

OAK POINT PLAZA

OFFICE & RETAIL SPACE FOR LEASE
4120-4126 CLEMSON BLVD, ANDERSON SC 29621



THE PROPERTY

Location	4120-4126 Clemson Blvd Anderson, SC 29621
County	Anderson
Traffic Count	24000

HIGHLIGHTS

- 57,107 SF multi-tenanted business park
- Affordable offices
- Retail space available along Clemson Blvd
- Located off I-85 & minutes from Clemson University
- Great visibility
- Road signage
- 24,000 daily car count
- Below market lease rates
- Plenty of parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,500	21,473	59,230

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$75,070	\$92,062	\$88,419

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,627	9,243	24,162

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
4120-K	n/a	4	+/- 248 SF		Modified Gross	Base monthly rent: \$372
4120-J	n/a	4	+/- 527 SF		Modified Gross	Base monthly rent: \$791
4122-2B	n/a	3	+/- 1,283 SF		Modified Gross	Base monthly rent: \$1,925

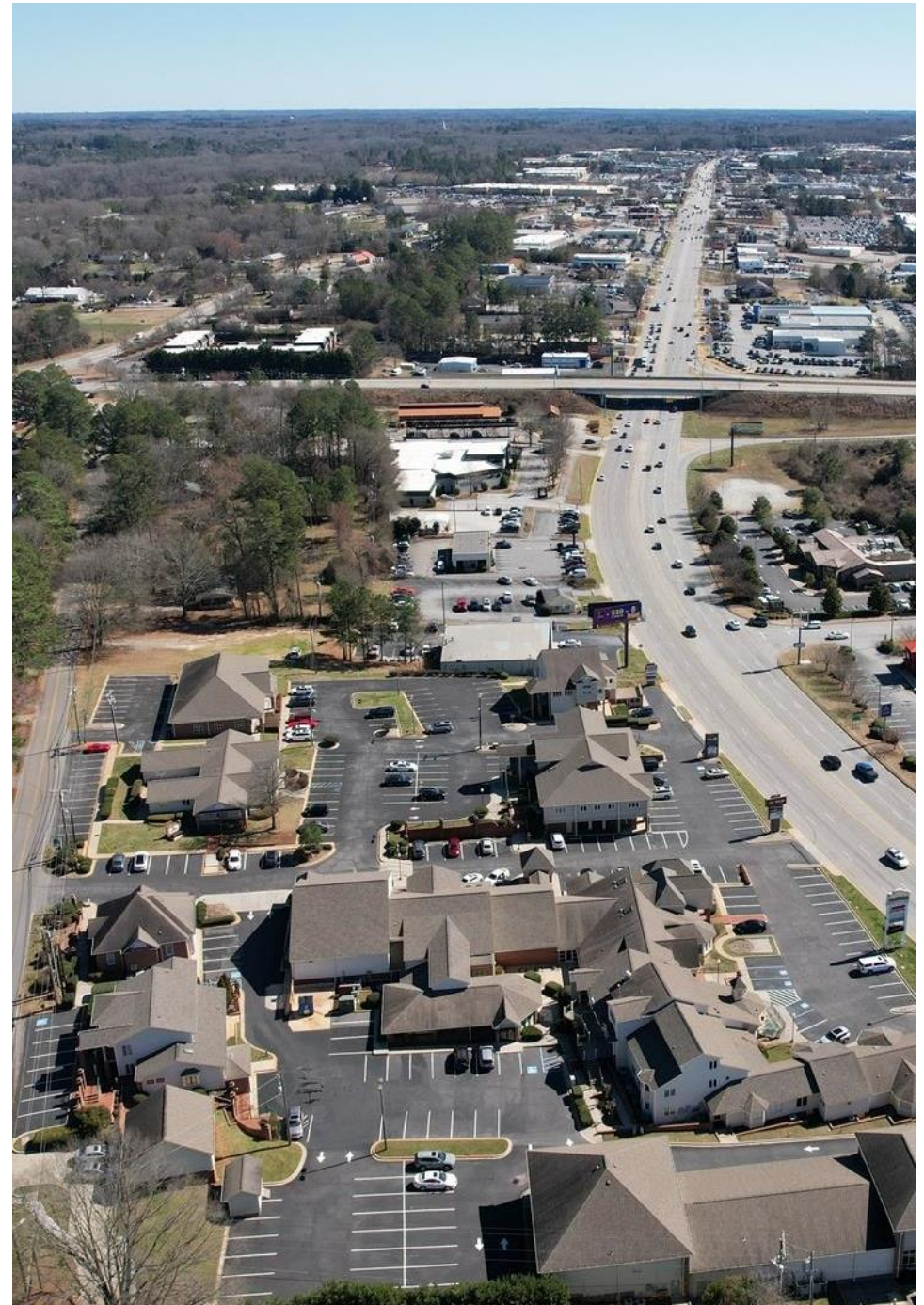
Suite Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
4122-2C/2D n/a	3	+/- 1,390 SF		Modified Gross	Base monthly rent: \$2,085
4120-C n/a	2	+/- 1,396 SF		Modified Gross	Base monthly rent: \$2,094
4124-M n/a	2	+/- 1,490 SF		Modified Gross	Base monthly rent: \$2,235
4325-A 2/B Occupied	1	+/- 1,380 SF		Modified Gross	Base Monthly Rent: \$2,070 (Available 8/1/2025)
4120-A Occupied	1	+/- 735 SF	\$20	NNN (3.25)	First floor retail space with signage. Current use is Miracle Ear. Available 1/1/2025.

