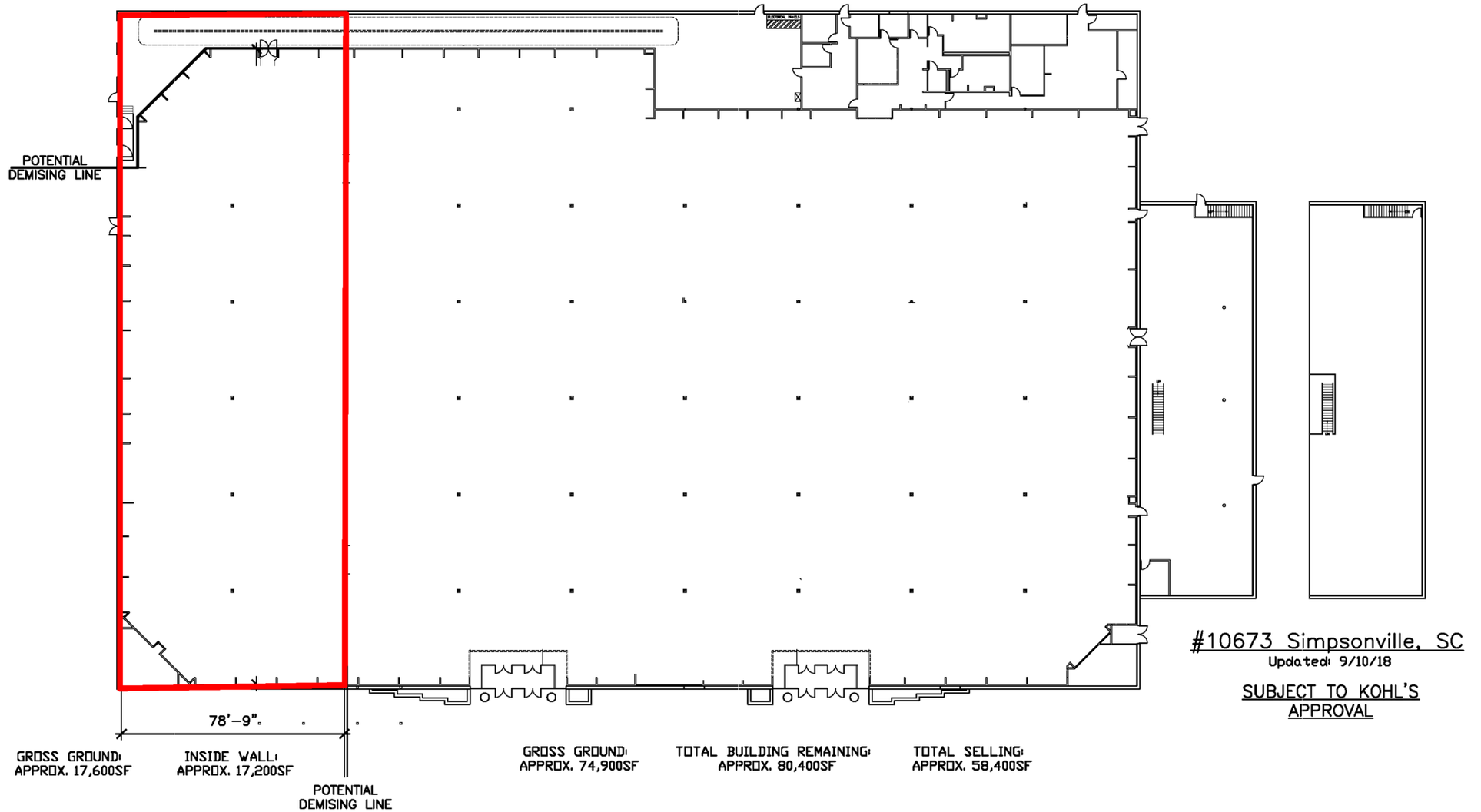
**Stan Johnson Co.**  
THE NET LEASE AUTHORITY®

**CHAINLINKS**  
RETAIL ADVISORS

Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Simpsonville, SC 29680 | 621 Fairview Rd | Fairview Rd & Grandview Dr | #673



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):  
DAWN PRINCE HOOVER • dawn.princehoover@tscg.com • 704.335.5455  
JACK BRENNAN • jack.brennan@tscg.com • 704.335.5455

