



# 655 FAIRVIEW ROAD

Prime Retail Spaces For Lease - Dynamic ALDI  
Anchored Shopping Center in Simpsonville, SC

PRESENTED BY:

Darath Mackie, Vice President  
[dmackie@lee-associates.com](mailto:dmackie@lee-associates.com)  
864-337-1543

Chris Schwab, Vice President  
[cschwab@lee-associates.com](mailto:cschwab@lee-associates.com)  
512-968-1252

## CONFIDENTIAL DISCLAIMER

This package contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this package, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this package in any manner.

Neither the Owner or Lee & Associates-Greenville/Spartanburg nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this package. The Owner shall have no legal commitment or obligation to any person reviewing this package or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

# TABLE OF CONTENTS

## 3 PROPERTY OVERVIEW HIGHLIGHTS

## 4 PROPERTY OVERVIEW SPECIFICATIONS

## 5 PROPERTY OVERVIEW LOCATION

## 6 PROPERTY OVERVIEW SUITES

## 10 PROPERTY OVERVIEW DEMOGRAPHICS

## 11 PROPERTY OVERVIEW SIMPSONVILLE

## PROPERTY OVERVIEW

# PROPERTY HIGHLIGHTS



### Lighted Intersection

Multiple points of ingress/egress at lighted intersection right off of Fairview Road in Simpsonville, SC.



### 1/2 Mile from Major Interstate Access, I-385

Situated only ±0.5 Miles from I-385.



### Outstanding Signage Availability

Take advantage of the outstanding signage opportunity that provides maximum exposure and visibility. The property's strategic location allows for highly prominent signage, making it easy for your brand to stand out and attract attention.



### Fairview Road Submarket

A growing commercial area with strong retail and dining options. Well-connected by major highways, it attracts both local residents and commuters. The mix of national and local businesses makes it a key spot for shopping and services in the region.



### Close Proximity to Other Major Retailers

The property at 655 Fairview Road in Simpsonville, SC, is situated in a bustling commercial area with several major retailers nearby. Notable establishments in close proximity include Home Depot, Starbucks, Belks, Aldi and several other major retailers.



### Only 3 Availabilities

Only three available spaces: 1,050 SF; 3,206 SF; and 7,204 SF. These prime vacancies present an opportunity to join other major retailers and Aldi in a high-traffic location with excellent visibility and easy access to major roadways. With limited availability, these spaces offer potential for a variety of retail or office uses.

## PROPERTY OVERVIEW

# PROPERTY SPECIFICATIONS

PROPERTY NAME	Fairview Market
TYPE	Retail
TOTAL AVAILABLE SF	±12,860 SF • 1,050 SF - Suite D • 1,400 SF - Suite I • 7,204 SF- Suite C - 3 • 3,206 SF - Suite C - 2
TOTAL BUILDING SF	±53,033 SF
TAX MAP #	0330000100117
COUNTY	Greenville
CITY LIMITS	Simpsonville
ZONING	BG
CONSTRUCTION	Masonry
LOT SIZE	±6.068 AC
SIGNAGE	Building & Monument Available
LOT SIZE	±1.47 Acres
ROAD FRONTAGE	±325.2'
TRAFFIC COUNT	30,600 VPD
PARKING	Ample (5.71/1,000 SF)
SUBMARKET	Fairview Road