PROPERTY FEATURES

CURRENT OCCUPANCY	73.00%
TOTAL TENANTS	31
BUILDING SF	57,107
GLA (SF)	18,052
LAND SF	13
LAND ACRES	+/- 4.25 Acres
YEAR BUILT	1989
YEAR RENOVATED	2021
ZONING TYPE	C-1 & C-2
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	7
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

TENANT INFORMATION

LEASE TYPE	Gross & NNN
------------	-------------



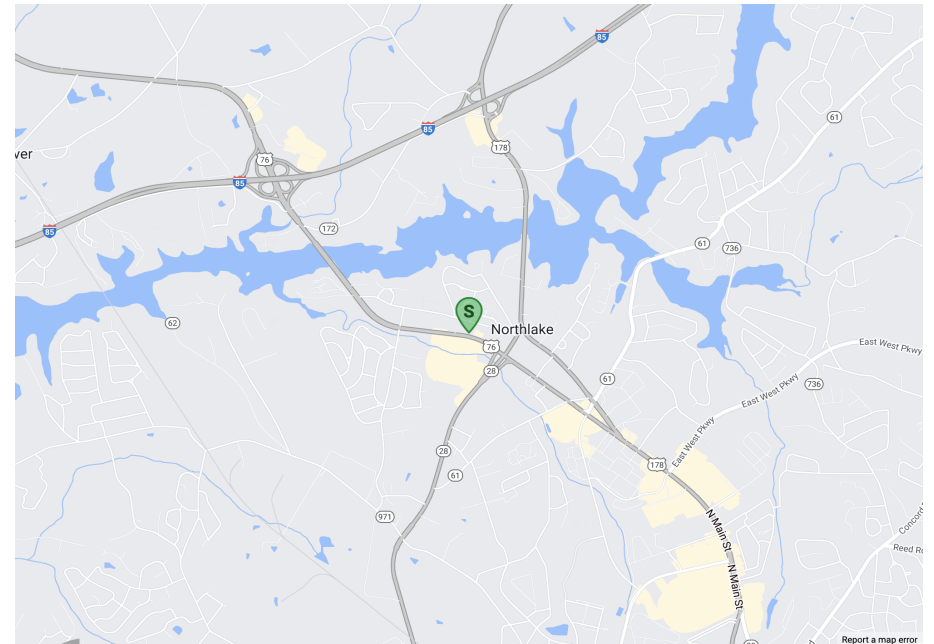
About Greenville, SC

- Renowned for its exceptional business climate and superior quality of life, the Upstate of South Carolina is bursting with growth, start-ups, and a robust economy. With its affordable standard of living, low crime, excellent schools, and vibrant culture, Greenville is a mid-sized city with a small-town heart, the perfect combination for business location or expansion. 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 is the Blue Ridge mountains. Access to the rest of the U.S. is made easy by the local airport, Greenville- Spartanburg International Airport (GSP), recognized as one of the most user-friendly ones in the nation.

