LEASE

East Center Office & Retail

304 E JACKSON ST

Willard, MO 65781

PRESENTED BY:

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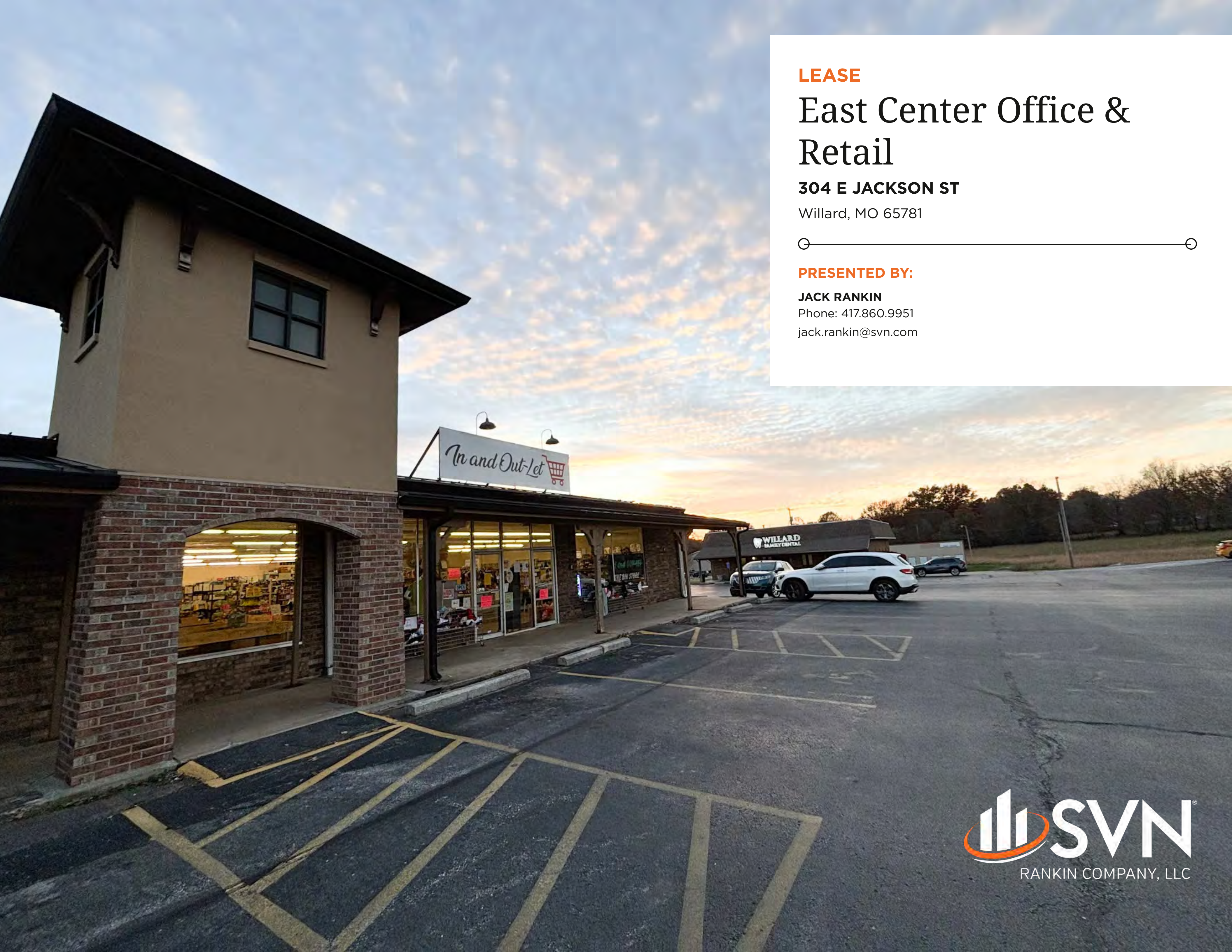

SVN
RANKIN COMPANY, LLC

PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE:	$10.00-$12.00 SF/YR (NNN)
AVAILABLE SF:	730 - 9,617 SF
EST. NNNS:	$2.75/SF/YR
LOT SIZE:	5.4 acres
COUNTY:	Greene
MARKET:	Willard, Missouri

PROPERTY DESCRIPTION

Thank you for viewing the office and retail space now available for lease at the East Center, located at 304 E Jackson Street in Willard, Missouri, only 5 miles from Springfield. Available spaces currently range from +/- 730 SF to +/- 9,617 SF. For additional information about each available space or to schedule a private showing, please contact the listing agent. Thank you!

