

# OAK POINT PLAZA



Kasandra Brew Blum | (704) 765-4620 | [leasing@onealliancecompanies.com](mailto:leasing@onealliancecompanies.com)

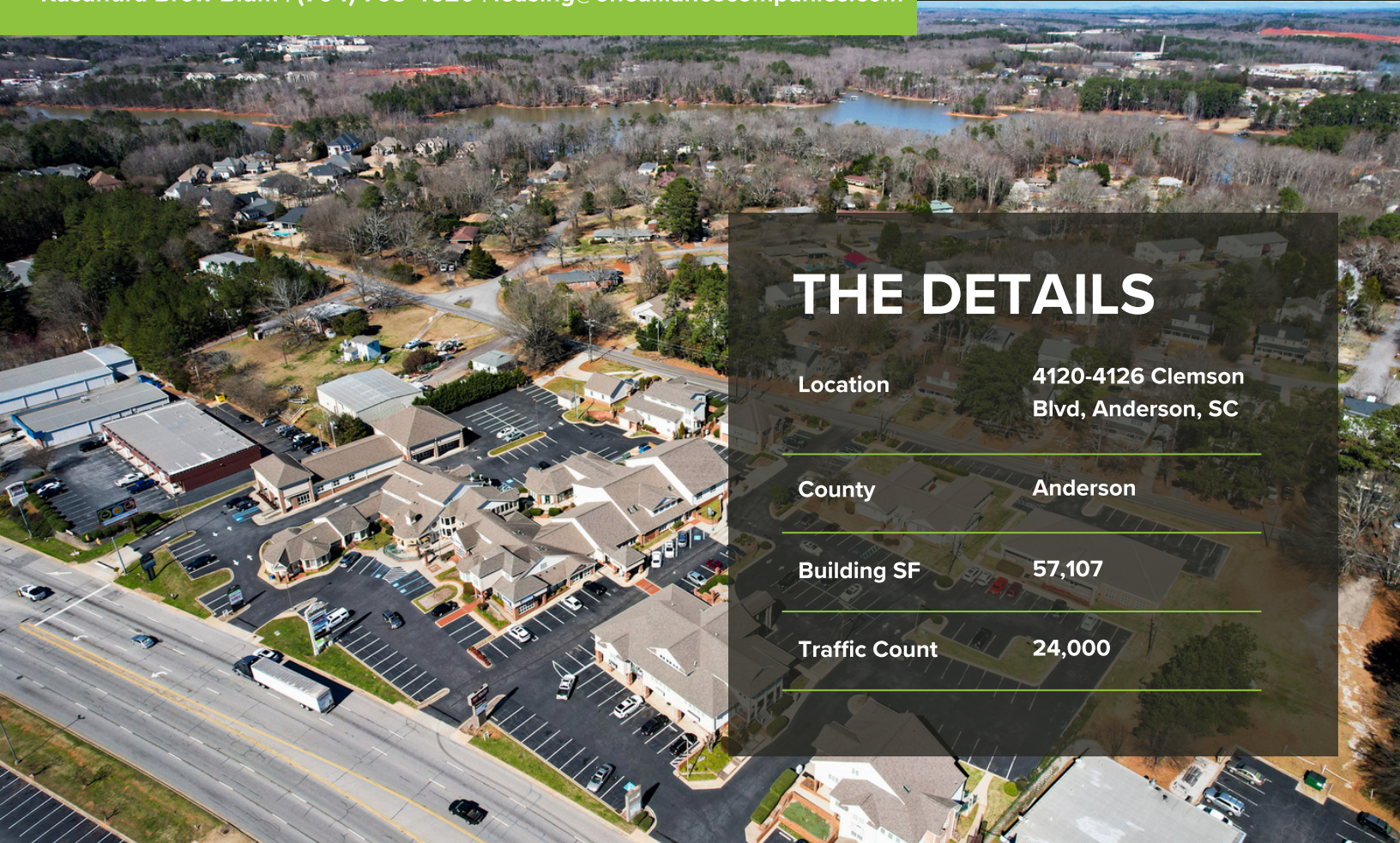
## ABOUT THE PROPERTY

## 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

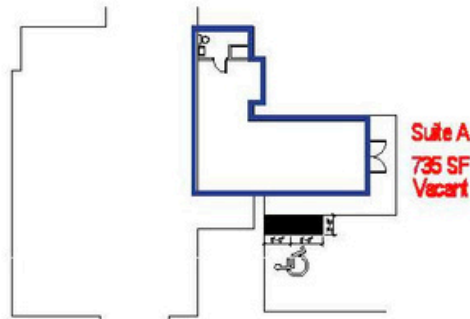
Suite 4120-A	+/- 735 SF	1 <sup>st</sup> Floor	NNN Lease	Rent: \$20/SF NNN (\$3.25)
Suite 4120-C	+/- 1,396 SF	2 <sup>nd</sup> Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,396
Suite 4120-J	+/- 527 SF	4 <sup>th</sup> Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$527
Suite 4122-2B	+/- 1,283 SF	3 <sup>rd</sup> Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,283
Suite 4122-2C	+/- 1,050 SF	3 <sup>rd</sup> Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,050
Suite 4124-M	+/- 1,490 SF	2 <sup>nd</sup> floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,490
Suite 4126-F	+/- 1,100 SF	3 <sup>rd</sup> Floor	MG Lease	Rent: \$12/SF - Base Rent/Month: \$1,100
Suite 4325A-2B	+/- 1,380 SF	1 <sup>st</sup> Floor	MG Lease	Rent: \$16/SF - Base Rent/Month: \$1,840
Suite 4124-E	+/- 3,950 SF	1 <sup>st</sup> Floor	MG Lease	Rent: \$16/SF Available 1/1/2026
Suite 4124-F	+/- 2,373 SF	1 <sup>st</sup> Floor	MG Lease	Rent: \$16/SF



