

634 Fairview Road Simpsonville, SC

±6,000 sf prime office in Simpsonville's growth corridor

FOR SALE OR LEASE



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Property overview

634 FAIRVIEW ROAD | SIMPSONVILLE, SC 29680



Asking Price
\$1,100,000



Price/sf
\$183/sf



Lease rate
\$18/sf/yr



Lease type
NNN

Property description

Positioned along one of Simpsonville's primary commercial corridors, Fairview Office Park offers a highly visible and accessible office location ideal for medical or professional users. Located on Fairview Road (SC-418), a heavily traveled east-west artery with direct connectivity to I-385 and the greater Greenville MSA, the site benefits from strong frontage, prominent signage, and convenient access.

The property is situated within an established healthcare corridor, with more than 120 medical offices and providers located within a 3-mile radius—creating a built-in referral network and strong synergy for both general and specialty practices, while enhancing patient draw and long-term stability. Current tenant mix at Fairview Office Park consists of all medical.

Surrounded by established residential communities and complimentary businesses, the location captures both commuter and local traffic. Located in one of the Upstate's fastest-growing submarkets, it offers strong demographics, above-average household incomes, and a well-educated workforce, supporting sustained demand and long-term growth.



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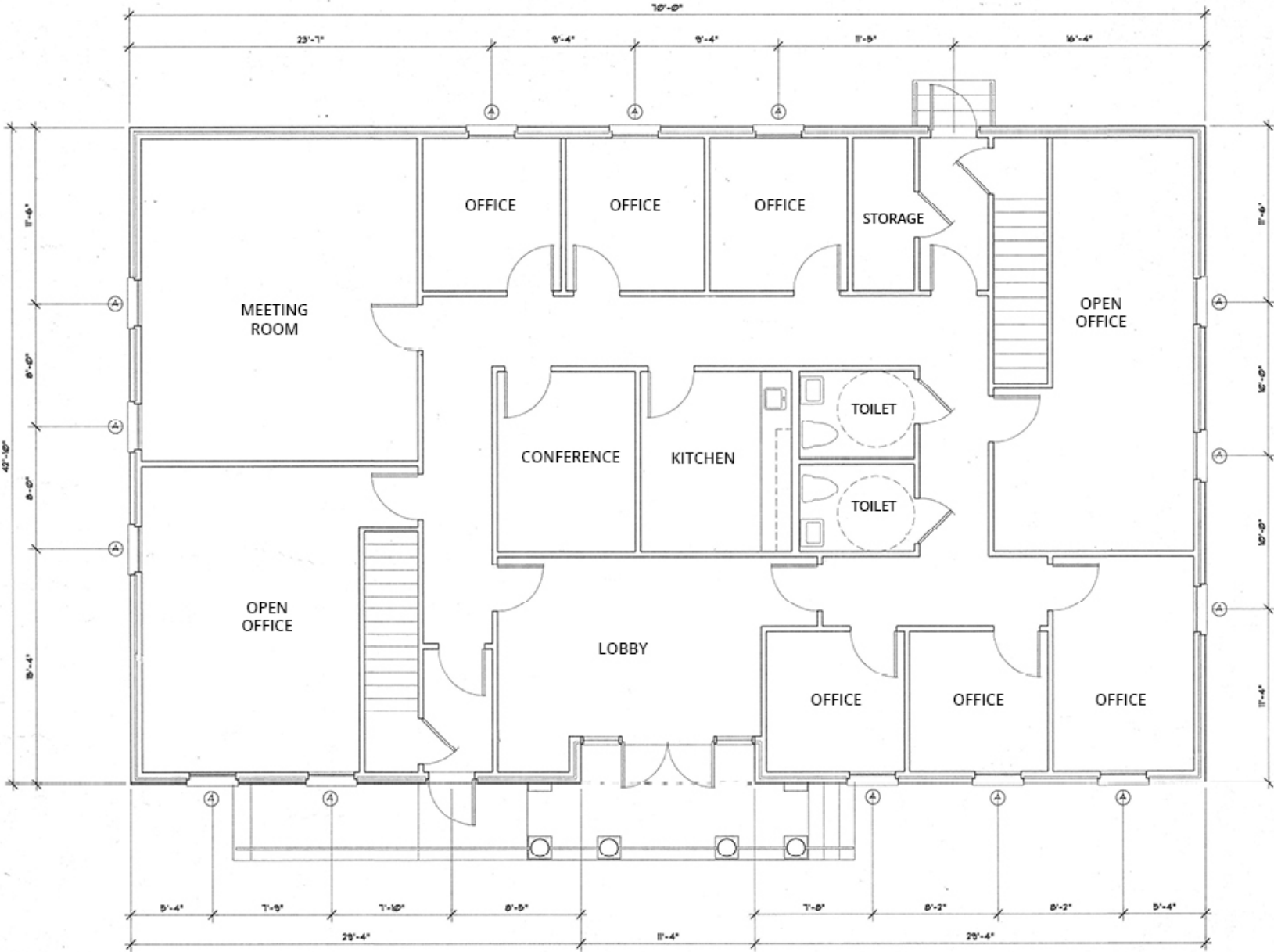
Property specifications