LOCATION DESCRIPTION

Located in Willard, MO which is approximately 5 miles northwest of Springfield. Located on the south side of E Jackson St just west of Miller Rd. The center is adjacent to the newer Willard High School which was recently listed as the 2nd best High School in the Springfield metro area, which has a population of over 480,000 residents. East Center is home to businesses including Hog Tide BBQ, Greene County Library, Pizza Hut, Cox Health, The Hive Coffee Shop, Farmers Insurance, Willard Physical Therapy and more.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	**LEASE TERM:**	Negotiable
TOTAL SPACE:	730 - 9,617 SF	**LEASE RATE:**	$10 - $12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3C	Available	9,617 SF	NNN	$10.50 SF/yr	Roughly 6,500 SF of the space is open retail office space, with the remaining space previously utilized as warehouse/product storage with two restrooms, a large private office, and access to a private exterior loading area.
Suite 2B	Available	730 SF	NNN	$12.00 SF/yr	Space includes a large reception area with a private restroom and large private office.
Suite 6D	Available	4,420 SF	NNN	$10.50 SF/yr	Space features a large bullpin area, 6-7 private offices, two restrooms, a storage room with a mop sink, and a. warehouse area that includes a kitchenette.
Suite 2C	Available	1,315 SF	NNN	$12.00 SF/yr	This is an end cap space featuring a large reception area, three private offices with natural light, a kitchenette, and private restroom
Suite 5 A&B	Available	1,330 SF	NNN	$10.00 SF/yr	-

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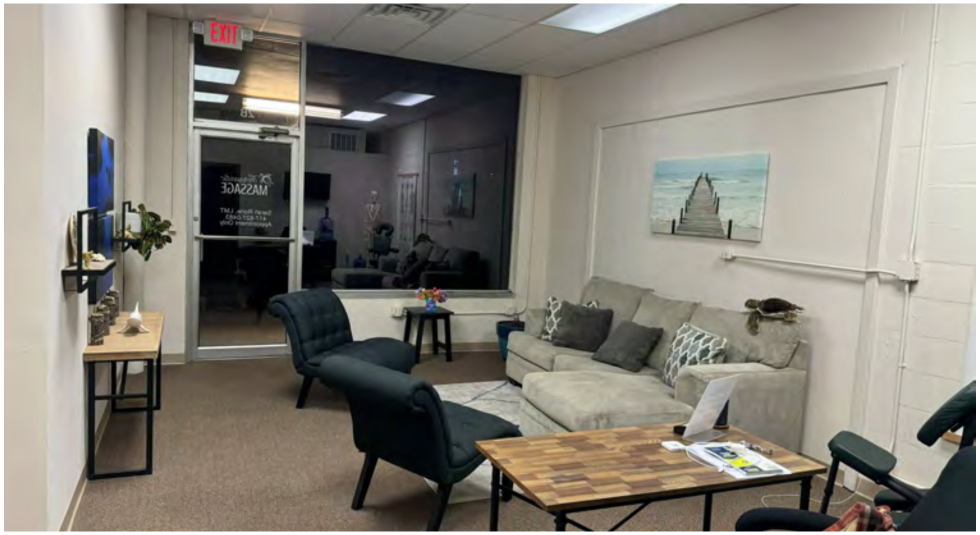
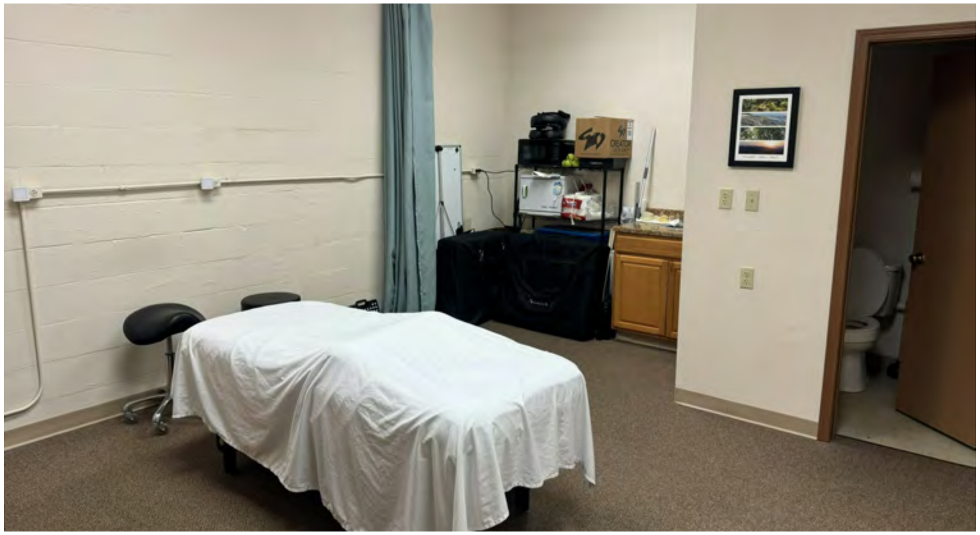
SUITE 2B: 730 SF