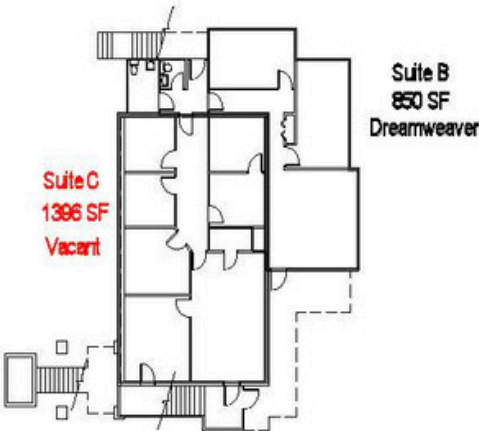
4120

Clemson Blvd

FIRST LEVEL

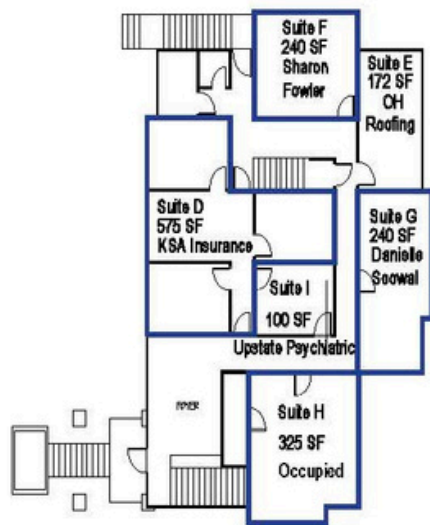


SECOND LEVEL

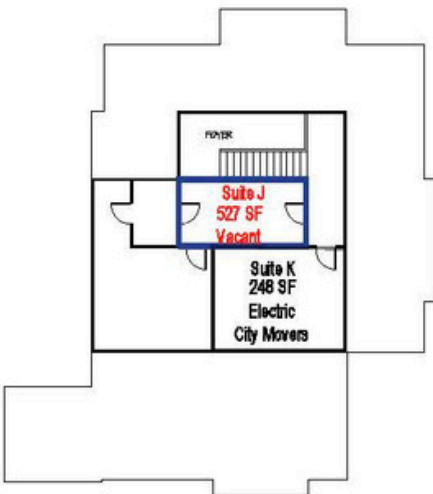


O  
L  
D  
  
M  
I  
L  
L  
  
R  
O  
A  
D

THIRD LEVEL



FOURTH LEVEL



C  
L  
E  
M  
S  
O  
N  
  
B  
L  
V  
D



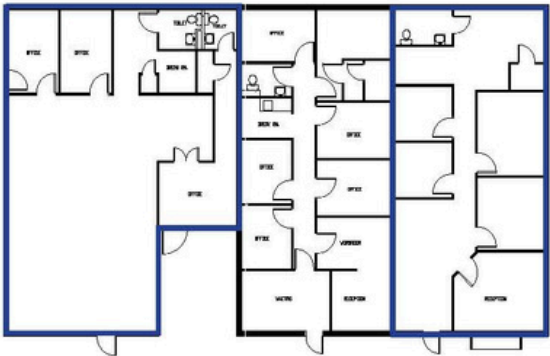


