

OAK POINT PLAZA



ONE ALLIANCE
COMPANIES

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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

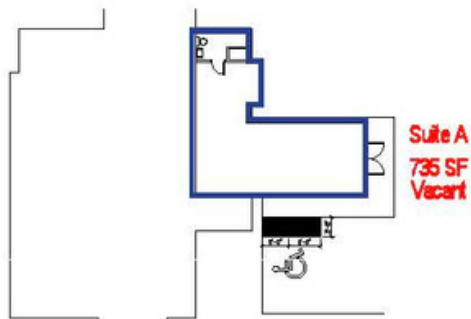
Suite	SF	Floor	Lease Type	Rent	Notes
4120-A	+/- 735	First	NNN	\$20/SF NNN (\$3.25)	Retail space
4120-C	+/- 1,396	Second	MG	\$12/SF Base Rent/Month: \$1,396	Office space
4122-2B	+/- 1,283	Third	MG	\$12/SF Base Rent/Month: \$1,283	Office space
4122-2C	+/- 1,050	Third	MG	\$12/SF Base Rent/Month: \$1,050	Office space
4124-1A	+/- 505	First	MG	\$19/SF Base Rent/Month: \$799	Office space Available 5/15/2026
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	Second	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



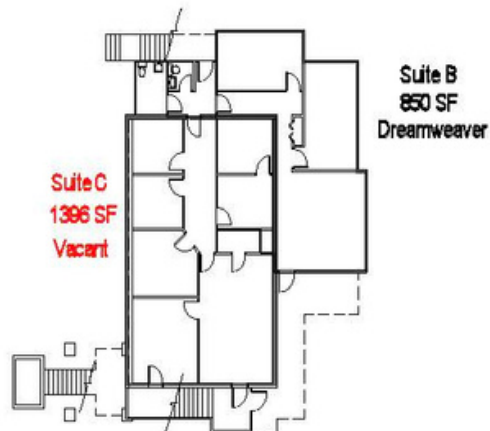
4120

Clemson Blvd

FIRST LEVEL



SECOND LEVEL

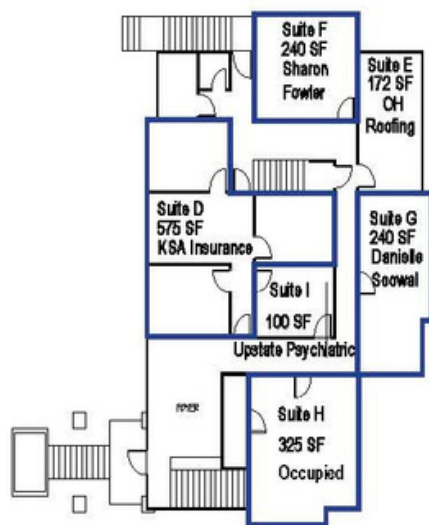


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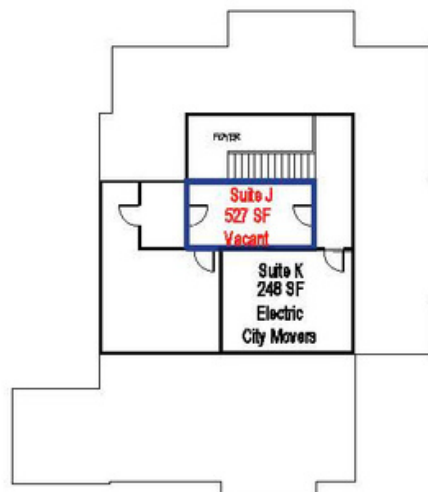
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THIRD LEVEL