# PROPERTY OVERVIEW

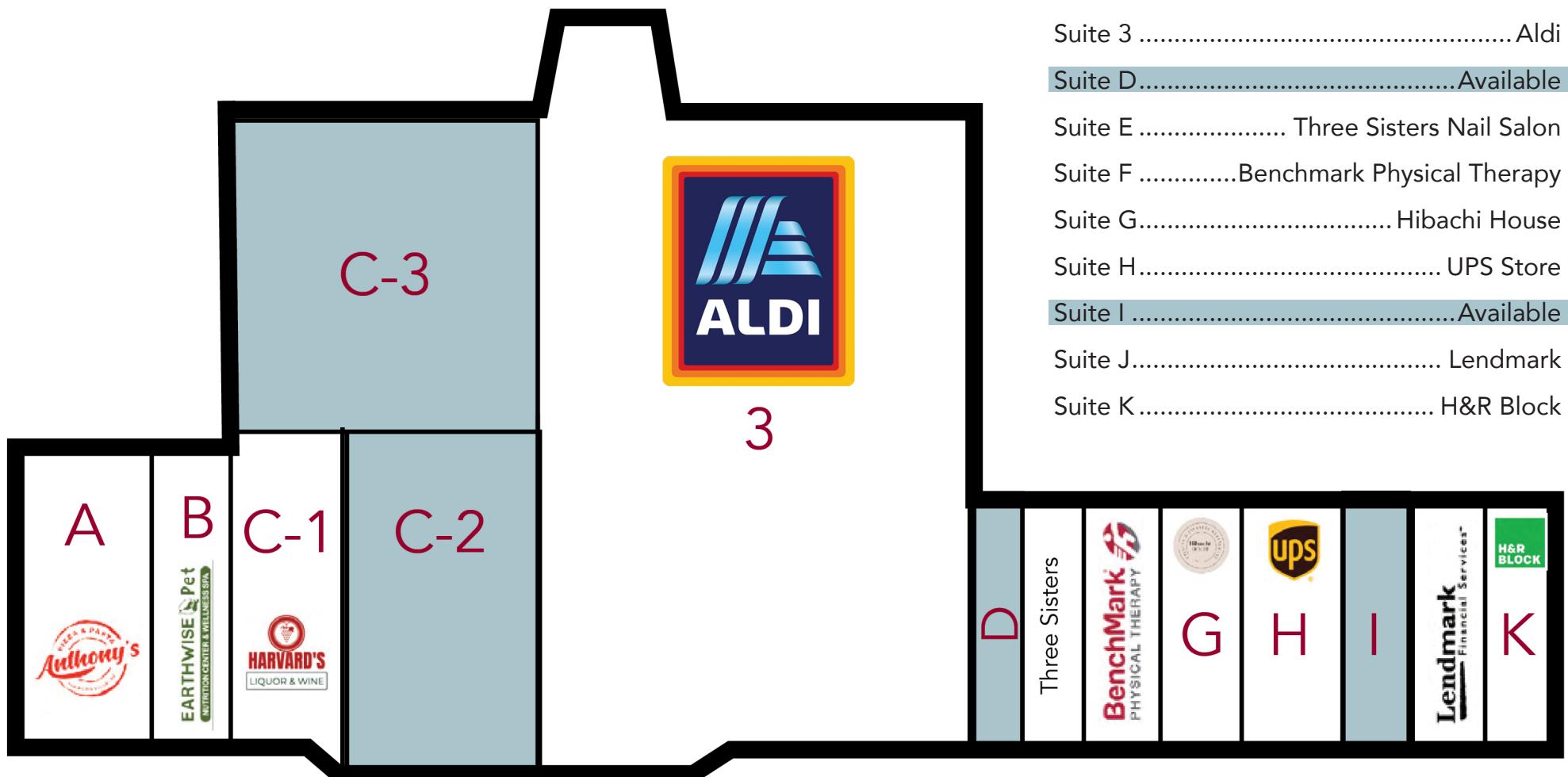
## LOCATION MAP



- 1 Belks
- 2 Home Depot
- 3 Lowe's
- 4 Wal-Mart
- 5 Starbucks
- 6 Murphy USA
- 7 Zaxby's
- 8 IHOP
- 9 National Tire
- 10 Kohl's
- 11 Michael's
- 12 Ingles
- 13 Holiday Inn Express
- 14 Mattress Firm
- 15 US Post Office
- 16 KFC
- 17 Burger King
- 18 TD Bank
- 19 Wells Fargo Bank
- 20 Spinx

