

OAK POINT PLAZA



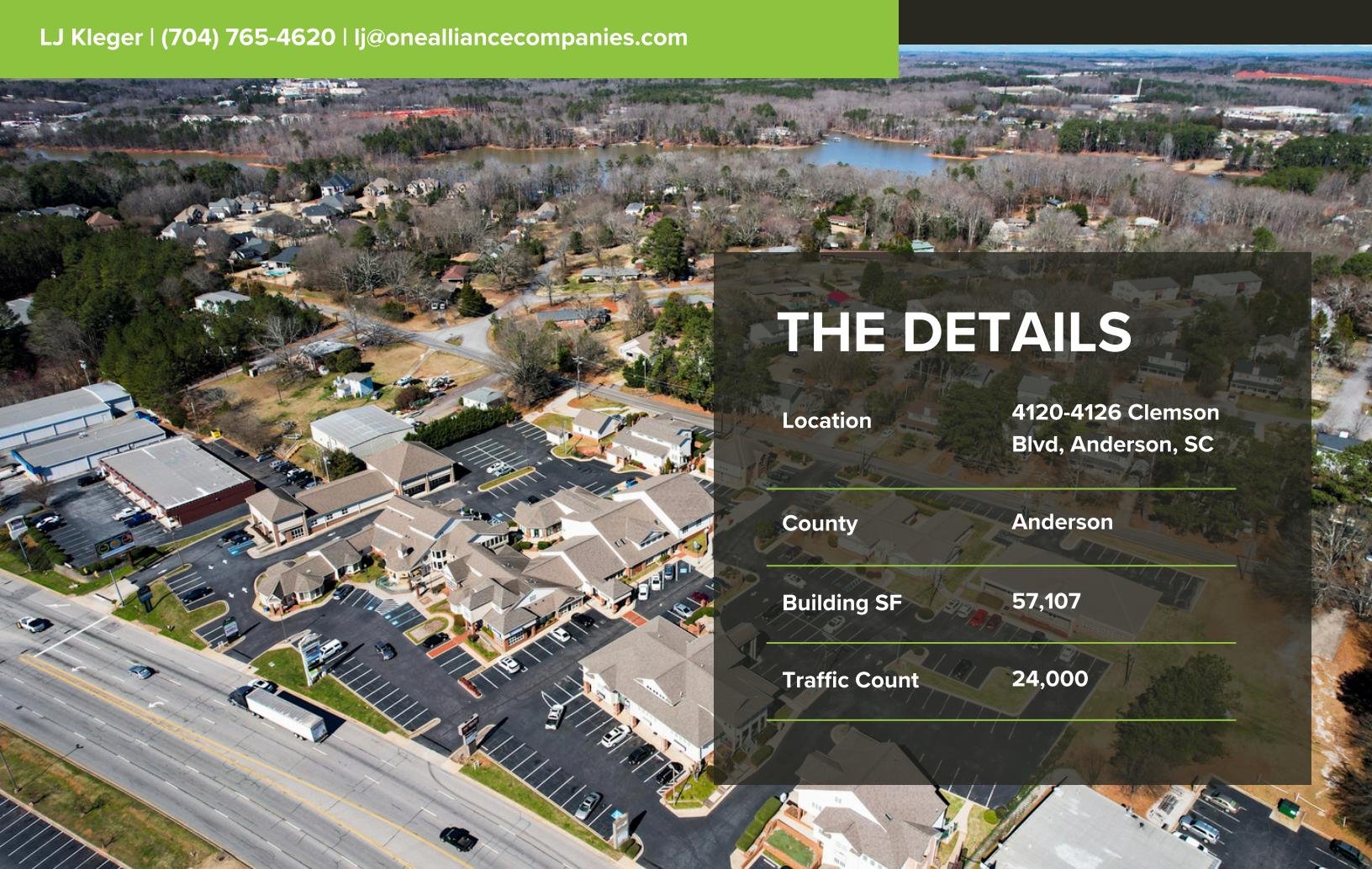
LJ Kleger | (704) 765-4620 | lj@onealliancecompanies.com