FOURTH LEVEL



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4122

Clemson Blvd

OLD MILL ROAD

FIRST LEVEL

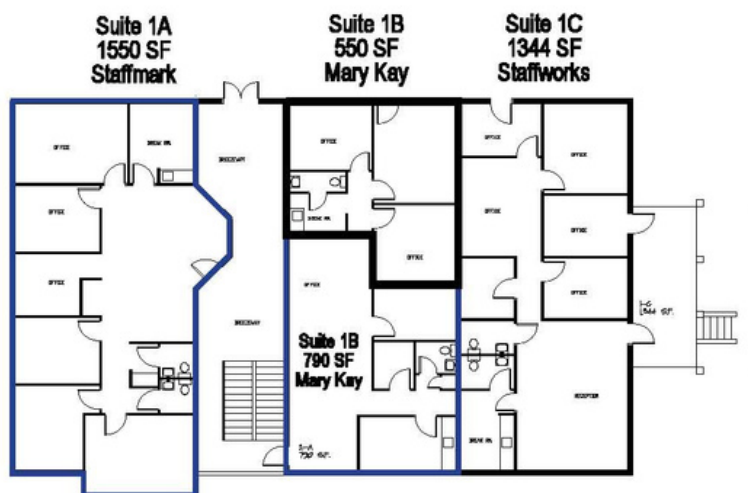


Suite 4G
1680 SF
Fyzical

Suite 2G
1200 SF
Miracle Ear

Suite 3G
1200 SF
Senior Helpers

SECOND LEVEL



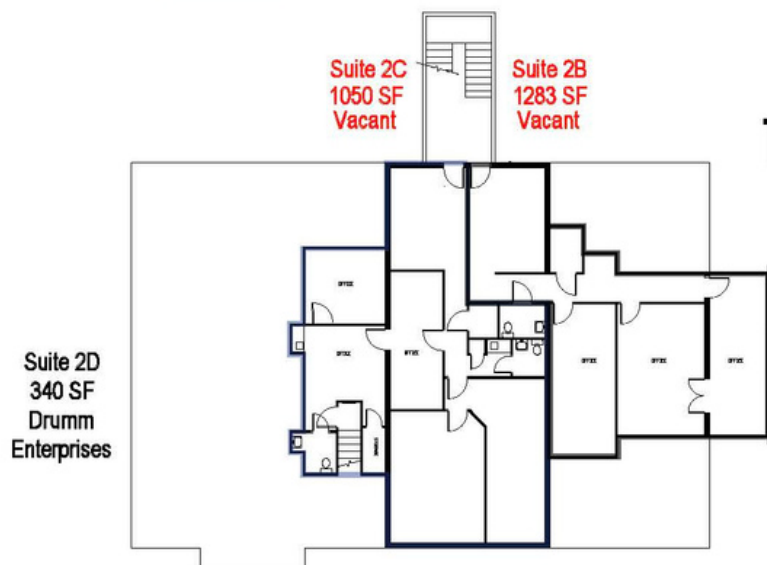
Suite 1A
1550 SF
Staffmark

Suite 1B
550 SF
Mary Kay

Suite 1C
1344 SF
Staffworks