4122

Clemson Blvd

OLD MILL ROAD

FIRST LEVEL

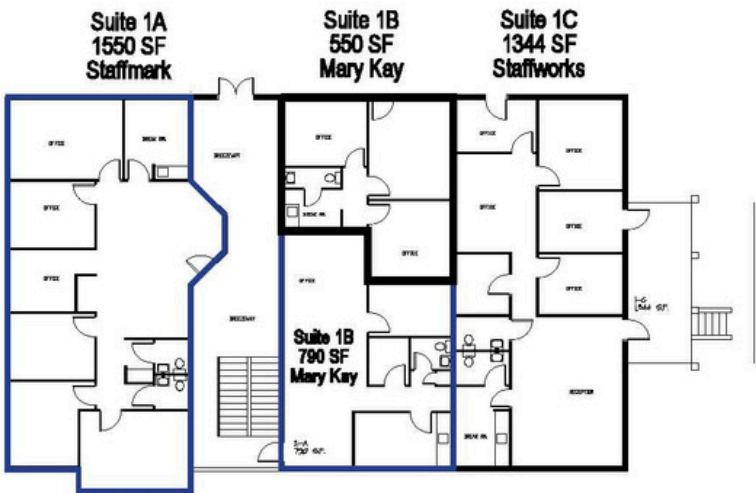


Suite 4G  
1680 SF  
Fyzical

Suite 2G  
1200 SF  
Miracle Ear

Suite 3G  
1200 SF  
Senior Helpers

SECOND LEVEL



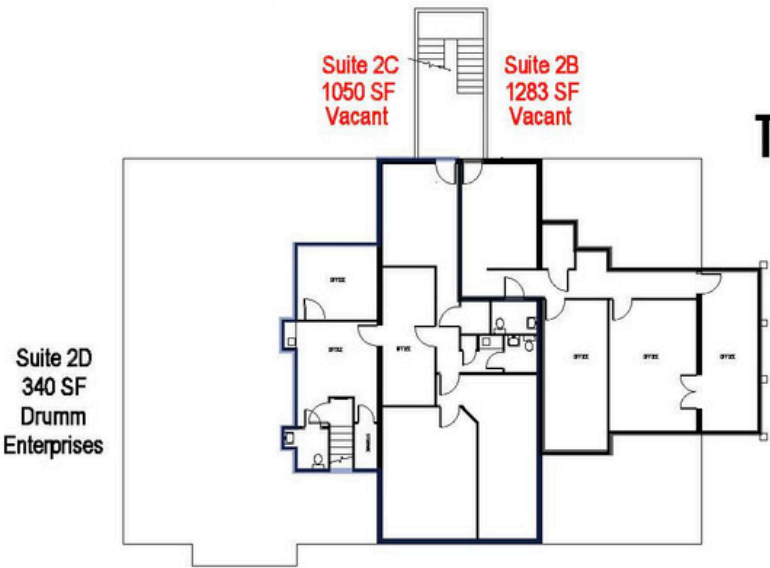
Suite 1A  
1550 SF  
Staffmark

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