# PROPERTY OVERVIEW

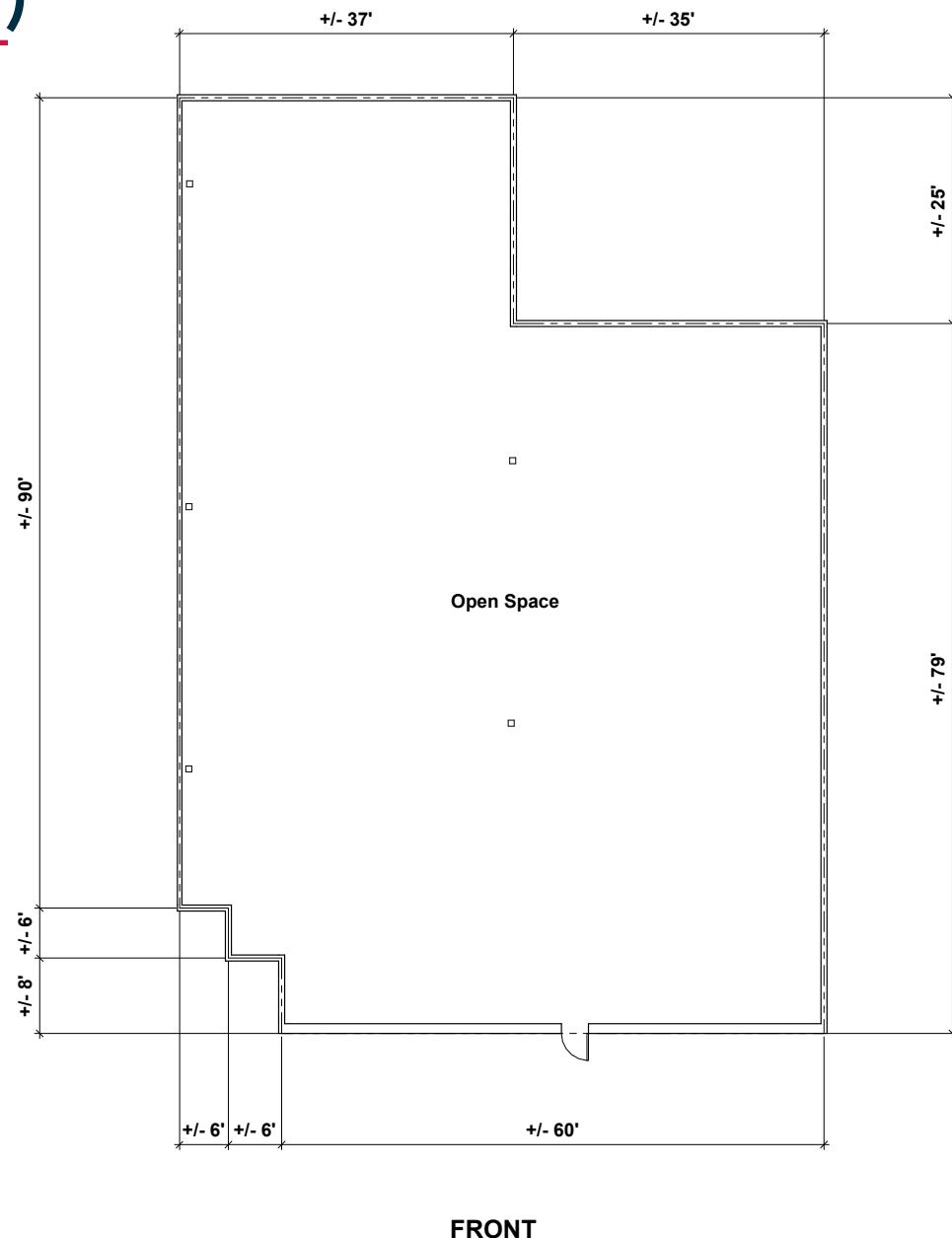
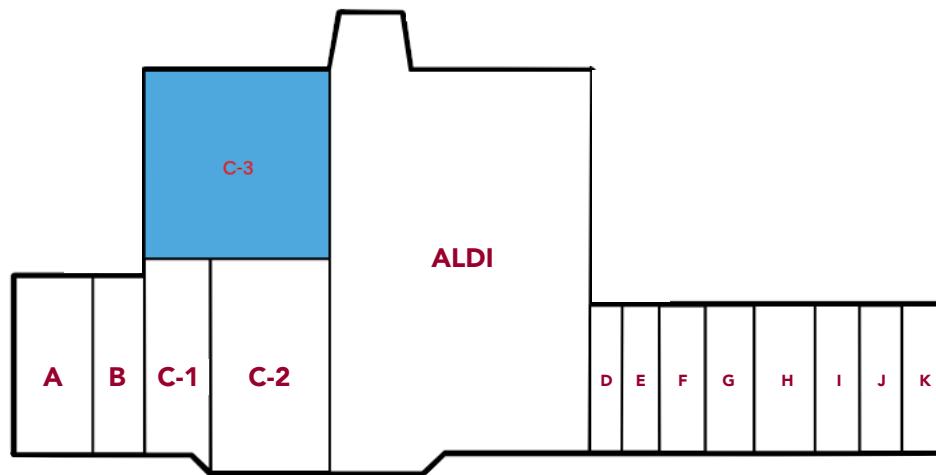
## SITE PLAN