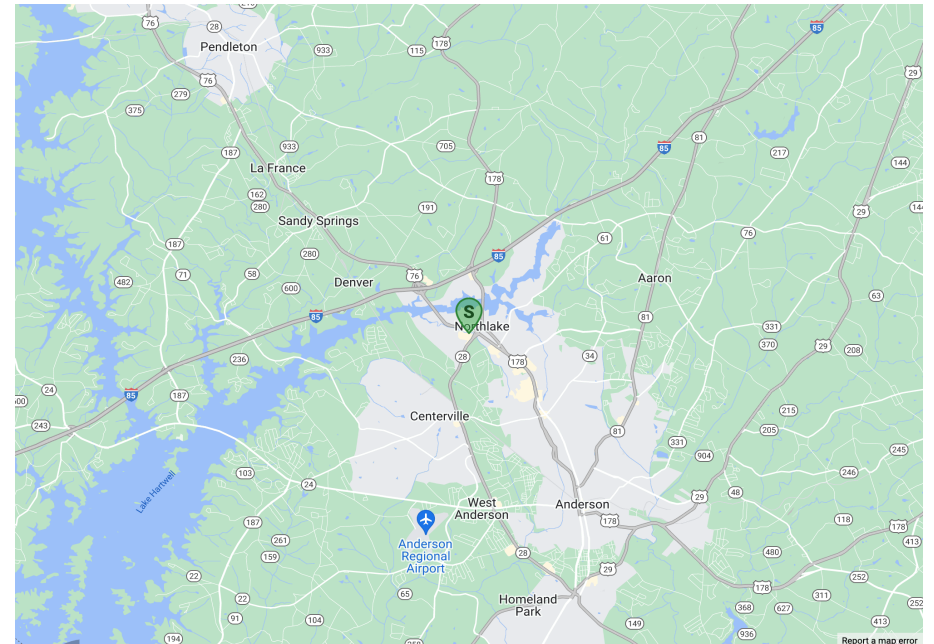
About Anderson County

- Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, halfway between Charlotte, NC, and Atlanta, GA. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of the following institutions Anderson University, Clemson University, and Tri-County Technical College. Anderson County is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that makes people want to stay.

Locator Map



Regional Map



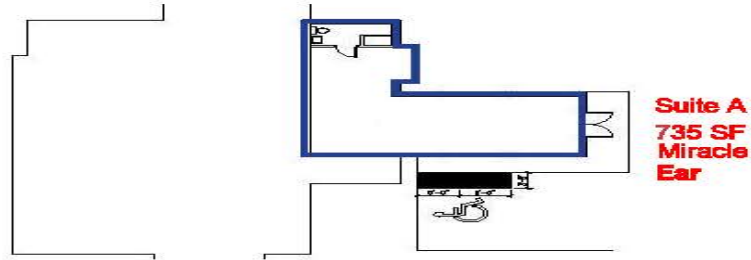


Report a map error

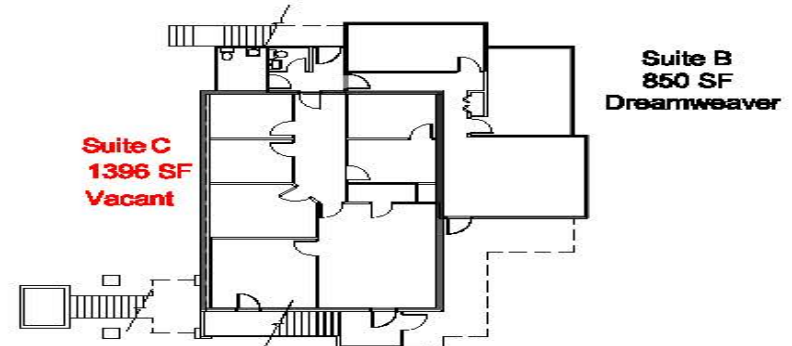
4120

Clemson Blvd

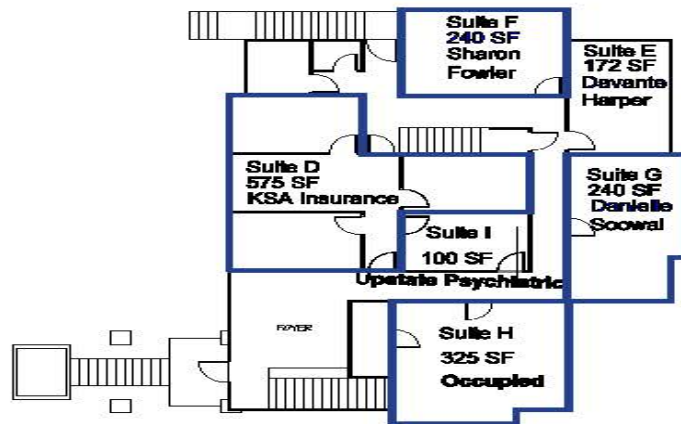
FIRST LEVEL



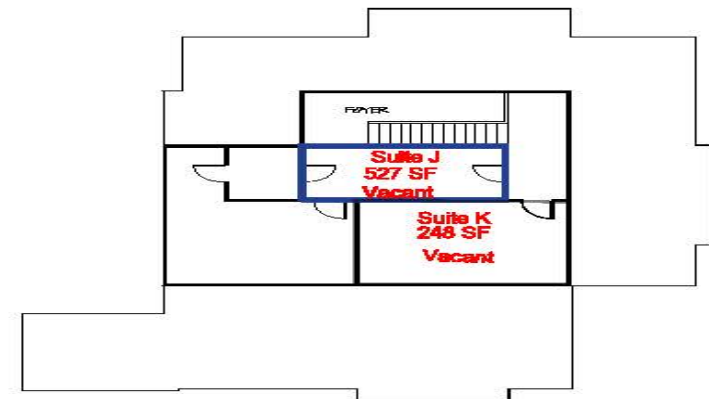
SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL



OLD
MILL
ROAD

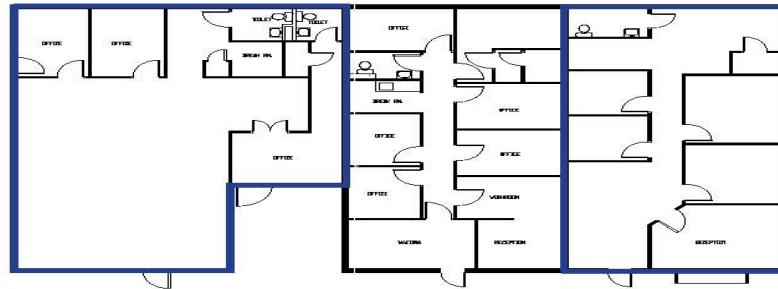
C
L
E
M
S
O
N
B
L
V
D

4122

Clemson Blvd

OLD MILL ROAD

FIRST LEVEL

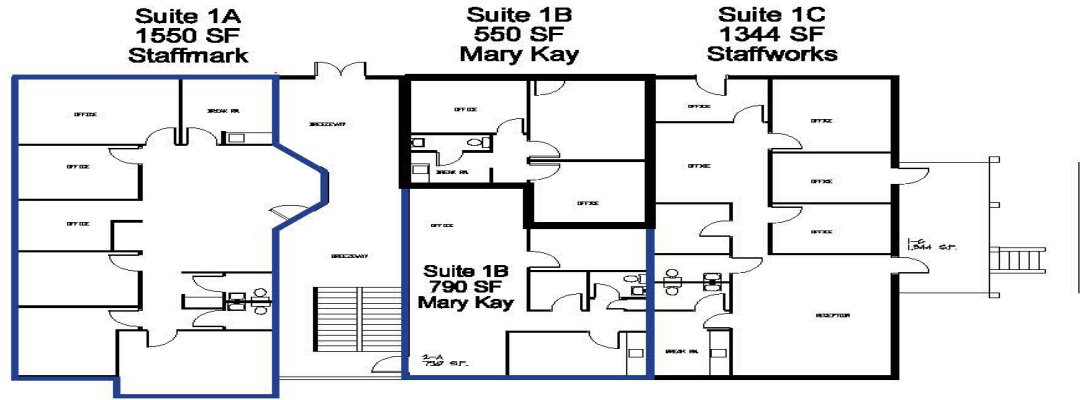


Suite 4G
1680 SF
St. Clair
Physical
Therapy

Suite 2G
1200 SF
Drumm
Enterprises

Suite 3G
1200 SF
Senior Helpers

SECOND LEVEL



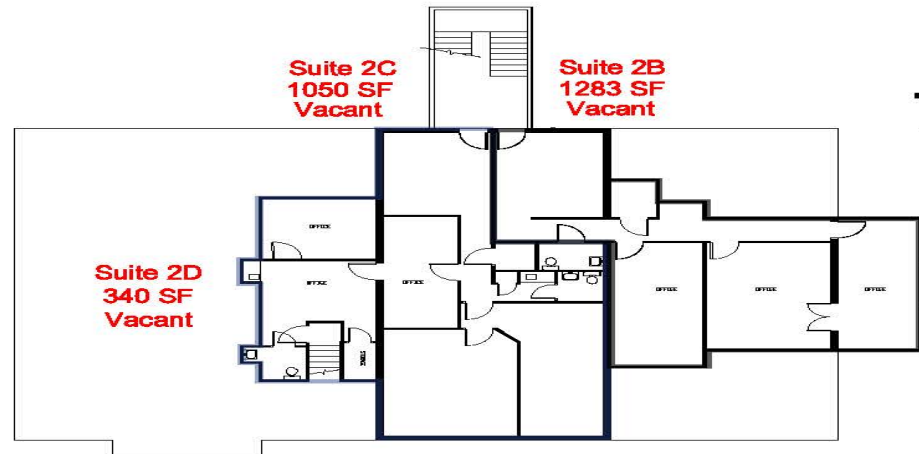
Suite 1A
1550 SF
Staffmark

Suite 1B
550 SF
Mary Kay

Suite 1C
1344 SF