Suite 1B
790 SF
Mary Kay

THIRD LEVEL



Suite 2C
1050 SF
Vacant

Suite 2B
1283 SF
Vacant

Suite 2D
340 SF
Drumm
Enterprises

CLEMSON BLVD

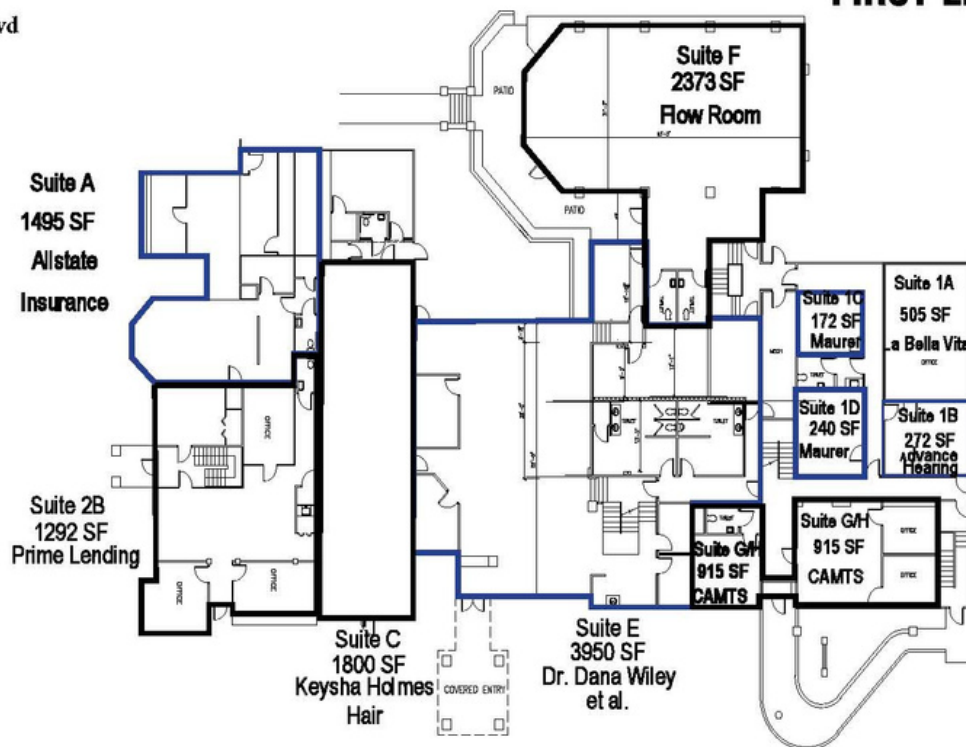
OAK POINT PLAZA



4124

Clemson Blvd

FIRST LEVEL



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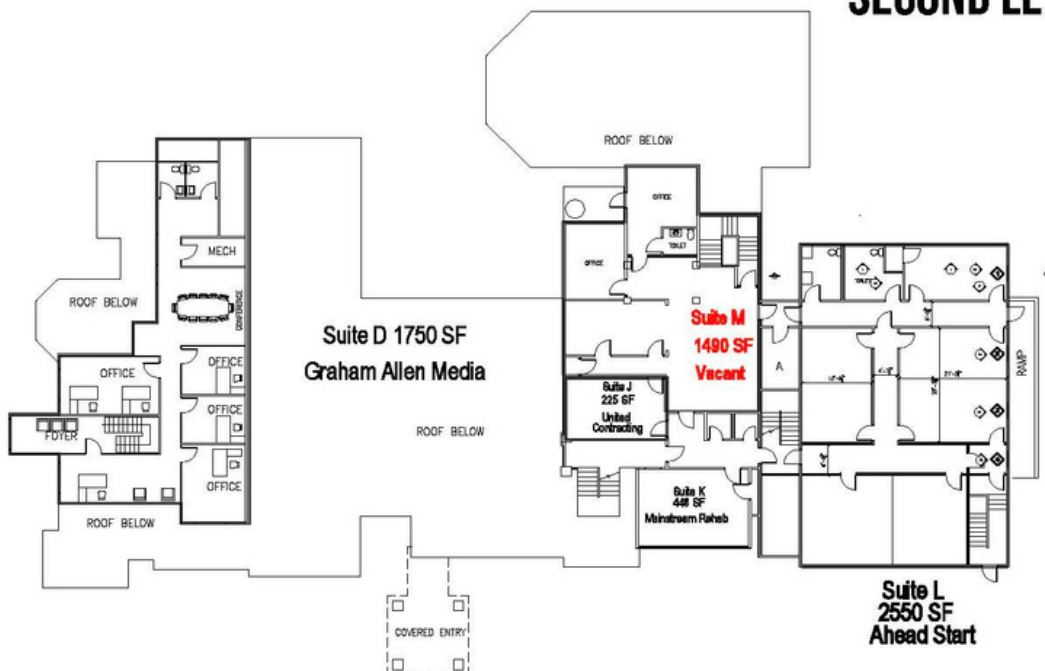
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SECOND LEVEL