## PROPERTY OVERVIEW

# PROPERTY SUITE C-3 (REAR)

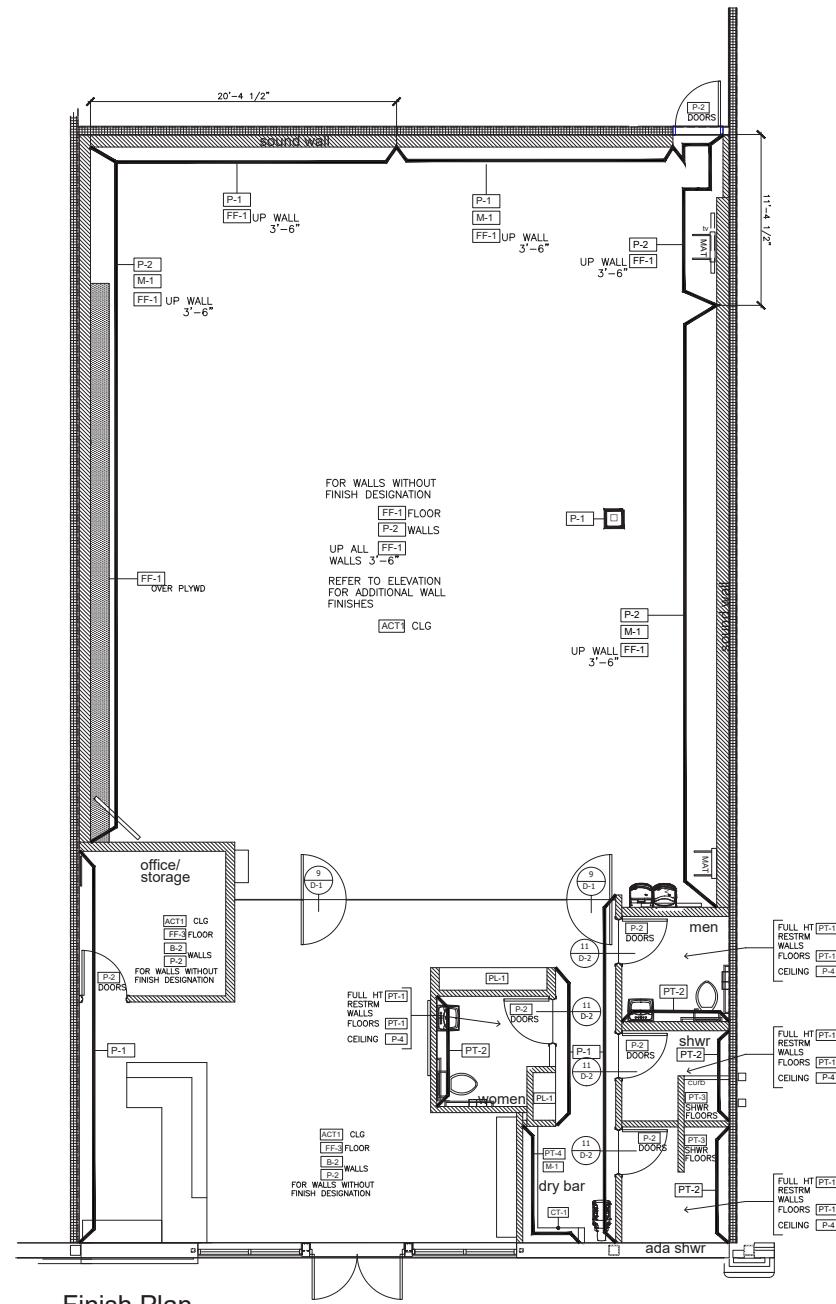
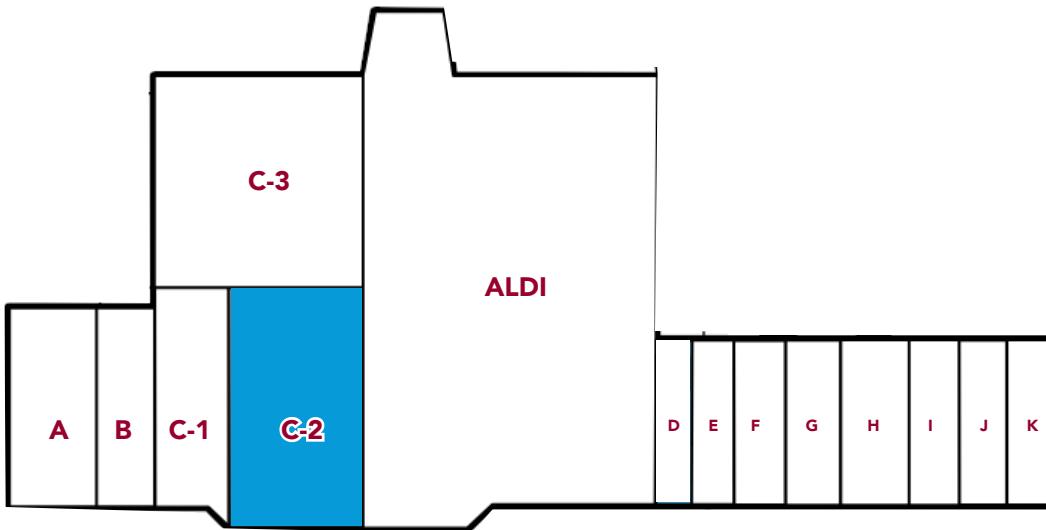
±7,204 SF