ABOUT THE PROPERTY

RETAIL & OFFICE SPACE FOR LEASE

- 57,107 SF multi-tenant business community with flexible lease terms
- Affordable office and retail space along Clemson Blvd, near I-85 and Clemson University
- Onsite restaurant, road signage, and ample parking
- High visibility with 24,000 daily car count and nearby retail amenities





THE DETAILS

Location	4120-4126 Clemson Blvd, Anderson, SC
County	Anderson
Building SF	57,107
Traffic Count	24,000

AVAILABLE SPACE

Suite 4120-A	+- 735 SF	1 st Floor	NNN Lease	Rent: \$20/SF NNN (\$3.25)
Suite 4126-1A	+- 835 SF	1 st Floor	NNN Lease	Rent: \$20/SF NNN (\$3.25)
Suite 4120-J	+- 527 SF	4 th Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$527
Suite 4122-2B	+- 1,283 SF	3 rd Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,283
Suite 4122-2C	+- 1,050 SF	3 rd Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,050
Suite 4124-M	+- 1,490 SF	2 nd floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,490
Suite 4126-F	+- 1,100 SF	3 rd Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,100
Suite 4120-C	+- 1,396 SF	2 nd Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,396
Suite 4124-E	+- 3,950 SF	1 st Floor	MG Lease	Rent: \$16/SF - Base Rent/Month: \$5,267 Available 1/1/2026
Suite 4124-F	+- 2,373 SF	1 st Floor	MG Lease	Rent: \$16/SF - Base Rent/Month: \$3,164

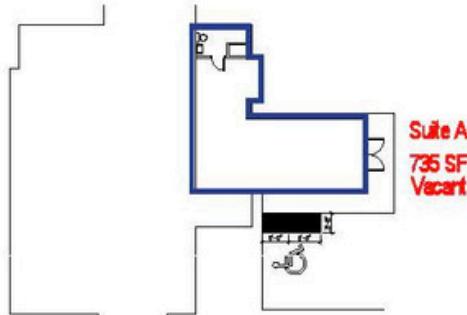
4120

Clemson Blvd

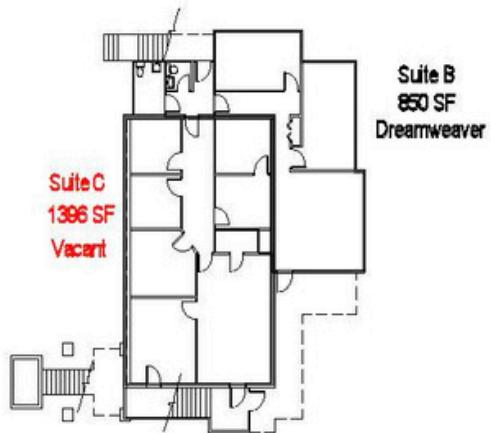
OLD
MILL
ROAD

CLEMSON
BLVD

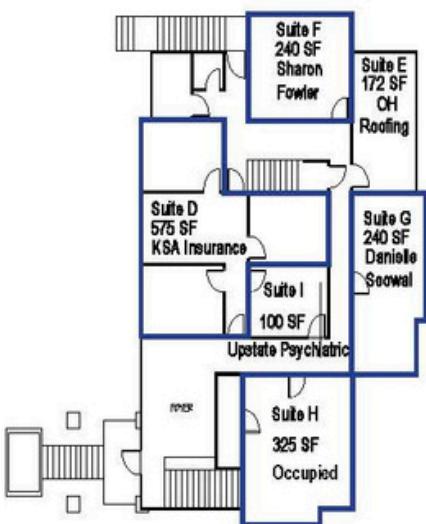
FIRST LEVEL



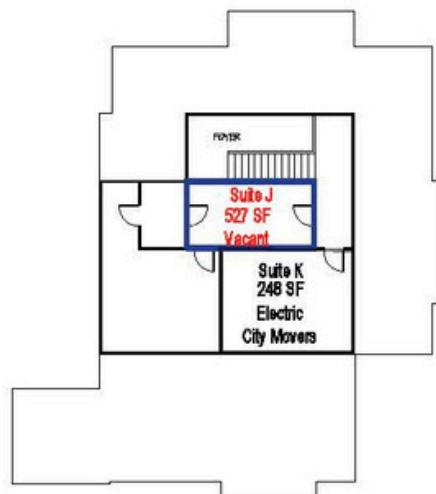
SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

