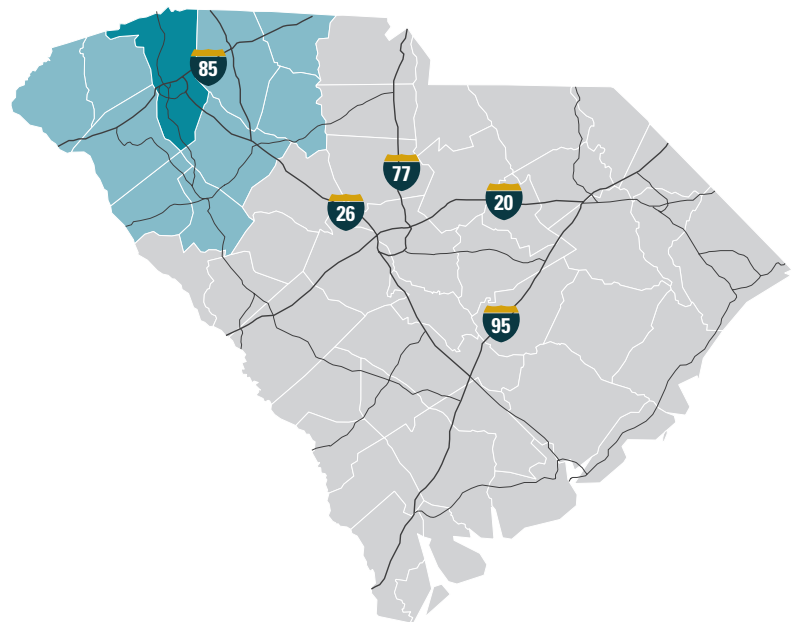




Greenville COUNTY

GROW. INNOVATE. SUCCEED.

Finding an abundance of streams and rivers, textile manufacturers began operating in Upstate South Carolina in the 1820s. From those early days, Greenville County has gradually transformed from the textile capital of the world into an office, engineering and advanced manufacturing center of excellence. As South Carolina's most populous county, Greenville is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, "The I-85 Mega-Growth Corridor." Located on I-85 between Charlotte, NC, and Atlanta, GA, Greenville is just 200 miles via I-26 to the Atlantic Ocean and the Port of Charleston. To the northwest and just 30 minutes away are the Blue Ridge Mountains. Access to the rest of the U.S. is made easy by the Greenville-Spartanburg International Airport, recognized as the best airport of 2-5 million passengers in North America. With a unique blend of southern traditions and international influences, gentle rolling hills and beautiful, majestic mountains, Greenville is just the right mix for a great place to live, work, and play.



TOTAL POPULATION

| | 2018 | 2020 | 2023 | Population Growth 2018-2023 |
|-------------------|-----------|-----------|-----------|--------------------------------|
| Greenville County | 515,572 | 525,534 | 558,036 | 8.2% |
| Upstate SC | 1,480,312 | 1,511,905 | 1,590,636 | 7.5% |
| South Carolina | 5,091,702 | 5,118,425 | 5,373,555 | 5.5% |

Source: US Census Bureau (2020 Decennial Census and 2018 & 2023 Population Estimates Program data)

DEMOGRAPHICS

POPULATION *by Age*

| | 2018 | 2020 | 2023 |
|------------|-------|-------|-------|
| Under 5 | 6.3% | 5.8% | 5.9% |
| 5 to 9 | 6.4% | 6.3% | 6.3% |
| 10 to 14 | 6.6% | 6.7% | 6.4% |
| 15 to 24 | 12.5% | 12.5% | 12.6% |
| 25 to 34 | 14.0% | 13.8% | 13.8% |
| 35 to 44 | 12.8% | 12.7% | 13.3% |
| 45 to 54 | 13.0% | 12.6% | 12.2% |
| 55 to 64 | 12.6% | 12.7% | 12.3% |
| 65+ | 15.8% | 16.9% | 17.1% |
| MEDIAN AGE | 38.1 | 38.7 | 38.6 |

39.3% of the 2023 population is prime working age

MEDIAN HOUSEHOLD INCOME

| | 2018 | 2020 | 2023 |
|-------------------|----------|----------|----------|
| Greenville County | \$54,819 | \$60,877 | \$69,155 |
| South Carolina | \$50,748 | \$53,366 | \$60,025 |
| United States | \$58,100 | \$62,203 | \$72,603 |