Staffworks

Suite 1B
790 SF
Mary Kay

THIRD LEVEL



Suite 2C
1050 SF
Vacant

Suite 2B
1283 SF
Vacant

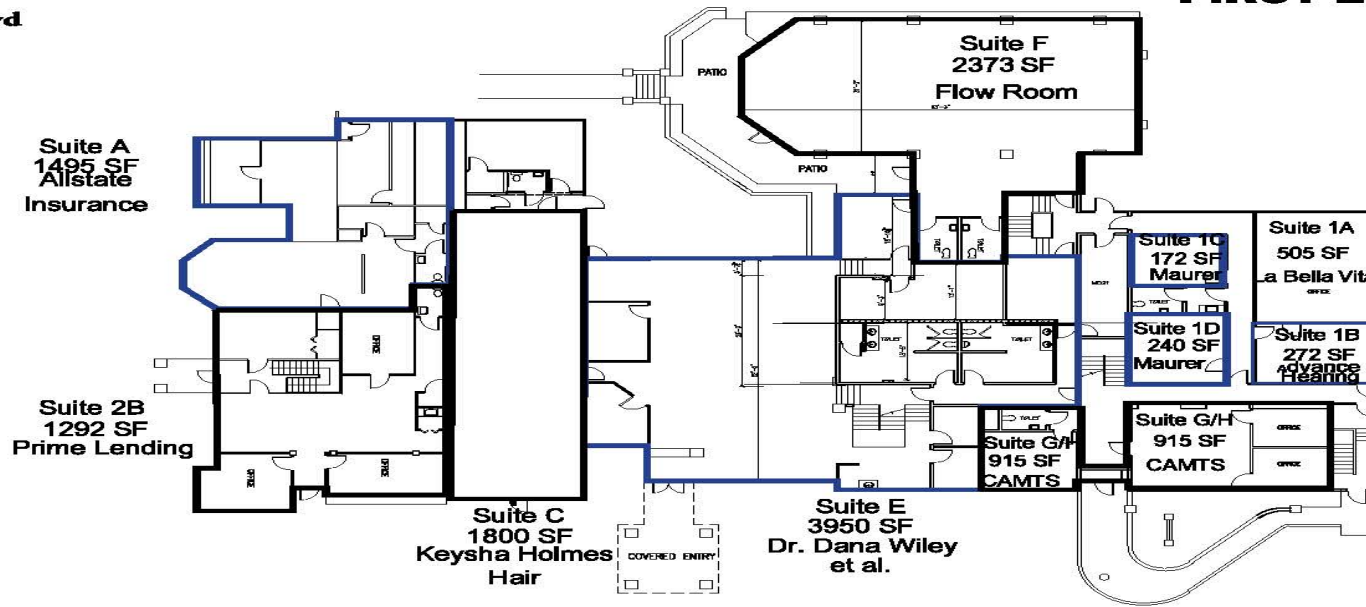
Suite 2D
340 SF
Vacant

CLEMSON BLVD

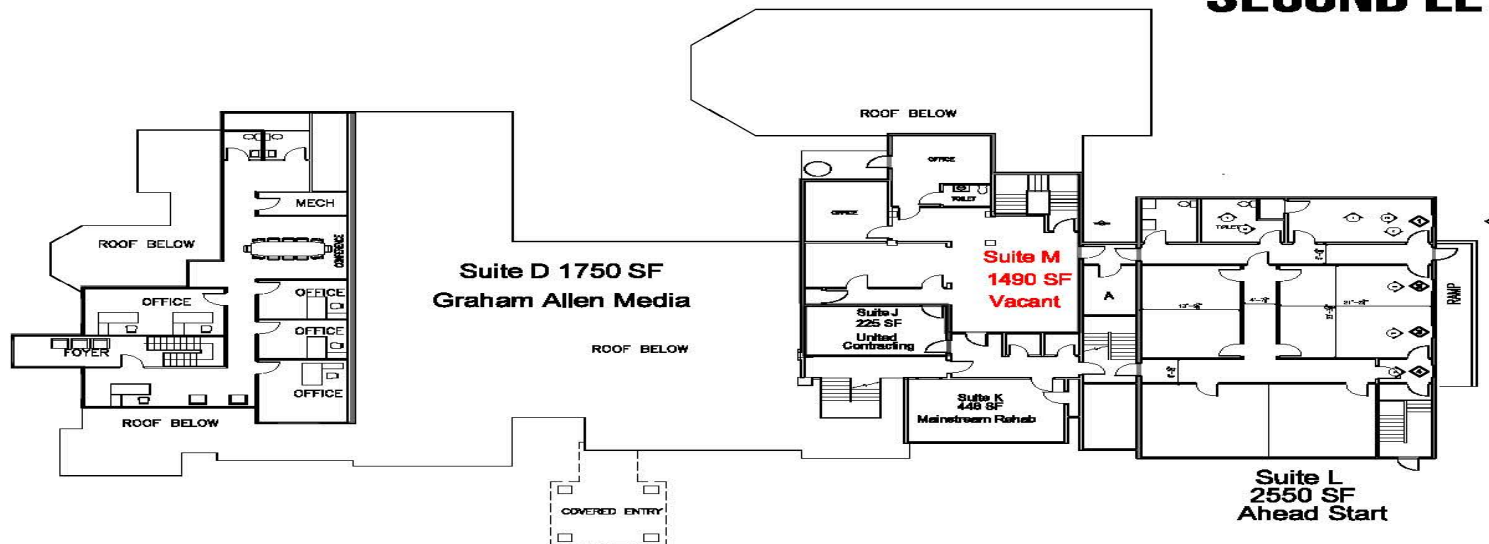
4124

Clemson Blvd

FIRST LEVEL



SECOND LEVEL



C
L
E
M
S
O
N
B
L
D
G

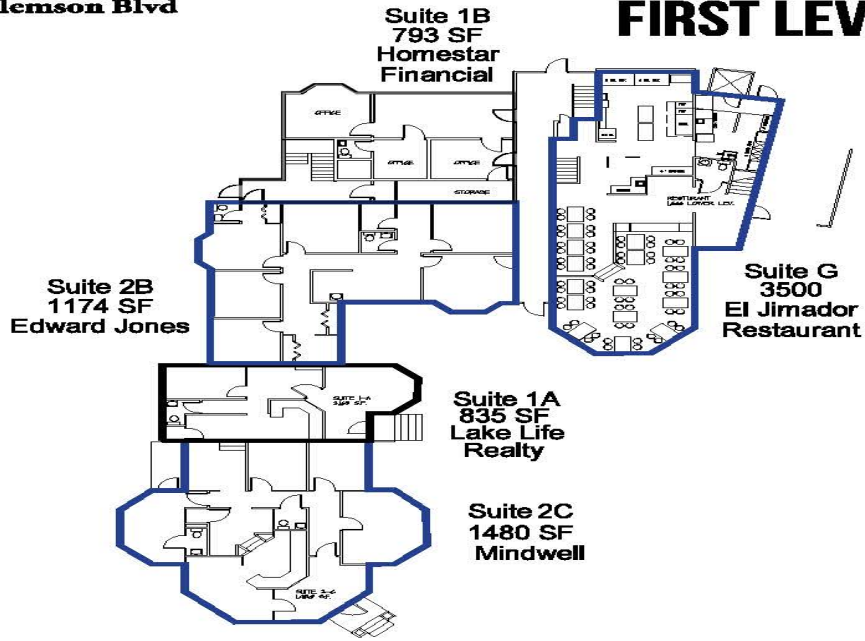
O
L
D
M
I
L
L
R
O
A
D

4126

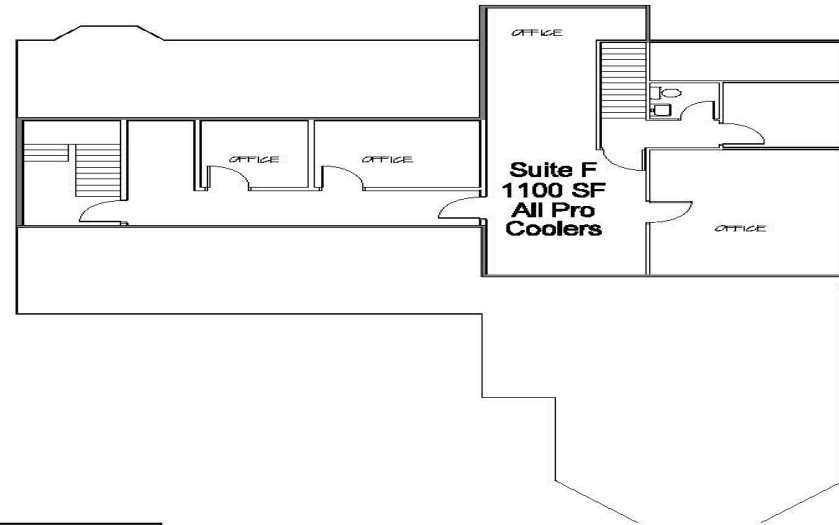