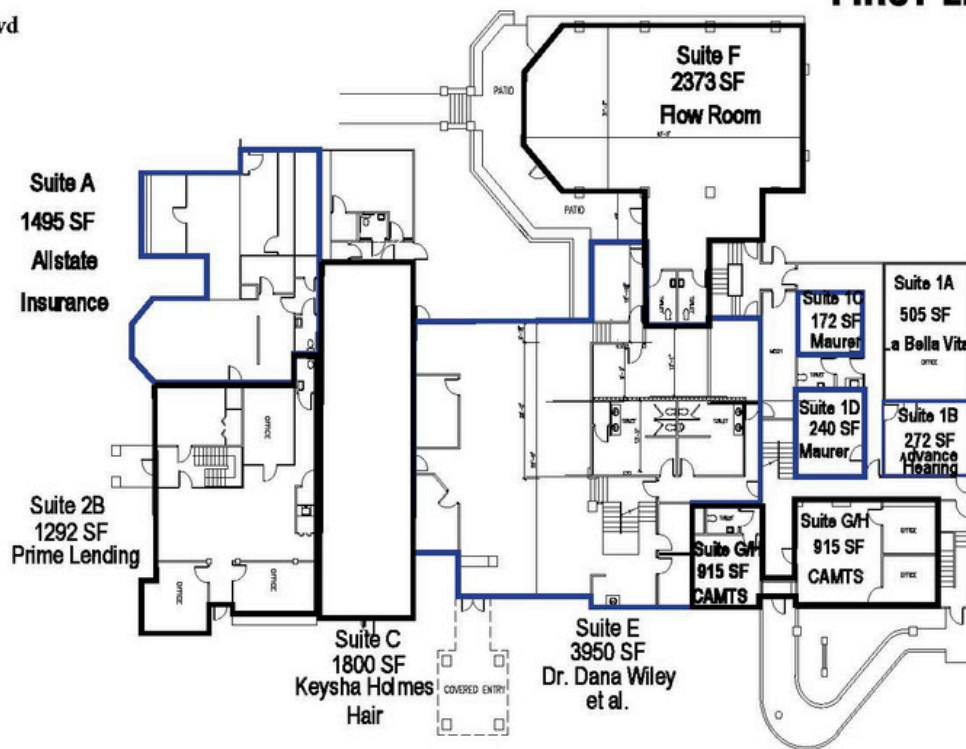
OAK POINT PLAZA



# 4124

Clemson Blvd

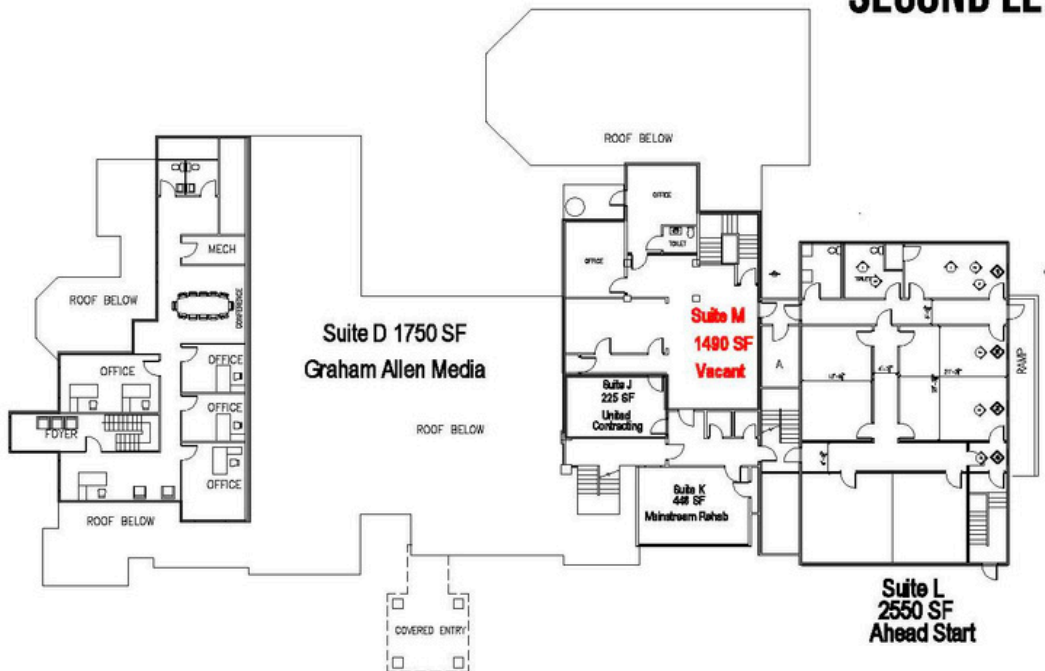
## FIRST LEVEL



C  
L  
E  
M  
S  
O  
N  
  
B  
L  
V  
D

O  
L  
D  
  
M  
I  
L  
L  
  
R  
O  
A  
D

## SECOND LEVEL

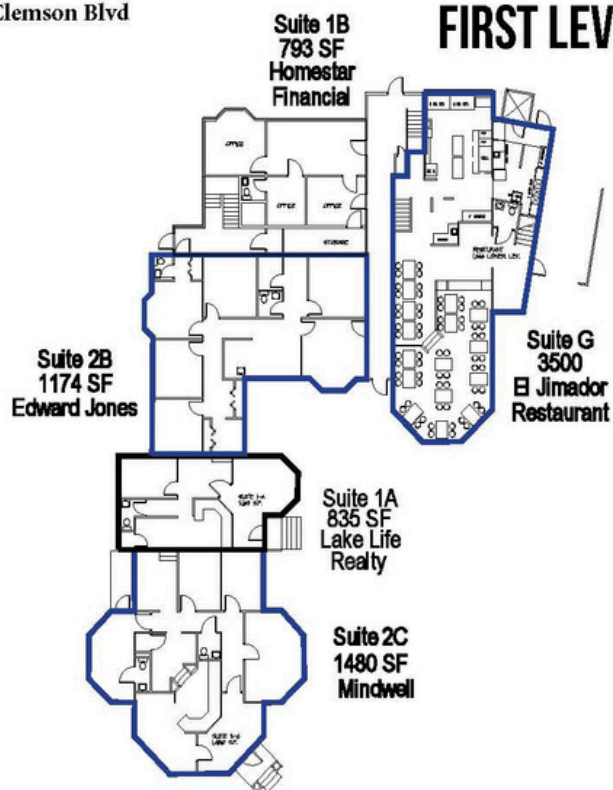