Building size	±6,000 sf
Land area	±0.11 acres
Tax/APN#	0330000100127
County	Greenville
Municipality	Simpsonville
Zoning	B-L
Year built	2000
Available date	12/1/2026
Estimated NNN's	\$3.24/sf

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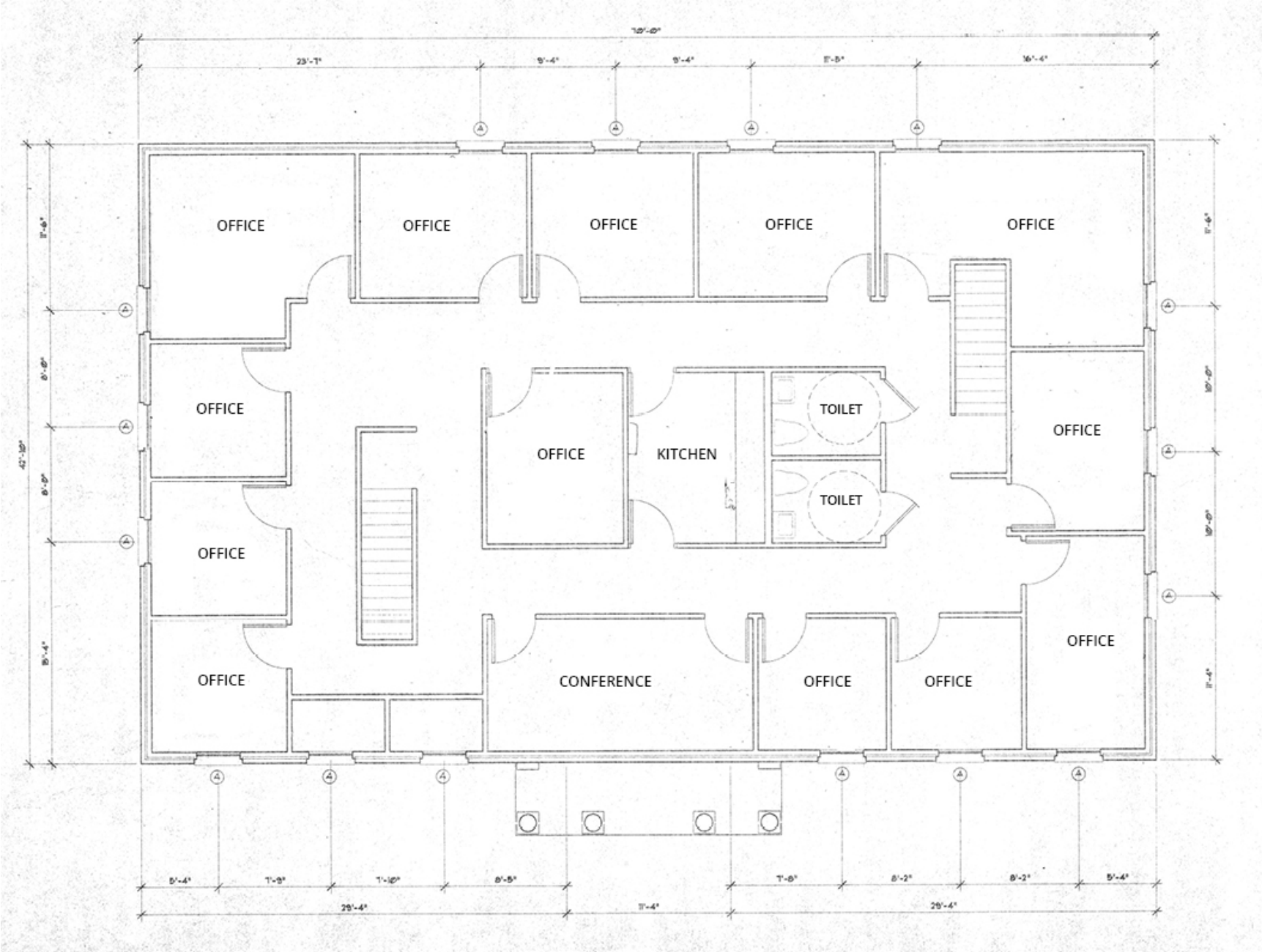
Floor plan - first floor

634 FAIRVIEW ROAD | SIMPSONVILLE, SC 29680



Floor plan - second floor

634 FAIRVIEW ROAD | SIMPSONVILLE, SC 29680



Photos



Monument signage



Photos



Location



If you'd like more information,
let's connect.

Listing team:

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Visit us online

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