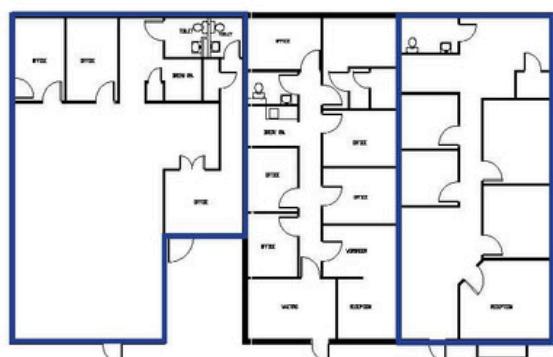


4122

Clemson Blvd

OLD MILL ROAD

FIRST LEVEL

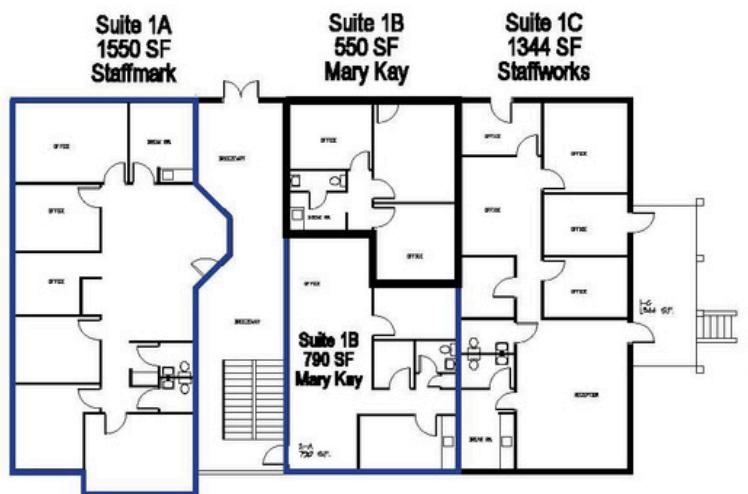


Suite 4G
1680 SF
Fyiscal

Suite 2G
1200 SF
Miracle Ear

Suite 3G
1200 SF
Senior Helpers

SECOND LEVEL



Suite 1A
1550 SF
Staffmark

Suite 1B
550 SF
Mary Kay

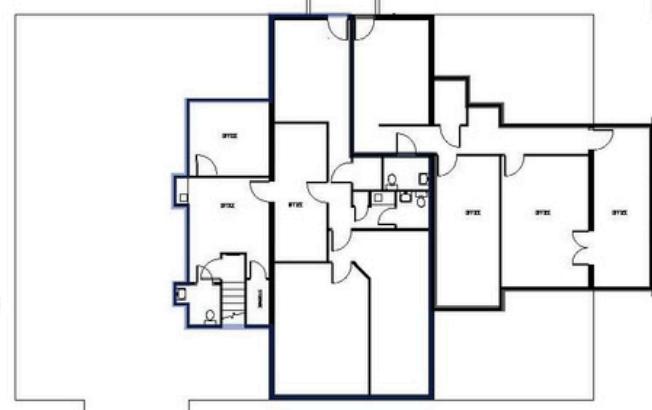
Suite 1C
1344 SF
Staffworks

Suite 2B
1283 SF
Vacant

Suite 2C
1050 SF
Vacant

THIRD LEVEL

Suite 2D
340 SF
Drumm
Enterprises



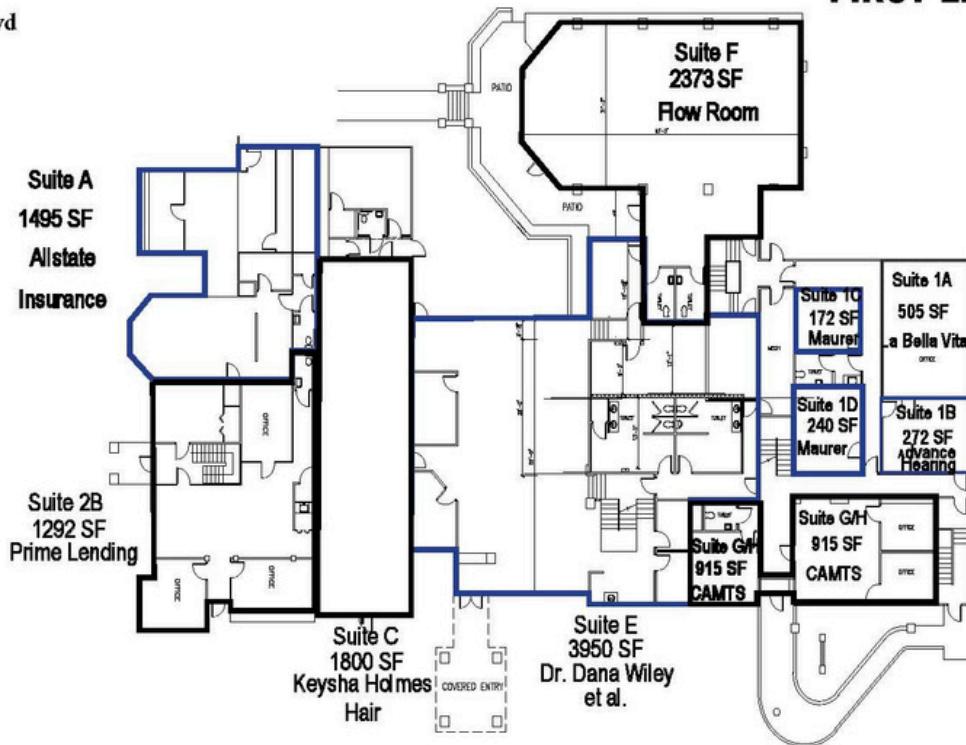
CLEMSON BLVD

OAK POINT PLAZA