# 4126

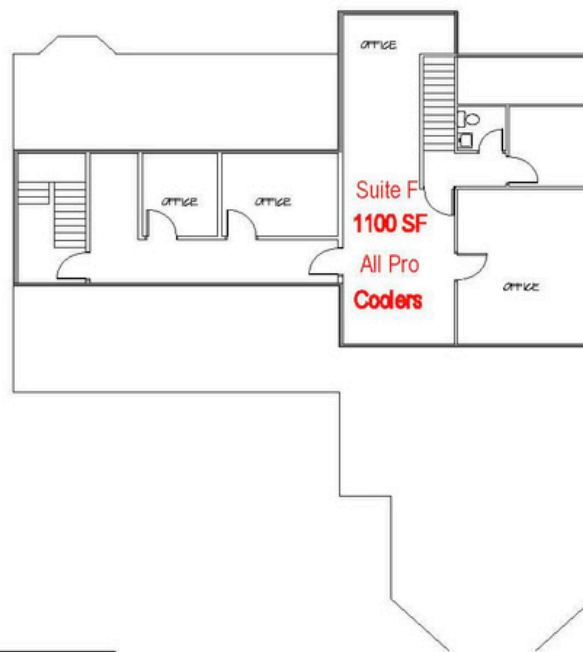
OLD MILL ROAD

Clemson Blvd

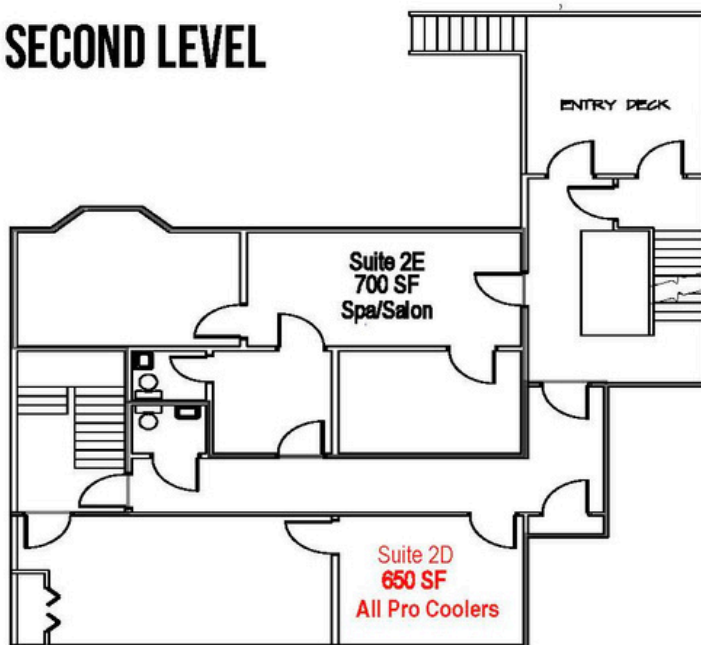
## FIRST LEVEL



## THIRD LEVEL



## SECOND LEVEL



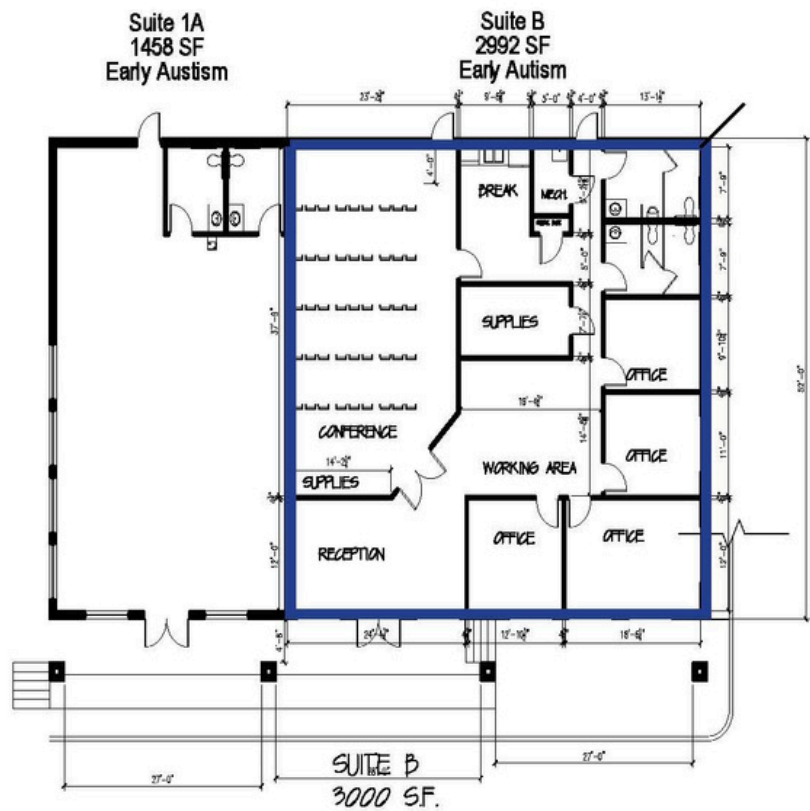
CLEMSON BLVD

4323

Old Mill Road

OLD MILL ROAD

FIRST LEVEL



CLEMSON BLVD





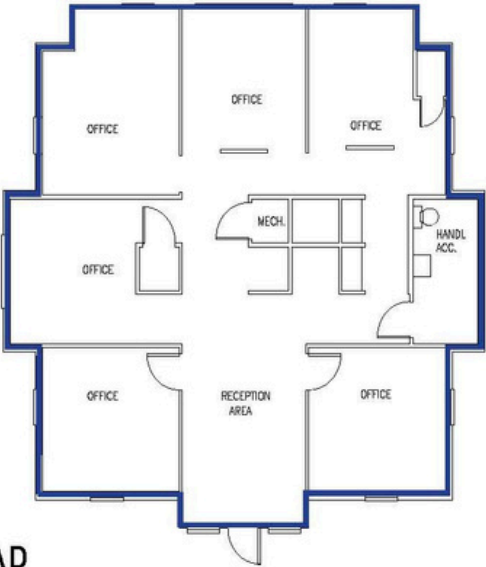


