

LEASE
**East Center Office &
Retail**

304 E JACKSON ST

Willard, MO 65781

PRESENTED BY:

JACK RANKIN

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 **SVN**[®]
RANKIN COMPANY, LLC

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.50-\$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

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	730 - 9,617 SF	LEASE RATE:	\$10.50 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

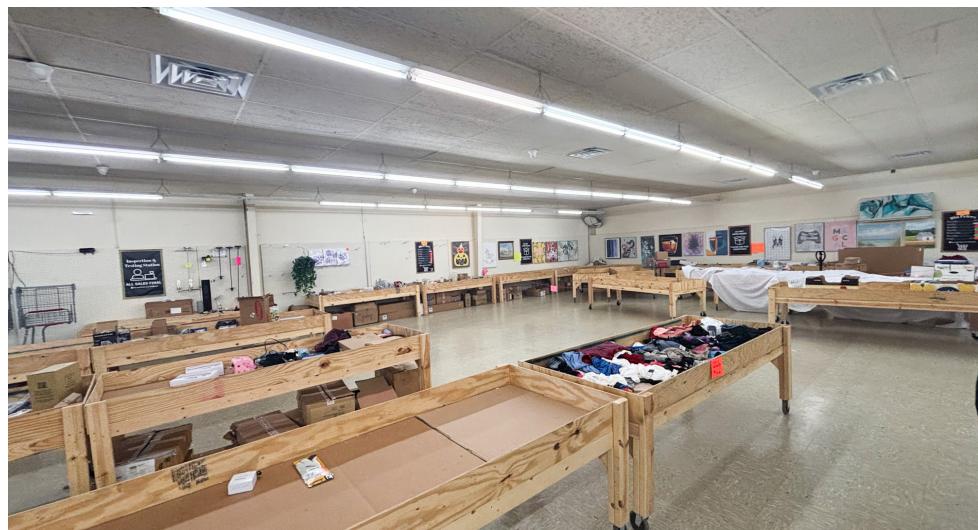
Unit 2C	Available	9,617 SF	NNN	\$10.50 SF/yr	Roughly 6,500 SF of the space is open retail office space, with the remaining space previously utilized as warehouse/product storage with two restrooms, a large private office, and access to a private exterior loading area.
Suite 2B	Available	730 SF	NNN	\$12.00 SF/yr	Space includes a large reception area with a private restroom and large private office.
Suite 5G	Available	1,642 SF	NNN	\$12.00 SF/yr	Space includes a large open concept retail area, a office, storage room and 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.