# PROPERTY OVERVIEW

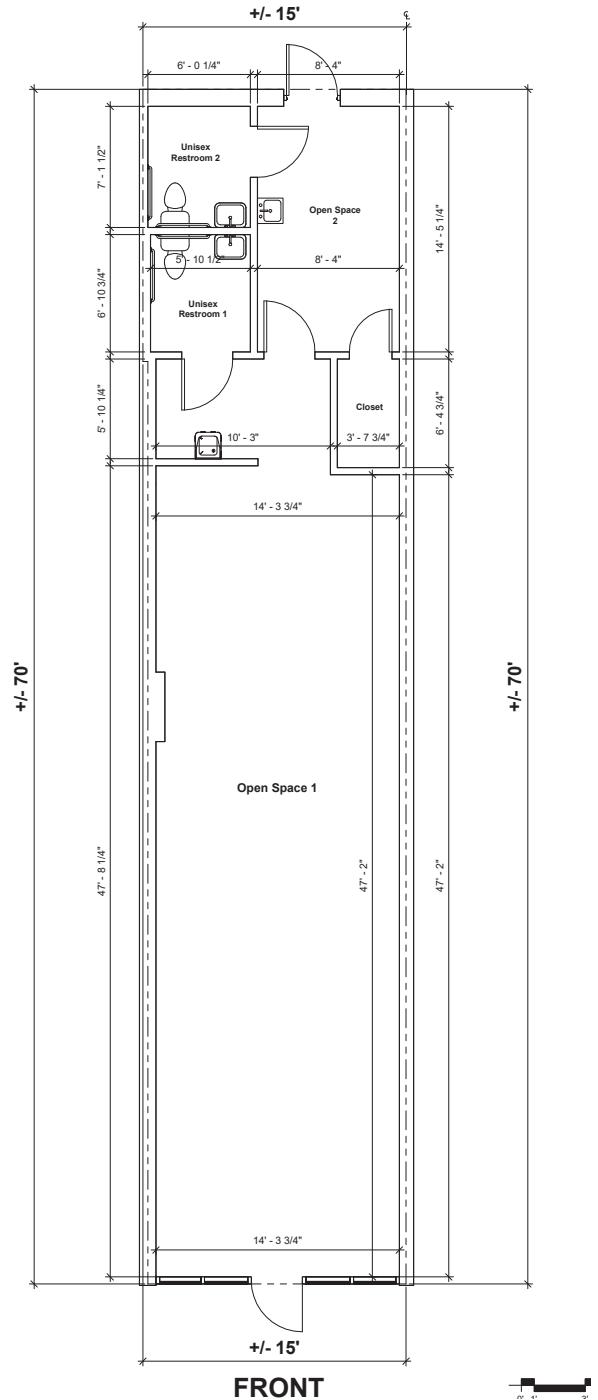
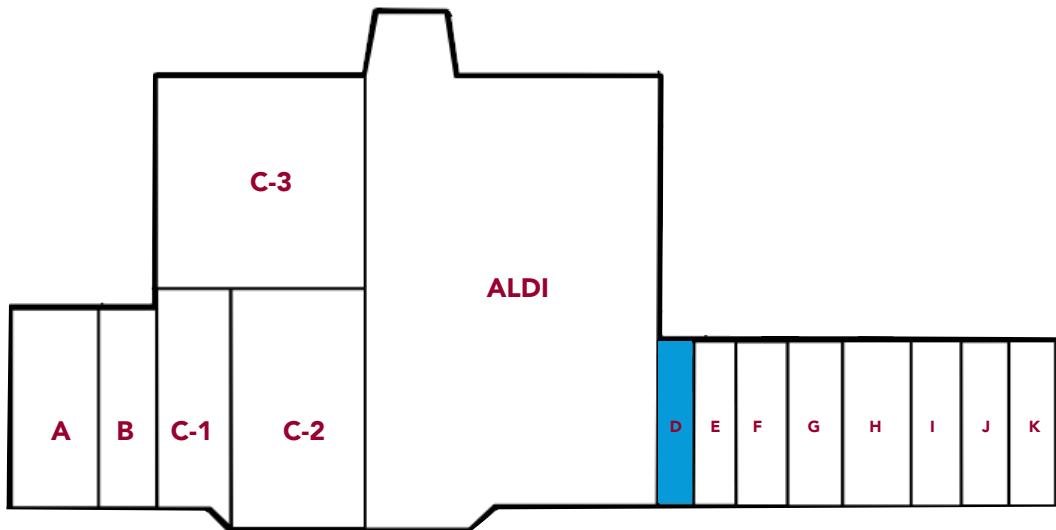
# PROPERTY SUITE C-2