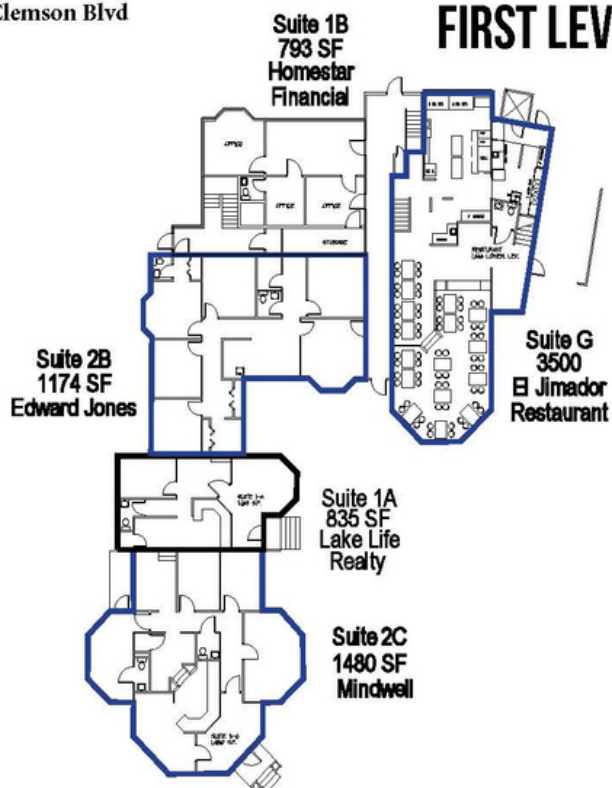


4126

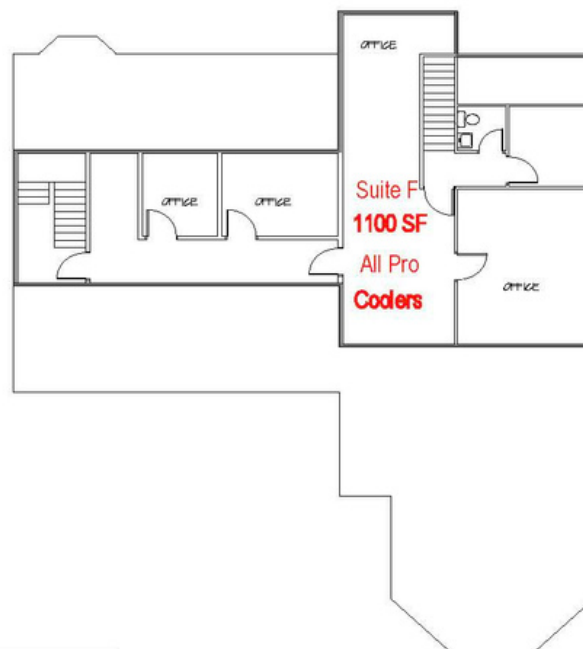
OLD MILL ROAD

Clemson Blvd

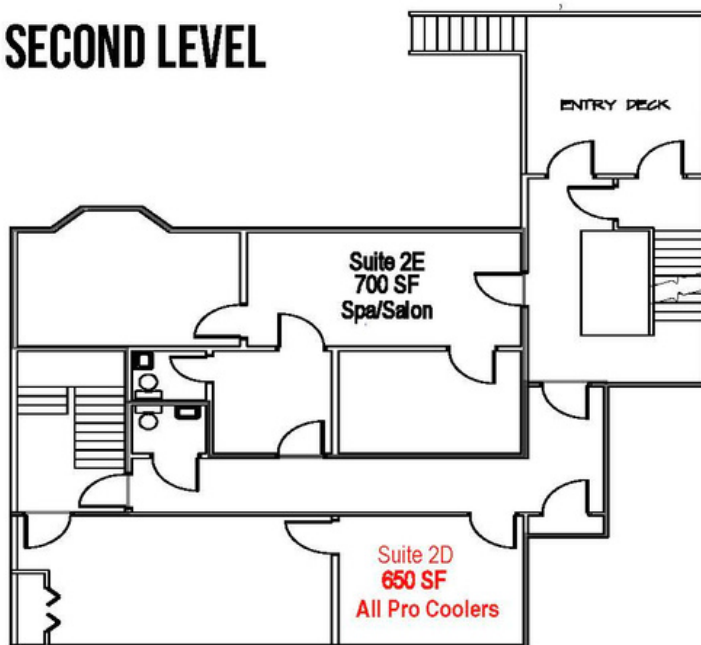
FIRST LEVEL



THIRD LEVEL



SECOND LEVEL



CLEMSON BLVD



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.