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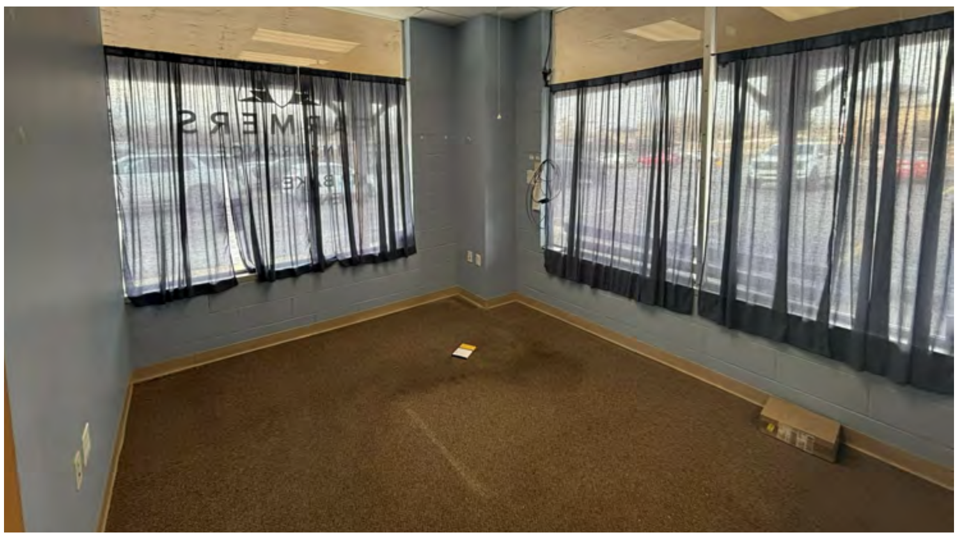
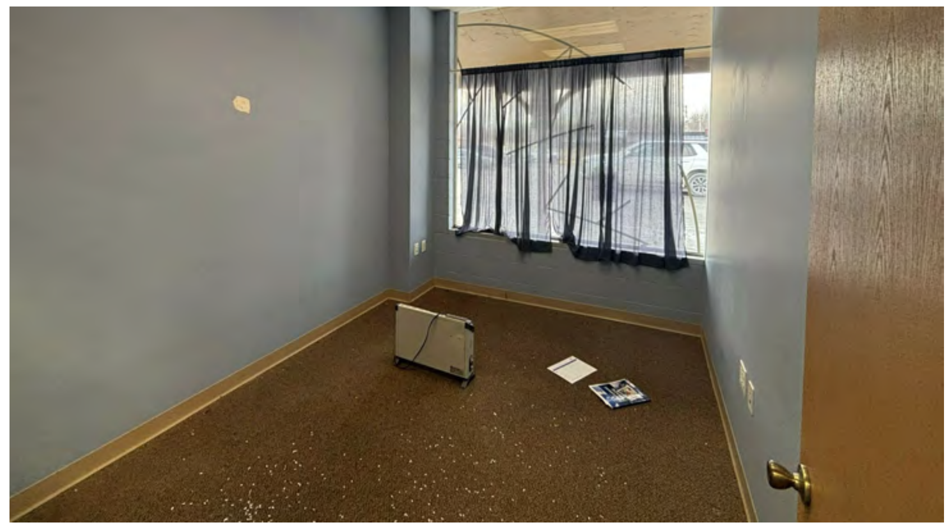
SUITE 2C: 1,315 SF