**±3,206 SF**



# PROPERTY SUITE D

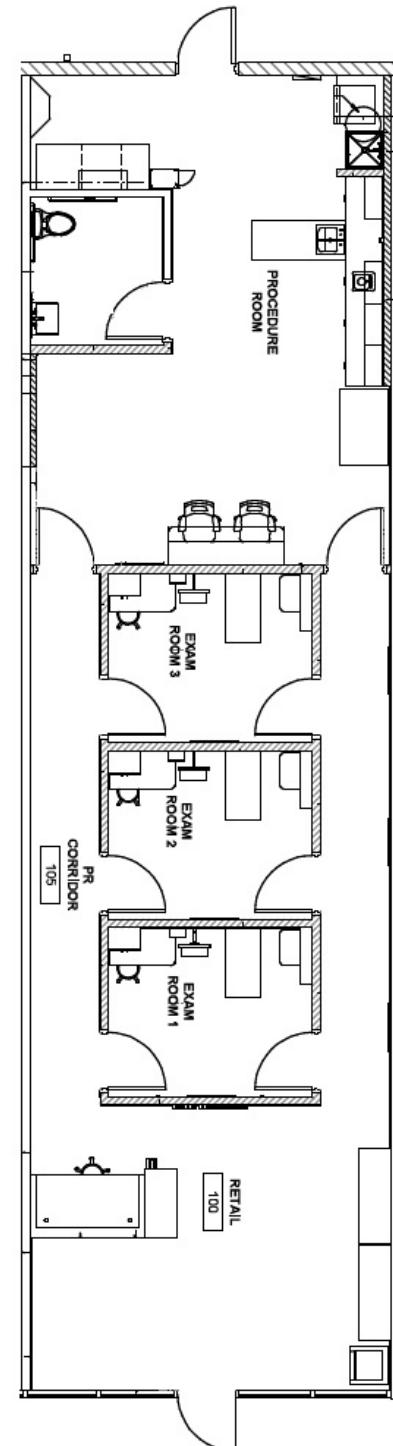
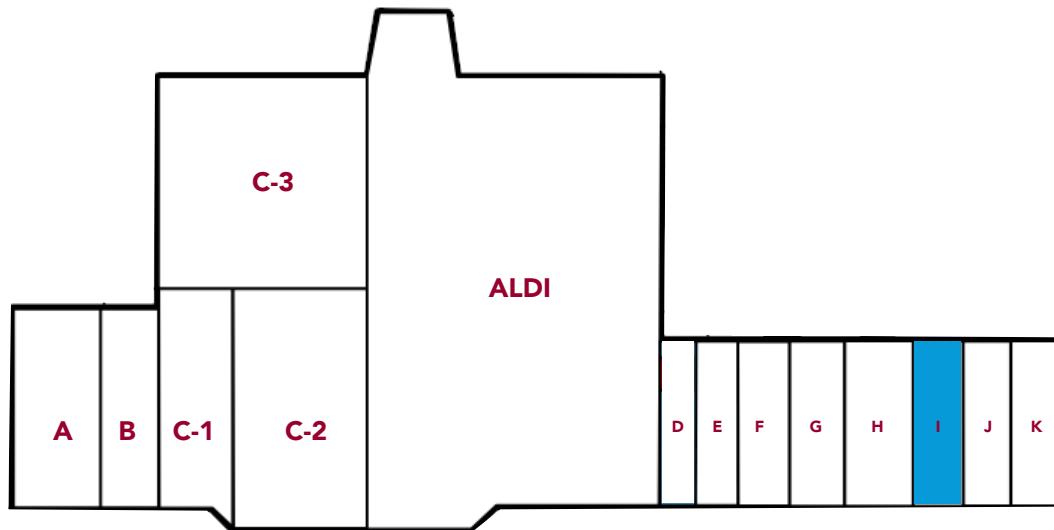
**±1,050 SF**



## PROPERTY OVERVIEW

# PROPERTY SUITE I

±1,400 SF (fully built out for a vet office)



## PROPERTY OVERVIEW

# PROPERTY SUITE I

±1,400 SF (fully built out for a vet office)