OLD MILL ROAD

Clemson Blvd

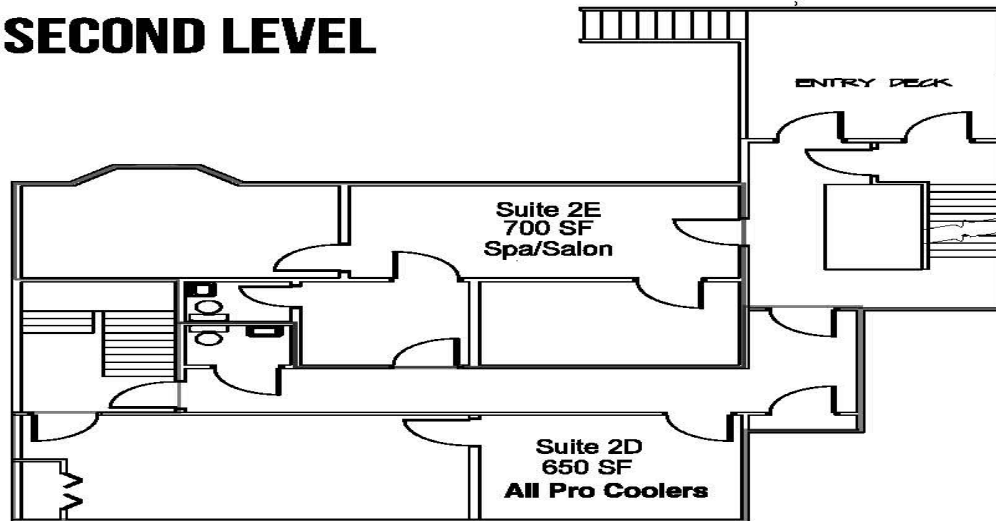
FIRST LEVEL



THIRD LEVEL

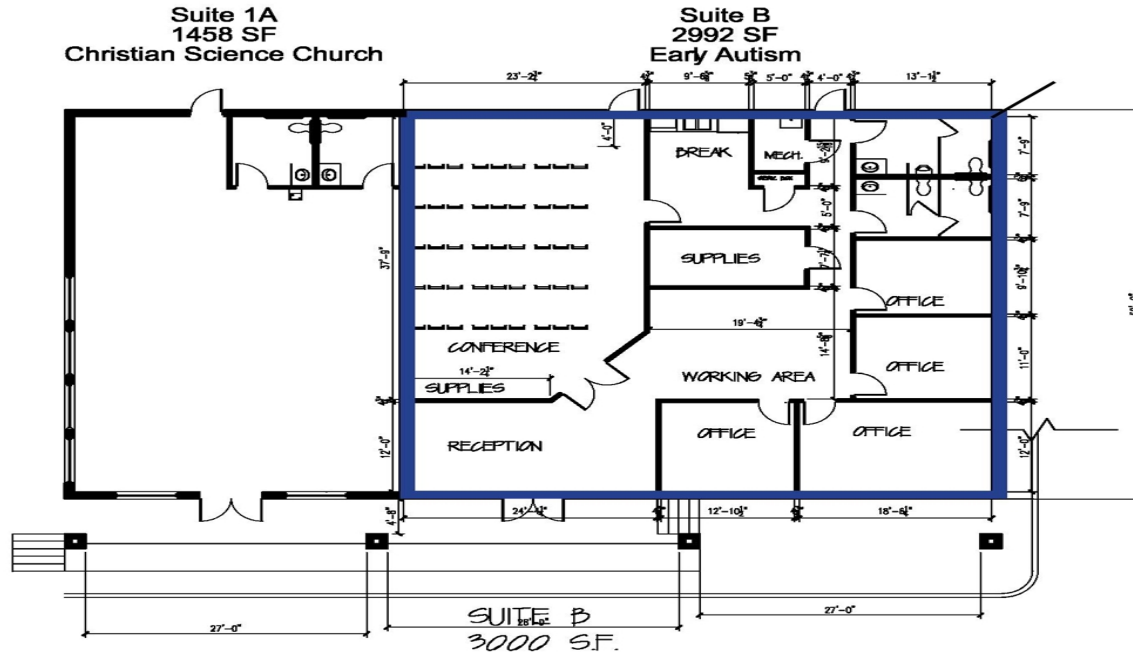


SECOND LEVEL

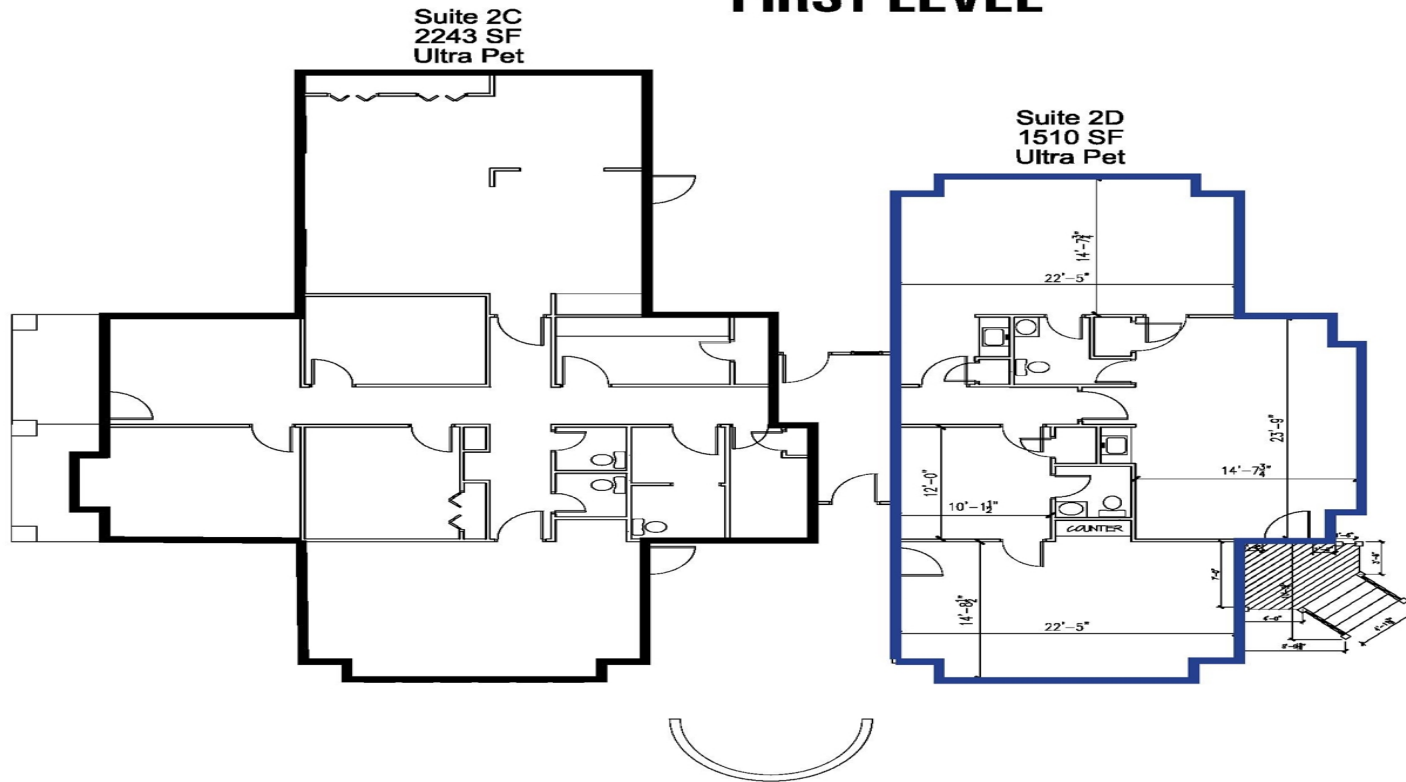


CLEMSON BLVD

FIRST LEVEL



FIRST LEVEL

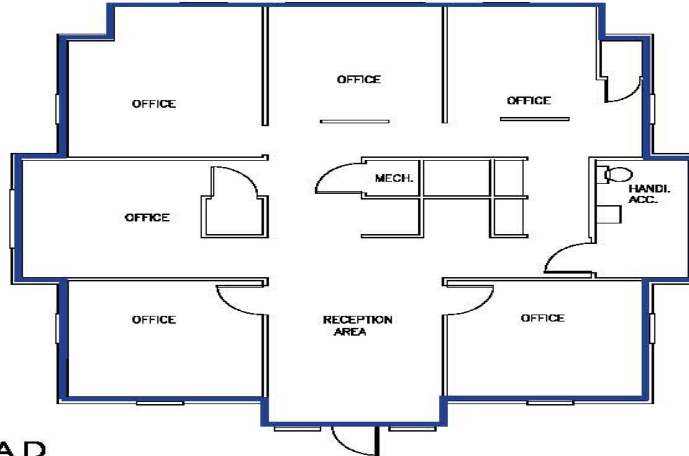


4325 A

Old Mill Road

SECOND LEVEL

OLD MILL ROAD

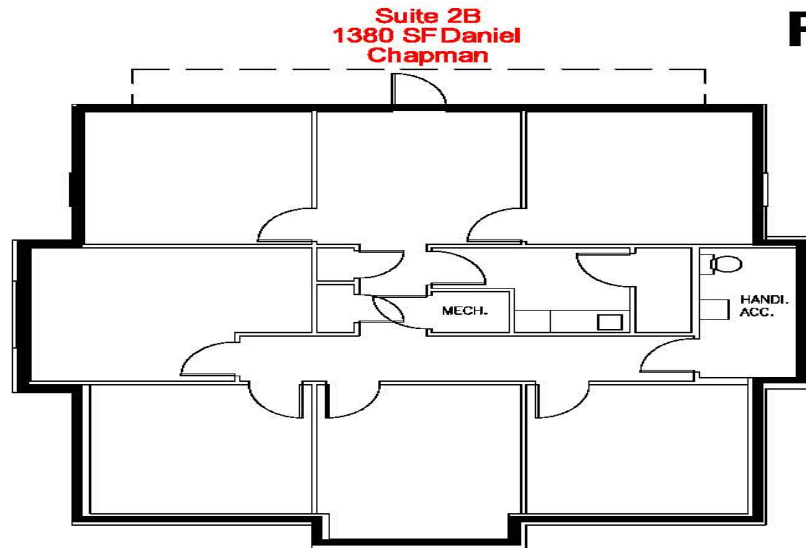


OLD MILL ROAD

Suite 1A
1620 SF
Allen Tate Real Estate

FIRST LEVEL

CLEMSON BLVD



Suite 2B
1380 SF Daniel
Chapman

OLD MILL ROAD



Oak Point Plaza

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from One Alliance Companies and it should not be made available to any other person or entity without the written consent of One Alliance Companies.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to One Alliance Companies. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. One Alliance Companies has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, One Alliance Companies has not verified, and will not verify, any of the information contained herein, nor has One Alliance Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Listed By



Kasandra Brew Blum

One Alliance Companies
Leasing Specialist
(704) 765-4620
leasing@onealliancecompanies.com