POPULATION *by Race & Ethnicity*

| | 2018 | 2020 | 2023 |
|---------------------------------|-------|-------|-------|
| White | 76.4% | 67.2% | 76.3% |
| Black | 18.4% | 16.8% | 17.9% |
| American Indian / Alaska Native | 0.5% | 0.5% | 0.6% |
| Asian | 2.6% | 2.5% | 2.8% |
| Hawaiian / Pacific Islander | 0.1% | 0.1% | 0.1% |
| Some Other Race | n/a | 5.9% | n/a |
| Two or More Races | 2.0% | 7.1% | 2.3% |
| Hispanic Origin (Any Race) | 9.3% | 11.0% | 11.7% |

HOUSEHOLDS & FAMILIES

| | 2018 | 2020 | 2023 |
|------------------------|---------|---------|---------|
| Total Households | 200,878 | 209,082 | 221,108 |
| Total Families | 133,602 | 138,314 | 144,112 |
| Average Household Size | 2.5 | 2.46 | 2.45 |
| Owner Occupied | 58.3% | 61.4% | 64.3% |
| Renter Occupied | 33.1% | 31.0% | 28.1% |
| Vacant | 8.6% | 7.6% | 7.7% |

EDUCATION

2023 EDUCATIONAL ATTAINMENT, AGE 25+



- 14.9% Graduate / Professional Degree
- 26.3% Bachelor's Degree
- 10.4% Associate Degree
- 16.5% Some College, No Degree
- 19.2% High School Diploma
- 4.2% GED / Alternative Credential
- 5.9% 9th-12th Grade, No Diploma
- 2.6% Less than 9th Grade

91.5%
high school diploma
or higher

41.2%
bachelor's degree
or higher

STUDENT ENROLLMENT

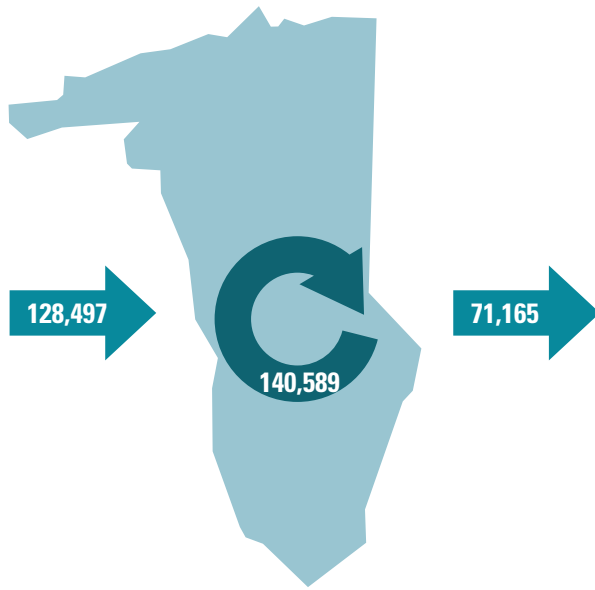
| | 2022-23 |
|-----------------------------|---------|
| K-12 Schools | 91,073 |
| 2-Year Schools | 11,780 |
| 4-Year and Graduate Schools | 9,923 |

DEGREE COMPLETIONS

| | 2022-23 |
|-------------------------------|---------|
| Associates Degrees | 1,352 |
| Bachelor's Degrees | 1,589 |
| Graduate/Professional Degrees | 348 |

COMMUTING PATTERNS

WORKER INFLOW & OUTFLOW



| | |
|------------------------------------|---------|
| Live and work in Greenville County | 140,589 |
| Commute into Greenville County | 128,497 |
| Commute out of Greenville County | 71,165 |

TRAVEL DISTANCE TO WORK

| | |
|--------------------|-------|
| Less than 10 miles | 43.6% |
| 10-24 miles | 28.9% |
| 25-50 miles | 12.0% |
| 50 miles or more | 15.5% |


72.5%
of workers travel
less than 25 miles

WHERE DO WORKERS LIVE?