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SUITE 2C

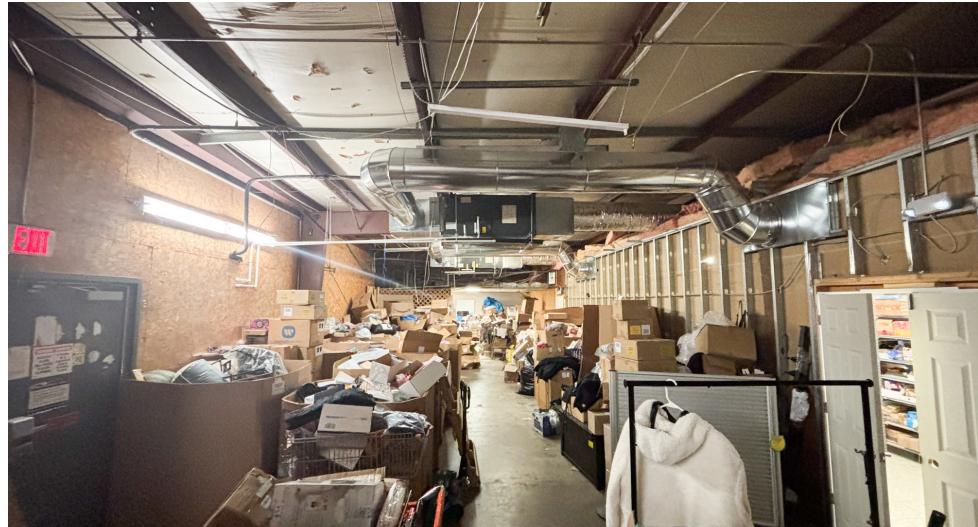


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SUITE 2C

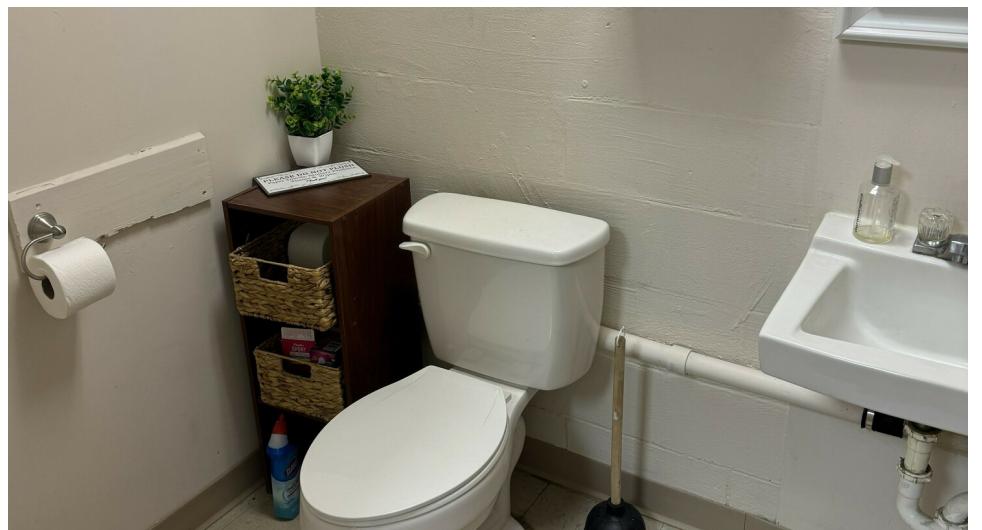
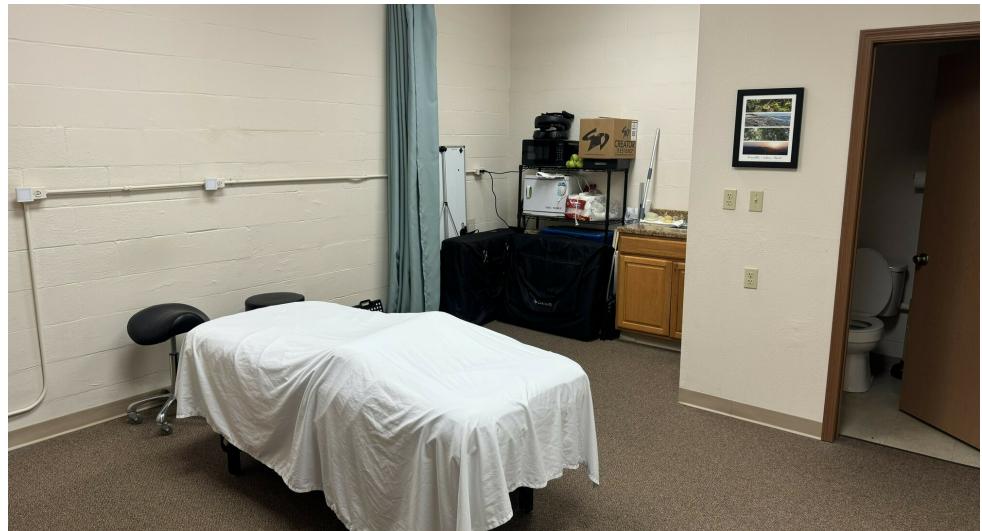