4124

Clemson Blvd

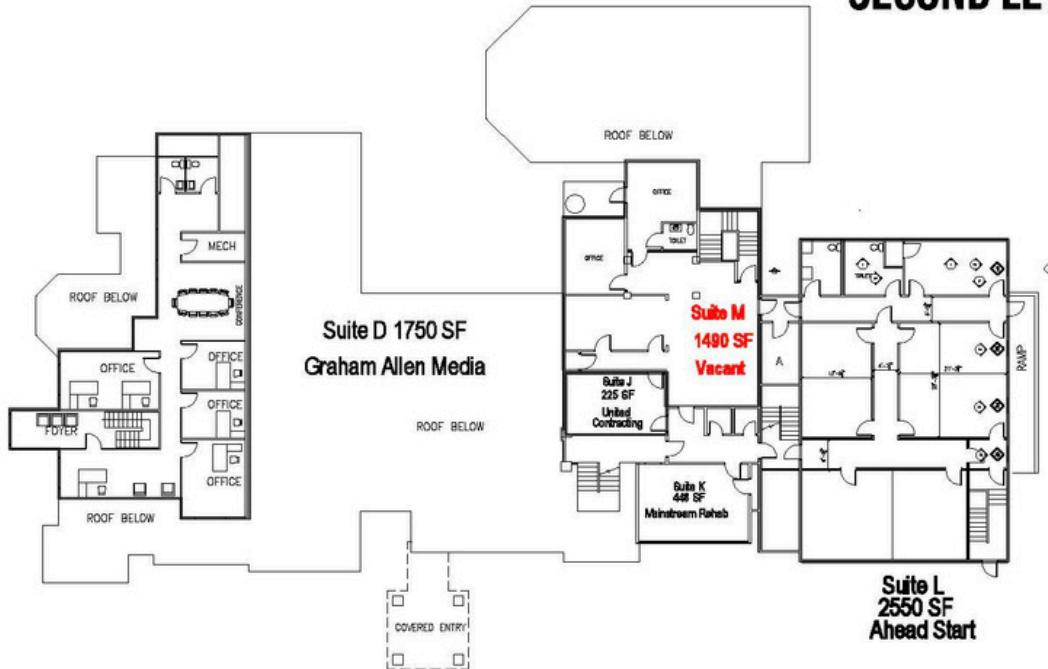
FIRST LEVEL



CLEMSON
BLVD

OLD
MILL
ROAD

SECOND LEVEL

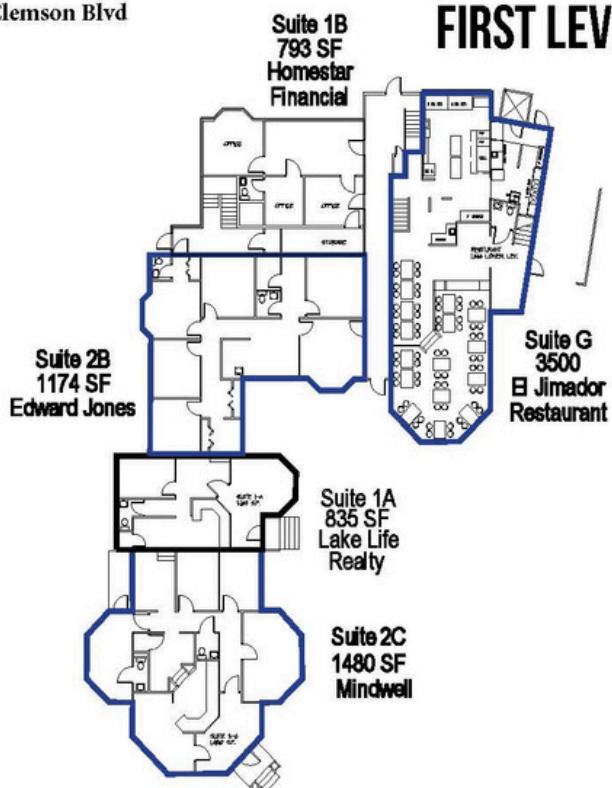


4126

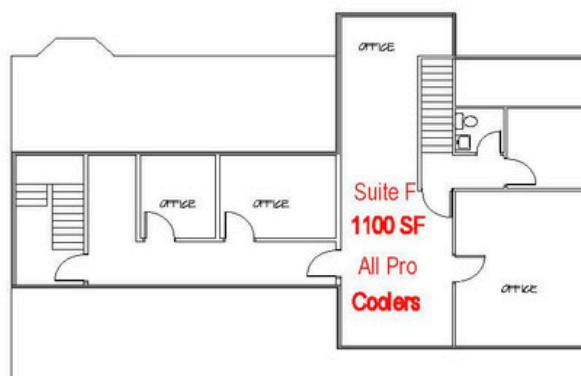
OLD MILL ROAD

Clemson Blvd

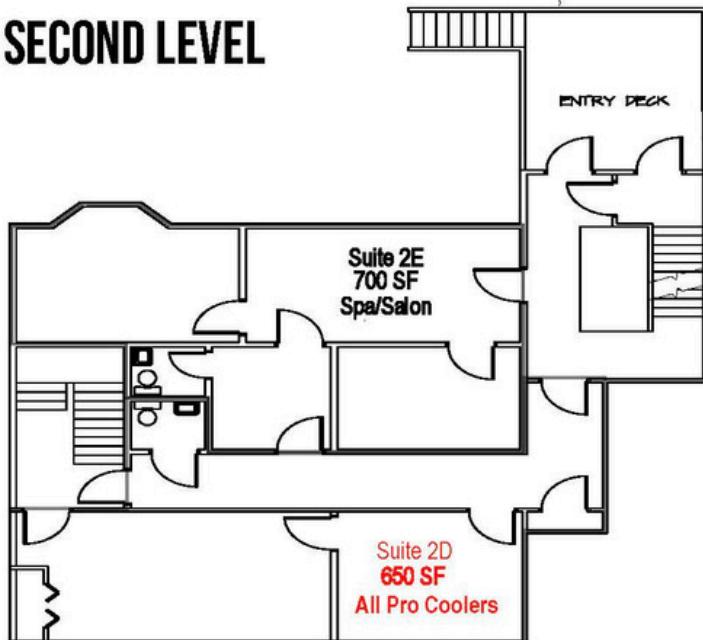
FIRST LEVEL



THIRD LEVEL



SECOND LEVEL



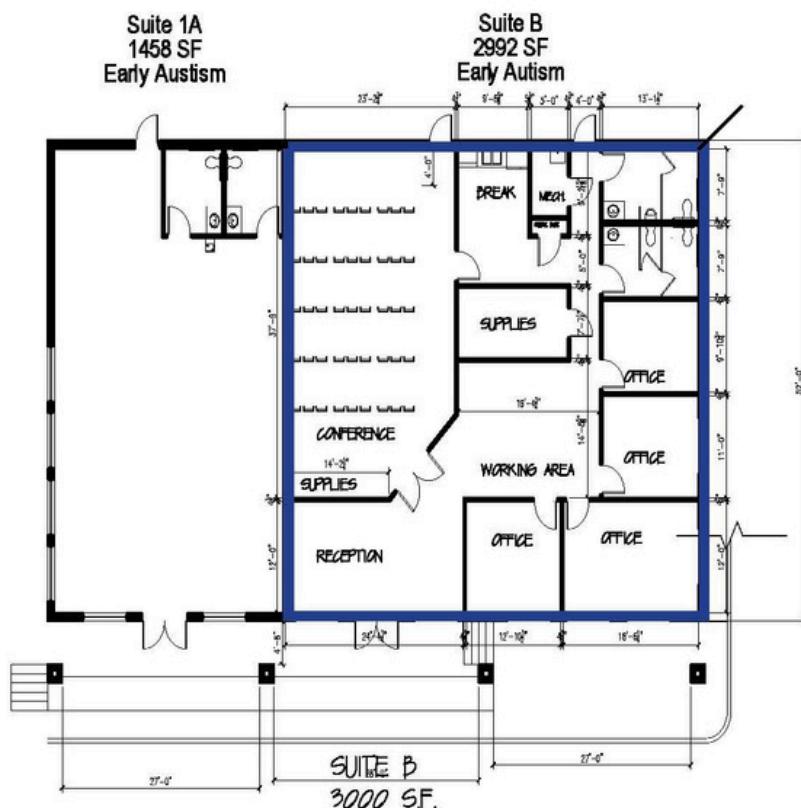
CLEMSON BLVD

4323

OLD MILL ROAD

Old Mill Road

FIRST LEVEL



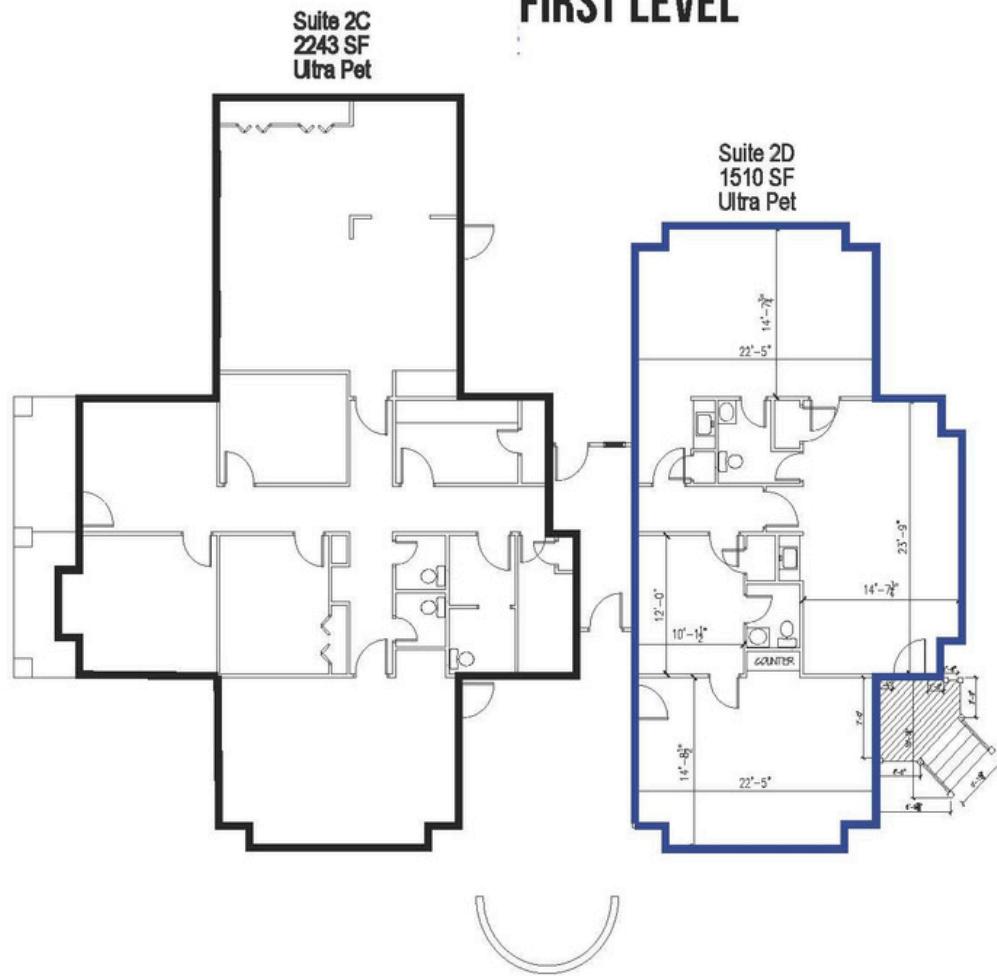
CLEMSON BLVD

4325

OLD MILL ROAD

Old Mill Road

FIRST LEVEL