# 4325 A

Old Mill Road

## SECOND LEVEL

CLEMSON BLVD

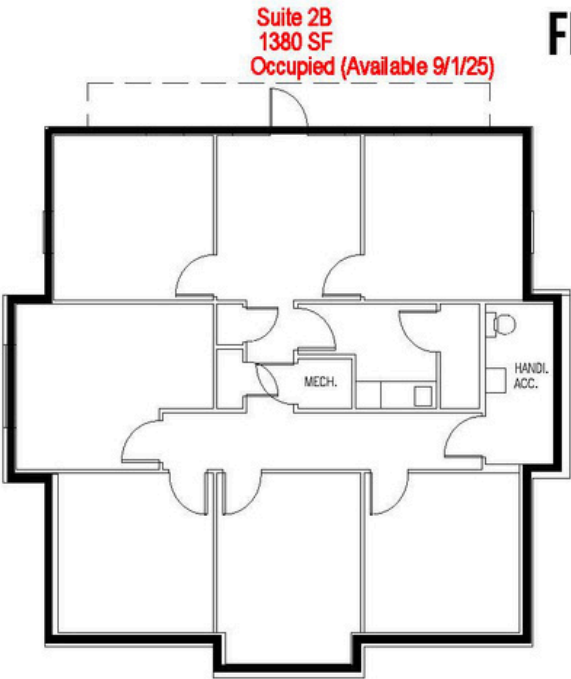


OLD MILL ROAD

**Suite 1A**  
**1620 SF**  
**Allen Tate Real Estate**

## FIRST LEVEL

CLEMSON BLVD



**Suite 2B**  
**1380 SF**  
**Occupied (Available 9/1/25)**

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.

