

4120-4126 CLEMSON BLVD, ANDERSON, SC 29621

OAK POINT PLAZA



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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
- Multiple floorplans available, contact broker for more information





THE DETAILS

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

AVAILABLE SPACE

Suite	SF	Floor	Lease Type	Rent	Notes
4120-A	+/- 735	First	NNN	\$20/SF NNN (\$3.25)	Retail space
4120-C	+/- 1,396	Second	MG	\$12/SF Base Rent/Month: \$1,396	Office space
4120-J	+/- 527	Fourth	MG	\$12/SF Base Rent/Month: \$527	Office space
4122-1B	+/- 550	Second	MG	\$12/SF Base Rent/Month: \$550	Office space
4122-2B	+/- 1,283	Third	MG	\$12/SF Base Rent/Month: \$1,283	Office space
4122-2C	+/- 1,050	Third	MG	\$12/SF Base Rent/Month: \$1,050	Office space
4124-D	+/- 1,750	Second	MG	\$12/SF Base Rent/Month: \$1,750	Office Space
4124-E	+/- 3,950	First	MG	\$16/SF Base Rent/Month: \$5,267	Medical office
4124-F	+/- 2,373		MG	\$16/SF Base Rent/Month: \$3,164	Former yoga studio Multifunctional space
4124-M	+/- 1,490	Second	MG	\$12/SF Base Rent/Month: \$1,490	Office space
4126-F	+/- 1,100	Third	MG	\$12/SF Base Rent/Month: \$1,100	Office space



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.