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SUITE 2B

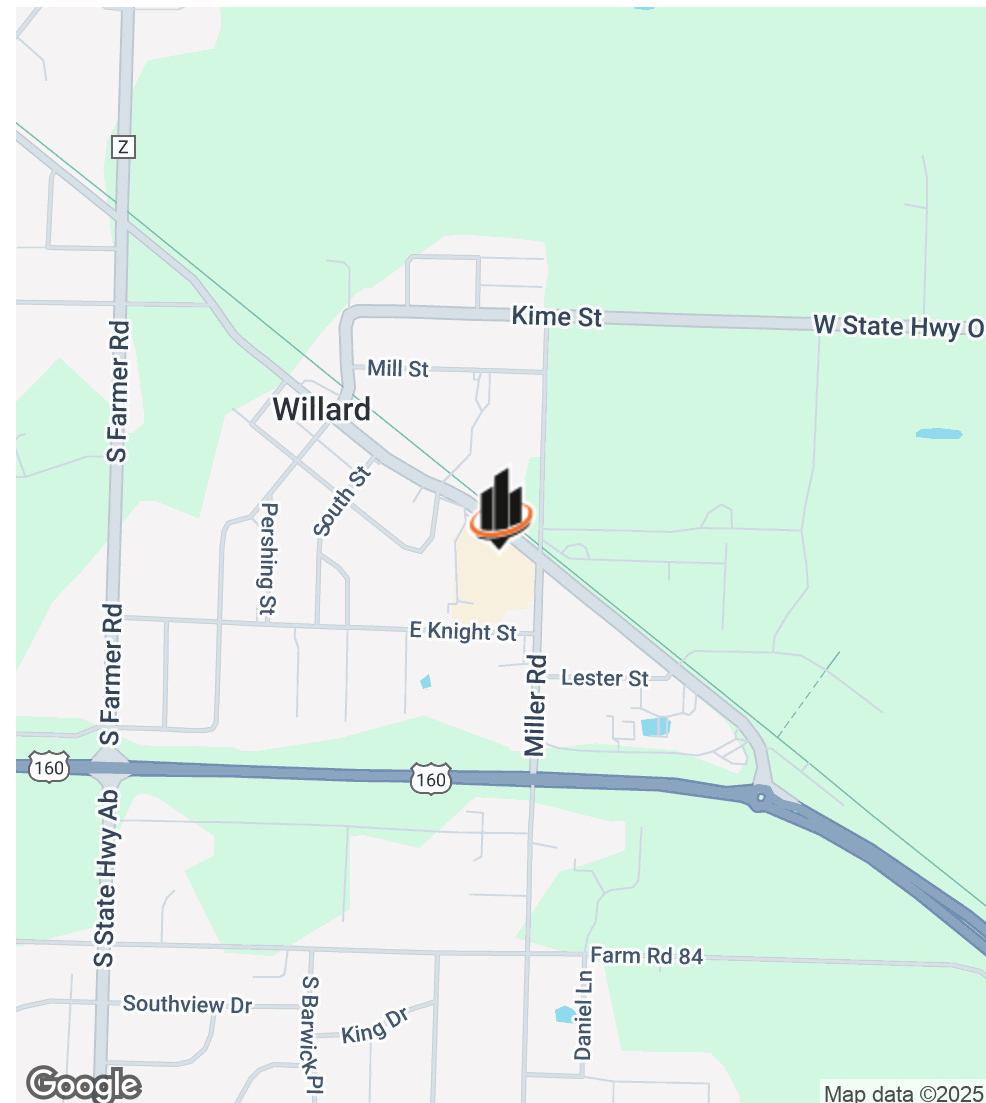
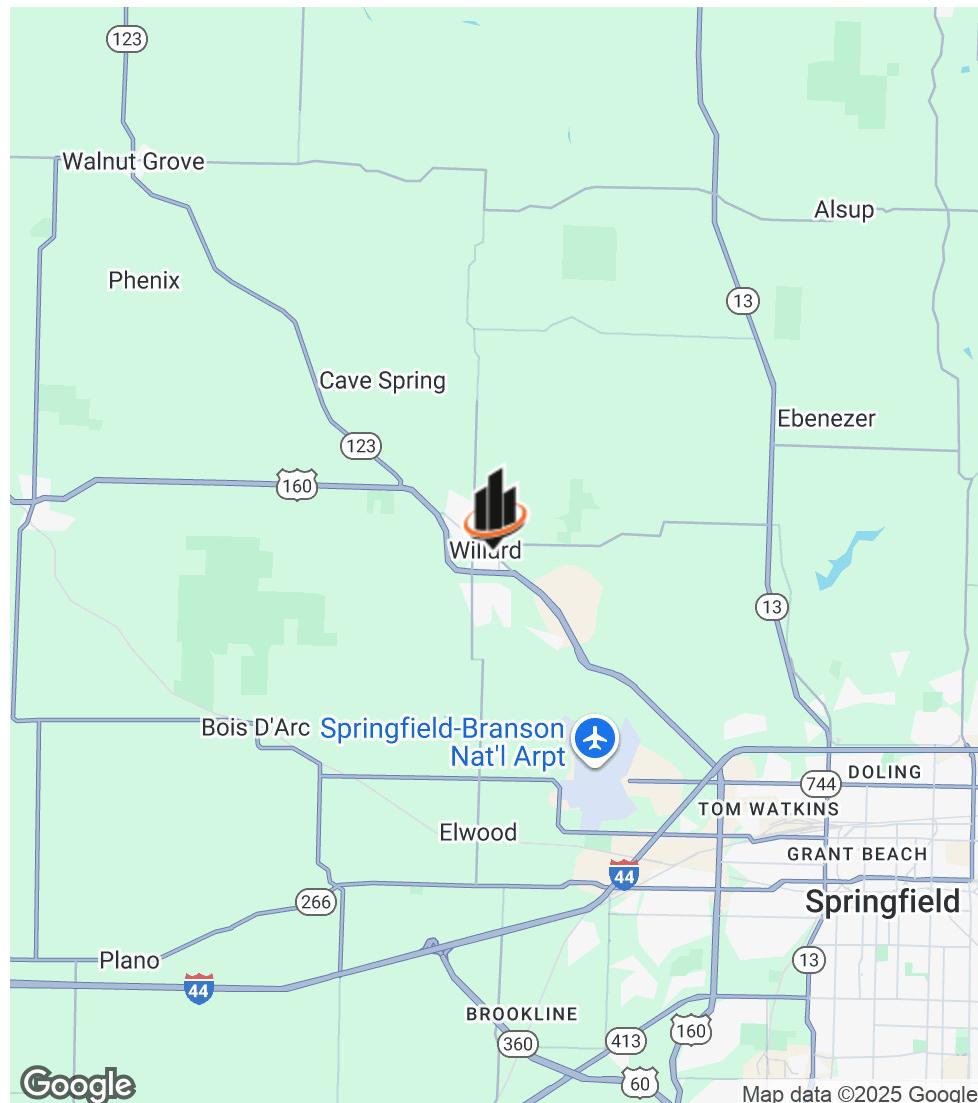


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LOCATION MAP



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RETAILER MAP



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ADVISOR BIO



JACK RANKIN

Associate Advisor

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Direct: **417.860.9951** | Cell: **417.860.9951**

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 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 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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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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