## PROPERTY OVERVIEW

# DEMOGRAPHIC SUMMARY

### TARGET MARKET SUMMARY

655 Fairview Rd, Simpsonville, South Carolina, 29680

Ring of 1 mile

#### Key Facts

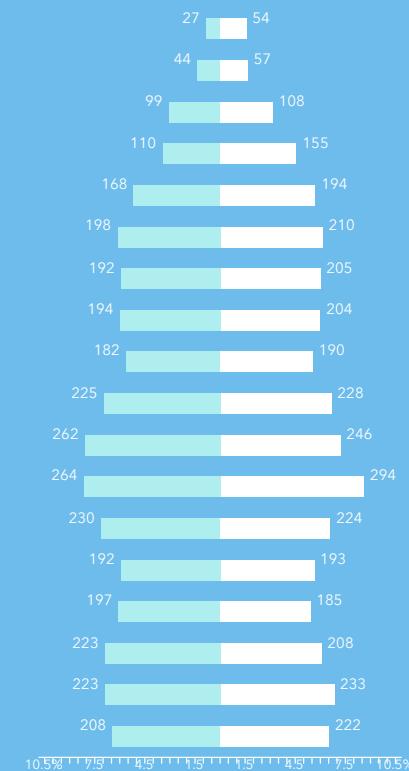
**6,646**  
Population

**37.2**  
Median Age

**2.6**  
Average Household Size

**\$80,138**  
Median Household Income

### Age Pyramid



**The largest group:**  
2024 Females Age 30-34

**The smallest group:**  
2024 Males Age 85+

### Annual Lifestyle Spending

 **\$2,620**  
Travel

 **\$64**  
Theatre/Operas/Concerts

 **\$53**  
Movies/Museums/ Parks

 **\$85**  
Sports Events

 **\$8**  
Online Games

 **\$124**  
Audio

### Tapestry segments



Middleburg  
2,275 households  
88.5%  
of Households



Up and Coming Families  
292 households  
11.4%  
of Households



Small Town Sincerity  
5 households  
0.2%  
of Households



## PROPERTY OVERVIEW

# NEIGHBORHOOD FACTS | SIMPSONVILLE

### About Simpsonville, SC: A Prime Location for Business

Nestled in the heart of the Upstate region of South Carolina, Simpsonville is an area known for its combination of rapid growth, strong community values, and strategic location. Just a short drive from Greenville, Simpsonville has become one of the most desirable locations for businesses, families, and investors alike. With its increasing population, thriving economy, and proximity to key infrastructure, it's no surprise that the Simpsonville area is experiencing tremendous growth and opportunity.

### A Strategic Location in the Heart of the Upstate

655 Fairview Road is strategically situated in Simpsonville, SC, a growing city that benefits from its prime location at the crossroads of major highways and transportation corridors. Its proximity to Interstates 385 and 85 provides convenient access to downtown Greenville (only 15 minutes away), Spartanburg, and beyond, making it a central hub for both regional and national distribution.

This prime location ensures businesses can access a large customer base and workforce, Simpsonville's accessibility makes it an ideal choice for business success.

### Robust and Growing Economy

Simpsonville is a city with a diverse and thriving economy. The area's business-friendly climate and strong economic base attract a variety of industries, including manufacturing, logistics, healthcare, retail, and technology. With an unemployment rate consistently below the national average, Simpsonville has seen a steady influx of companies expanding their operations and establishing new facilities in the area.

Key industries such as automotive manufacturing, advanced manufacturing, and logistics have been at the forefront of the area's economic growth. Large employers in the region provide a stable job market and contribute to a growing economy that benefits businesses of all sizes.