Greenville County

| | |
|--------------------|-------|
| Greenville County | 52.2% |
| Spartanburg County | 10.4% |
| Anderson County | 8.4% |
| Pickens County | 6.0% |
| Laurens County | 3.1% |
| Richland County | 1.9% |
| Oconee County | 1.7% |
| Lexington County | 1.4% |
| Charleston County | 1.2% |
| York County | 1.1% |

In 2023, the Greenville County labor force totaled 268,077 workers and unemployment remained low at 2.6%.

BUSINESS & INDUSTRY

2023 EMPLOYMENT by Industry

| | | |
|------------------------------------|-------|----------------|
| Professional & Business Services | 19.9% | 57,565 |
| Trade, Transportation, & Utilities | 18.7% | 54,179 |
| Education & Health Services | 13.5% | 39,053 |
| Government | 11.1% | 32,292 |
| Leisure & Hospitality | 11.0% | 31,847 |
| Manufacturing | 10.8% | 31,430 |
| Financial Activities | 5.6% | 16,281 |
| Construction | 5.2% | 15,014 |
| Other Services (except Government) | 2.3% | 6,789 |
| Information | 1.7% | 4,994 |
| Natural Resources & Mining | 0.1% | 294 |
| TOTAL EMPLOYMENT | | 289,776 |

2023 BUSINESS ESTABLISHMENTS by Industry

| | | |
|---|--|---|
| 4,400 Professional and Business Services | 3,453 Trade, Transportation and Utilities | 2,232 Financial Activities |
| 2,180 Education and Health Services | 1,766 Leisure and Hospitality | 1,614 Construction |
| 1,263 Other Services (except Government) | 943 Manufacturing | 458 Information |

GROSS RETAIL SALES by Fiscal Year

| | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|-------------------|------------------|------------------|------------------|------------------|------------------|
| Greenville County | \$18,919,983,444 | \$18,880,352,803 | \$20,014,271,634 | \$23,141,918,255 | \$25,928,917,176 |

TOP 10 MAJOR EMPLOYERS

| COMPANY | PRIMARY PRODUCT(S) / INDUSTRY | EMPLOYEES |
|---|---|----------------|
| Greenville County Schools | Public education (K-12) | 5,001+ |
| Prisma Health | Healthcare | 5,001+ |
| US Government | Federal government | 2,501 to 5,000 |
| GE Vernova | Gas turbine manufacturing | 2,501 to 5,000 |
| State of SC | State government | 1,001 to 2,500 |
| Greenville County | County government | 1,001 to 2,500 |
| TD Bank - Greenville (#2) | Financial services | 1,001 to 2,500 |
| Michelin North America, Inc. (HQ) | N. American HQ, R&D, and manufacturing (radial tires) | 1,001 to 2,500 |
| Fluor Corporation | Engineering, procurement, and construction | 1,001 to 2,500 |
| Lockheed Martin Aeronautics (SC) - Greenville | Aircraft manufacturing and MRO | 1,001 to 2,500 |

AIRPORT



GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 50 non-stop daily departures
- 24 major cities & 27 airports
- 2.6 million passengers flown in 2023
- 78,715 tons of air cargo moved in 2023

allegiant

American Airlines

avelo

Breeze

DELTA

Southwest

UNITED

GREENVILLE DOWNTOWN AIRPORT

SC TECHNOLOGY & AVIATION CENTER

PORT



INLAND PORT GREER

- 17 miles from the City of Greenville
- 175,873 rail lifts in 2023

PORT OF CHARLESTON

- 212 miles from the City of Greenville
- 2.5 million TEUs handled in 2023

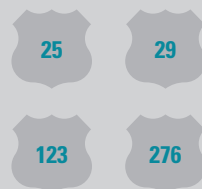
HIGHWAY



INTERSTATES



HIGHWAYS



RAIL



MAJOR PROVIDERS

[CSX]

NORFOLK SOUTHERN

SHORT-LINE PROVIDERS

Carolina Piedmont

ADDITIONAL RESOURCES



UpstateSCAlliance

Upstate SC Alliance

John Lummus, President / CEO

864.283.2300 • upstateSCAlliance.com

Sources: Esri Business Analyst, Greenville-Spartanburg International Airport, Lightcast (2024.1 QCEW), SC Dept of Education, SC Dept of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, US Bureau of Labor Statistics, and US Census Bureau (Decennial Census, Population Estimates Program & 2021 LEHD)