CLEMSON BLVD

4325 A

Old Mill Road

SECOND LEVEL

CLEMSON BLVD

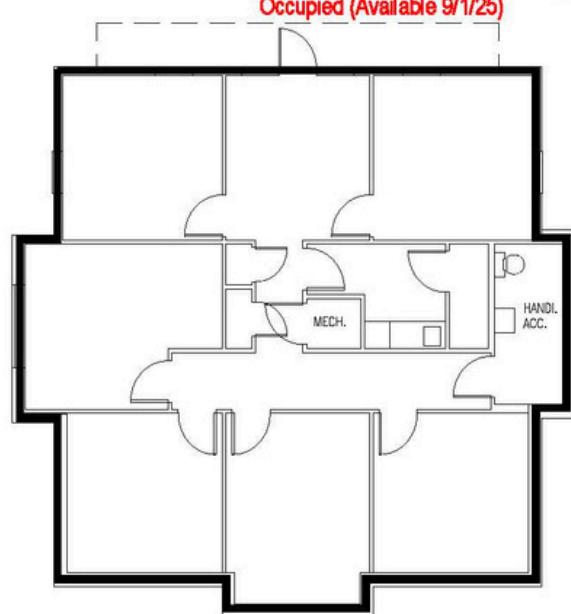


OLD MILL ROAD

Suite 1A
1620 SF
Allen Tate Real Estate

FIRST LEVEL

CLEMSON BLVD



OLD MILL ROAD



ABOUT THE AREA

ANDERSON, SC

Anderson is located in the northwestern part of South Carolina, in the foothills of the Blue Ridge Mountains. Known as the "Electric City" because it was one of the first cities in the Southeast to have electricity, thanks to a pioneering hydroelectric plant in the late 1800s.

As of the 2020 Census, the city had a population of around 28,000, while the surrounding Anderson County has about 203,000 people.

Key industries now include manufacturing, automotive suppliers, and healthcare. It is part of the Upstate SC region, which has attracted significant foreign investment, especially from German and Japanese companies.

Home to Anderson University, a private Christian university with around 4,000 students. Nearby major universities include Clemson University (about 15 miles away).

Local Attractions Include:

Lake Hartwell - A large man-made lake popular for boating, fishing, and camping. Downtown Anderson - Known for its historic buildings, shops, restaurants, and community events. Anderson Sports and Entertainment Center - Includes a civic center, amphitheater, and recreational facilities.

Part of the Greenville-Anderson-Mauldin Metropolitan Area, one of the fastest-growing regions in the Southeast. Has a rich history dating back to the early 1800s, with a downtown area featuring many 19th- and early 20th-century buildings.