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SUITE 6D: 4,420 SF

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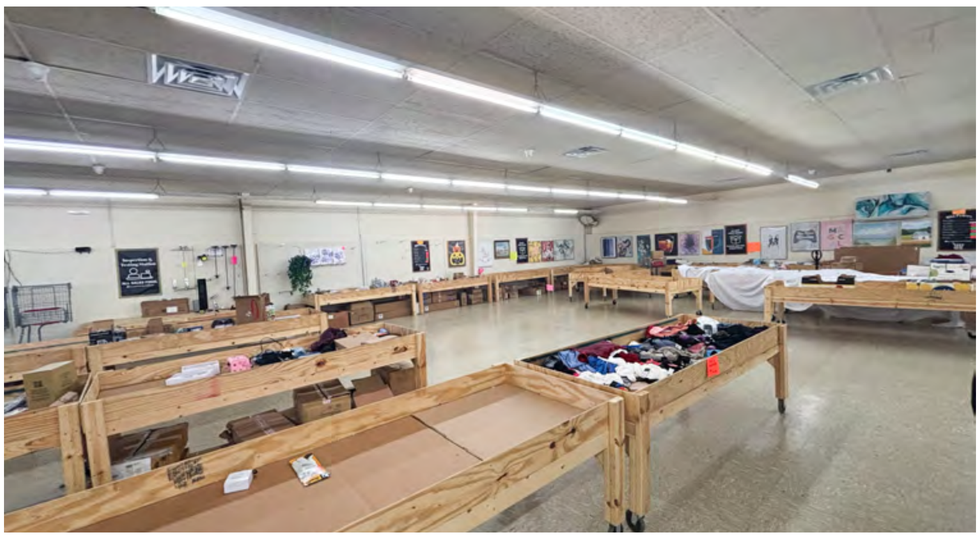
SUITE 3C: 9,617 SF



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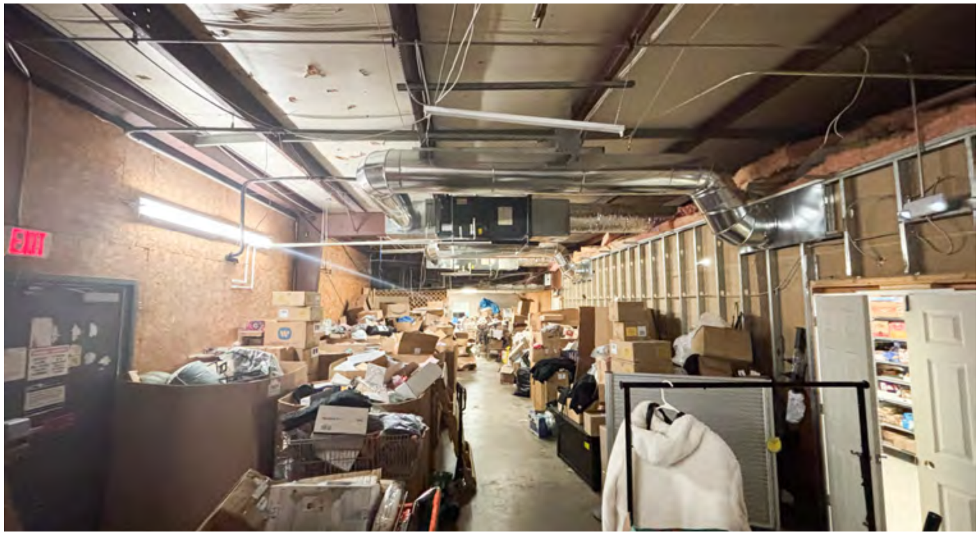
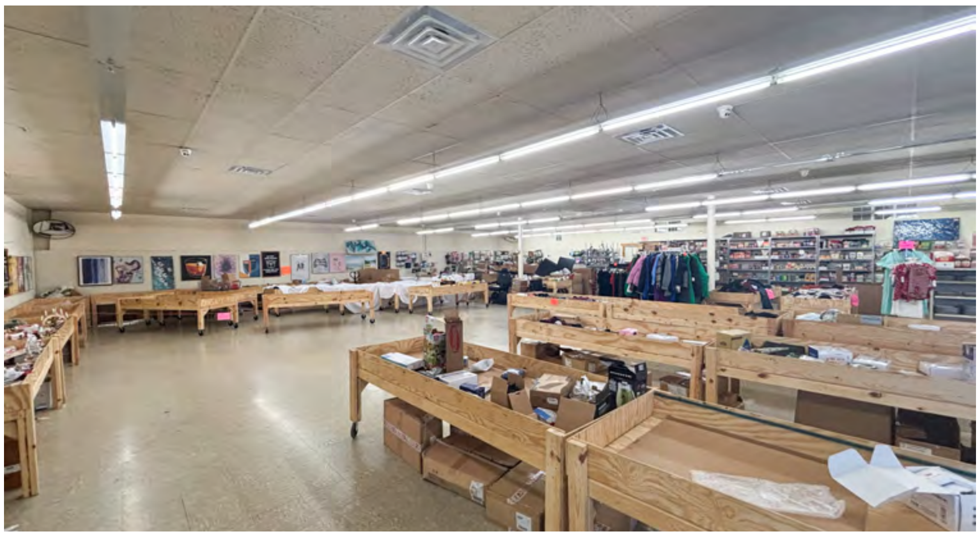
SUITE 3C