### Demographic and Market Insights

The population continues to grow rapidly, with the city and surrounding areas attracting both young professionals and families seeking a high quality of life in a suburban setting. The city is known for its excellent public schools, safe neighborhoods, and family-friendly amenities, making it an attractive destination for those looking to settle in the Upstate.

The population of Simpsonville has surged in recent years, and this growth is expected to continue. According to the latest census data, Simpsonville's pop-

ulation increased by approximately 17.6% from April 1, 2020, to July 1, 2023, growing from 23,354 to 27,506 residents.

### Local Amenities and Quality of Life

Simpsonville is home to a wide array of amenities that serve both residents and businesses. The area features numerous retail centers, restaurants, and shopping outlets, such as [list some popular local spots or malls], providing a convenient and vibrant environment for both employees and customers.

For those who enjoy the outdoors, Simpsonville offers several parks, trails, and recreational facilities. Additionally, nearby cultural attractions, theaters, and museums offer a diverse selection of activities for all ages.

### Education and Healthcare

Simpsonville is served by Greenville County School District, a highly regarded school district that offers a variety of educational options for families. The area's strong commitment to education ensures that businesses can recruit from a highly skilled workforce while also providing employees with access to quality schools for their children.

In terms of healthcare, Simpsonville is supported by excellent medical facilities. The region's top-rated healthcare providers ensure that businesses and their employees have access to quality medical care when needed.

### Development and Infrastructure Growth

The city is experiencing significant growth in both residential and commercial sectors, and has embraced sustainable development, with new infrastructure projects improving the flow of traffic and accessibility. With the city's master plans focused on enhancing public transportation options and modernizing key infrastructure, Simpsonville is positioning itself as a forward-thinking, progressive community.

Local government initiatives and zoning laws have been supportive of new businesses, and there is available land for commercial development. Whether you're looking for space to build, expand, or relocate your business, Simpsonville offers a diverse range of options for future growth.

*Simpsonville is one of the most dynamic and strategically located cities in the Upstate of South Carolina. With a booming economy, rapid growth, and access to an expanding pool of talented workers, the area offers significant potential for businesses of all types.*

LEARN MORE  
**GIVE US A CALL**



**Darath Mackie**, Vice President  
864.337.1543  
dmackie@lee-associates.com



**Chris Schwab**, Vice President  
512.968.1252  
cschwab@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
864.704.1040 | [LeeUpstate.com](http://LeeUpstate.com)

CONTACT BROKERS  
FOR LEASE RATE

