



FOUNTAIN INN
est. 1886

City of Fountain Inn

Developing the Best City in South Carolina

Why Fountain Inn, SC



According to the Census Bureau, Greenville County is growing at a faster rate than any other region in the country. Fountain Inn's Projected 5 year growth is 25.25%

Our city has a vibrant downtown area bustling with restaurants and shops, fantastic outdoor recreation, award-winning cultural arts and music performances, and family-friendly events throughout the year.

The City of Fountain Inn is one of South Carolina's Fastest-Growing Cities. Our City has seen constant growth, that is projected to continue.

[Read more about our growth](#)

Population growth

Fountain Inn CCD population according to the Census Bureau is 14,161 (98% Urban, 2% rural) this is a +73.5% increase since 2000

Gross Retail Sales

The 2020 Gross Retail Sales Fountain Inn were 469 M compared to 171 M in 2015 a 174% increase

Home Value

The median home value in the City of Fountain Inn is \$182,436 compared to \$93,300 in 2000 a 95% increase



Why Fountain Inn?

With access to a variety of amenities that stretch from the Blue Ridge Mountains to the sandy beaches of the South Carolina Coast, strong job growth, and a young and diverse population, Fountain Inn takes great pride in providing the perfect balance of high-tech manufacturing and small-town charm.

As one of the fastest growing areas in the country, Fountain Inn offers a young, diverse, educated, and upward mobile community. The metropolitan area of Upstate South Carolina has over 1.46 million residents and an available labor force of over 686,000.

The City of Fountain Inn, Greenville County, and Laurens County are eager to partner to develop existing businesses and attract new businesses to Fountain Inn. Investments made by these public sector partners are based on an anticipated return to the community.





Why South Carolina?

The State of South Carolina administers corporate income and sales and use taxes. Counties and Municipalities control property taxes. South Carolina incentive legislation provides the ability for both state and local government to incent business and industry when new jobs are created, and new investment occurs. Workforce training incentives and special financing incentive programs are also available in South Carolina.

South Carolina consistently ranks as one of the least unionized states in the nation. We are a right-to-work state, which prohibits the existence of closed union shops, maintenance of membership clauses, preferential hiring, and any other stipulations mandating union membership. This enhances the ability of all employers to operate non-union facilities.

South Carolina
Department of Commerce
[Service Incentives](#)
[Manufacturing Incentives](#)



Market Access



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Interstate and Highways

The Upstate of South Carolina has over 14,000 miles of state and county-maintained highways. Among these are several major interstate systems, including interstate I-85, which is the backbone of the manufacturing region, interstate I-26 connects Greenville to the south, allowing access to the South Carolina ports, and interstate I-185, also known as the Southern Connector.

Airports

South Carolina's largest airport, the Greenville-Spartanburg International Airport (GSP), is the primary aviation facility in the Upstate. Located just 20 minutes from downtown Fountain Inn on 85, GSP provides both passenger and cargo service. The airport handles more than 2 million passengers annually and is served by five passenger airlines and four cargo airlines.

In addition, the major commercial air hubs of Charlotte (CLT) and Atlanta (ATL) are approximately 2 hours and 2.5 hours away, respectively.



Rail Service

Greenville County is served by two major railroads, Norfolk-Southern and CSX Transportation, and a short-line railroad, Carolina Piedmont. Norfolk- Southern provides direct service to the Port of Charleston. All major metropolitan areas in the United States are accessible within three to six days by rail.

Port of Charleston

As one of the busiest container ports in the nation, the Port of Charleston handles an average of six vessels each day, carrying cargo with more than \$150 million. The Port offers the deepest channels in the region – capable of accommodating 8,000teu ships – and provides convenient access to global markets.

Inland Port – Greer

A full-service port terminal located in Greer, SC, 212 miles inland from the Port of Charleston. The Inland Port is operated by the SC Ports Authority as a container yard and exclusive daily rail service is provided by Norfolk Southern to the Port of Charleston.



Fountain Inn Market Analysis

143,212

The available workforce in a 10-mile radius.

\$1,254,703,804

Market Leakage in 2020

Total retail trade \$3,520,982,797

Actual Sales \$2,266,278,993

Full Gap/Opportunity
Analysis Report

25.25%

Projected population growth in the next 5 years.

\$54,304,991

From July 2021 to October 2021 the City of Fountain Inn has issued permits for over 54 Million in total valuation.

2020 Investments in Fountain Inn

- Frauenthal Gnotec \$8.2 Million Investment- Manufacturing
- Gising North America \$18.7 Million Investment- Manufacturing
- Fountain Walk a \$50 Million investment- A mixed-use project
- Flour Mill Redevelopment Investment- Event Space/ Brewery
- Prisma Health Primary Care Facility
- Greenville County School \$84 Million Dollar investment- Career readiness
- Sullivan Sports Complex 4.3 Million investment - recreation

Community Profile

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Education Attainment

At least Highschool Education
 87.1%

Some College Education or higher
 58.1%



Median Household Income

The median household income for 2020 in Fountain Inn was \$70,089. Up from \$39,545 in 2000. The state median household income is \$64,412.

Employment

- The unemployment rate in Fountain Inn is 3.5% compared to South Carolina at 4.2%
- Top industries are Manufacturing, Services, Retail Trade, Finance.
- Number of firms in Fountain Inn 672 (138 are minority-owned)

Home Ownership



73.4% of Fountain Inn residents live in a home they own, compared to the state average of 62%

Quality of Life

Fountain Inn is one of the best places in South Carolina to live, work, and play.

Nestled in the foothills of Upstate South Carolina, Fountain Inn offers the best outdoor recreation with access to the Swamp Rabbit Trail, a reimagined downtown complete with electric car chargers, and advanced manufacturing training for all our local students. Fountain Inn is quickly becoming a regional center for technology and creative companies alike. As one of South Carolina's fastest-growing cities, Fountain Inn is the ideal location for relocating families, friends, and businesses.



Fountain Inn
Named the Most
Affordable City in
South Carolina
2021 and 2020

Quality of Life



Fountain Inn High School

This state-of-the-art High School is the first new facility in almost 60 years in Greenville County. It was specially designed with a manufacturing and workforce-ready training area.

Swamp Rabbit Trail

This 22 Mile trail across the Upstate of South Carolina receives 250,000 visitors a year.



Local Events

The City of Fountain Inn hosts various festivals, Farmers Markets, and music concerts throughout the year. These events welcome more than 35,000 visitors.

Quality of Life

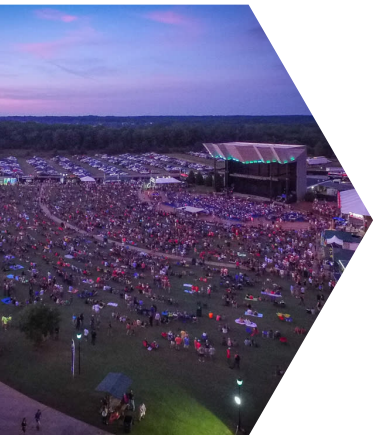


Electric Car Chargers Downtown

The City of Fountain Inn is always looking to have the most innovative and high-tech amenities for our residents. Our electric car chargers are one example of how we are planning for the future.

Emanuel Sullivan Sports Complex

Our multi-million dollar sports complex has brought a 32% increase to our City Sports Teams and was home to the State basketball tournament and an all-star football and baseball tournament.



Proximity to Large Venues

The CCNB amphitheater is located 3 miles from the heart of downtown Fountain Inn and is home to world-class music performances. This 15,000 seat venue has hosted some of the largest concerts in the region. Also within the city limits is the Younts Center for Performing Arts.



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