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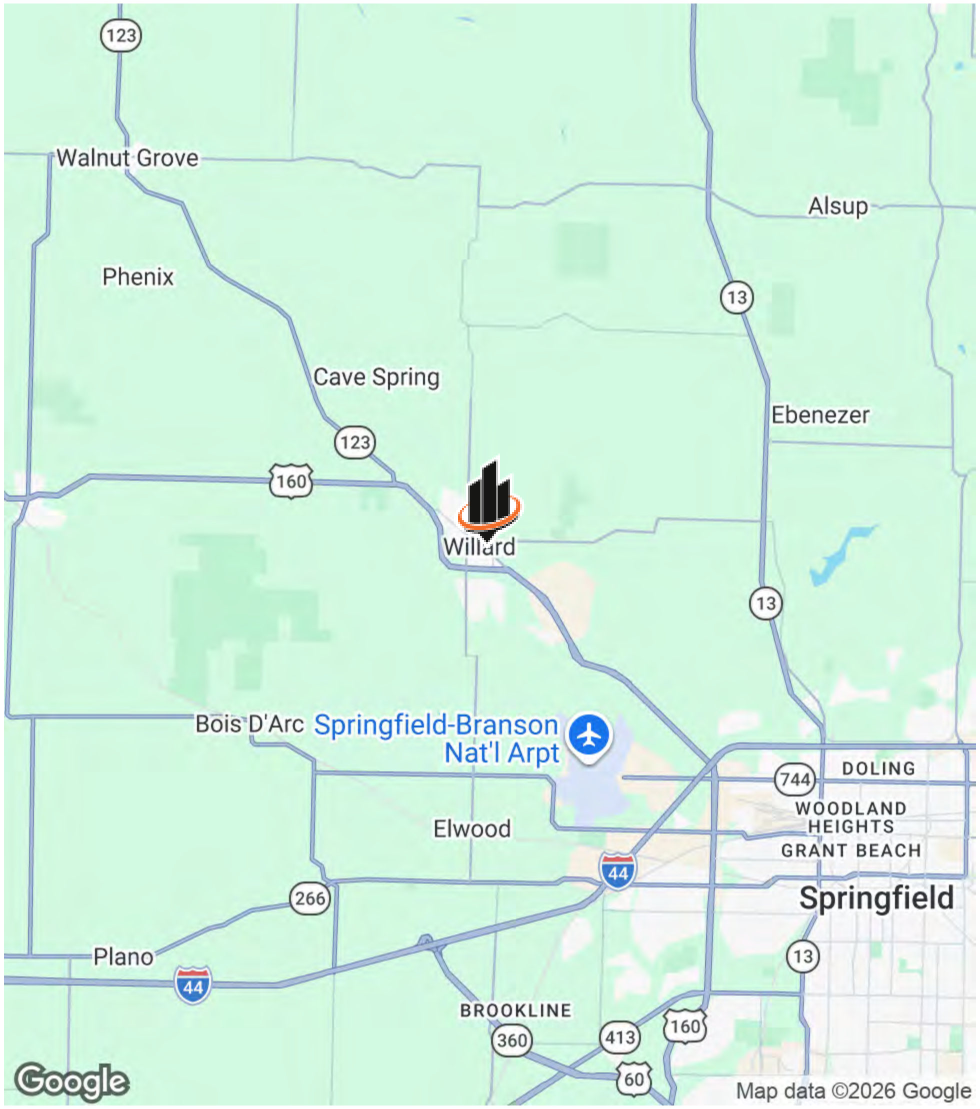
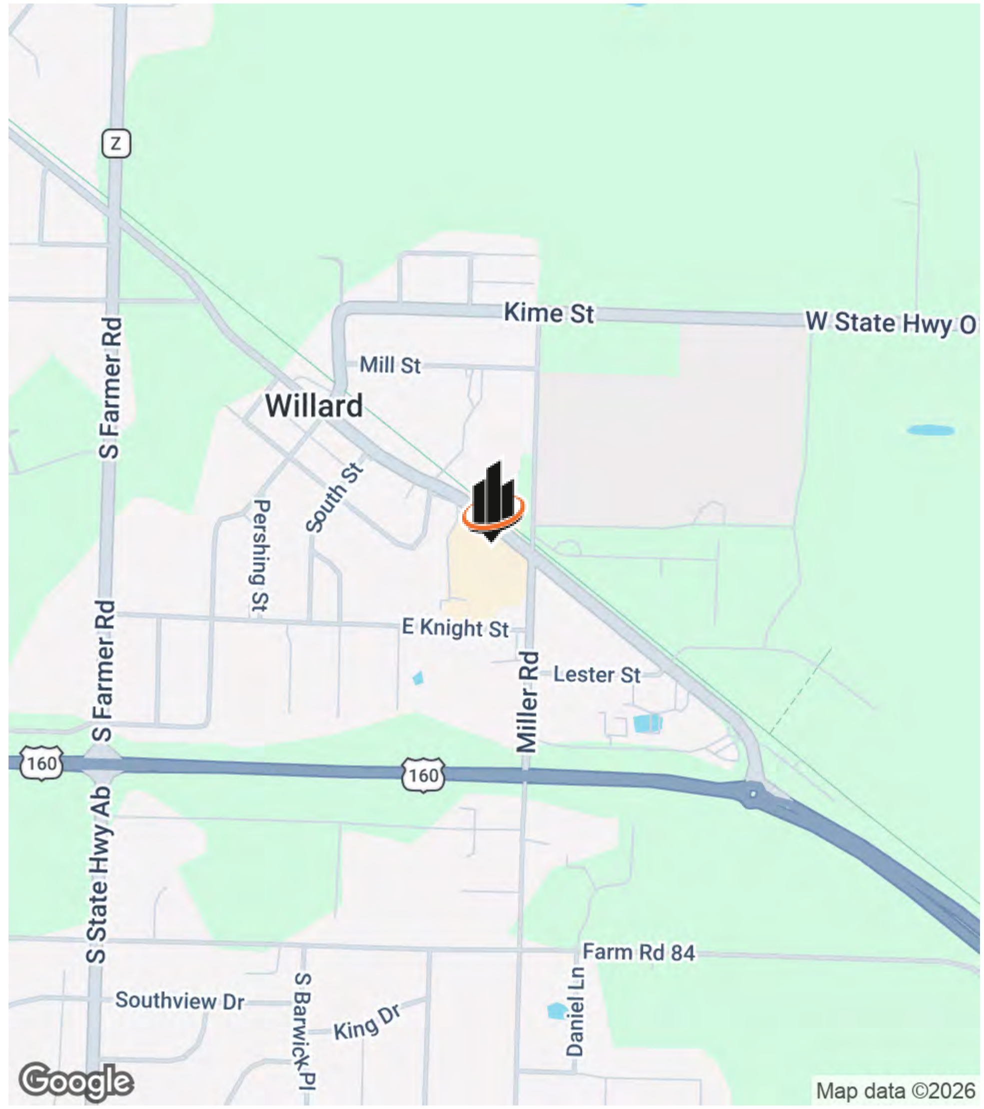
LOCATION MAP





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RETAILER MAP

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JACK RANKIN

Associate Advisor

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PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 150 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. During his years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties and has brokered deals for many local, regional, and national companies and institutions including Drury University, Central Trust Company, Cadence Bank, Thrasher Family Holdings, Morton Building Products, and more.

In recognition of his outstanding performance, Jack was one of SVNs top producing agents in 2025, ranking him in the top 3% of over 2,000 SVN agents nationwide. Additionally, he was named a 2024 CoStar Power Broker award winner, and recently received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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