



FOR LEASE

Office and Restaurant Space Available

431 S JEFFERSON AVE

Springfield, MO 65806

PRESENTED BY:

JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10/SF/YR NNN
AVAILABLE SF:	5,216-12,123 SF
BUILDING SIZE:	47,836 SF
PARKING:	Private Parking Lot
ZONING:	Center City
MARKET:	Springfield

PROPERTY OVERVIEW

Thank you for viewing this mixed-use space now available for lease at Wilhoit Plaza located in downtown Springfield Missouri. This building offers a variety of uses including retail, office, coworking space and several restaurants. The current offering consists of office and restaurant spaces with sizes from 5,216 SF, 6,808 SF, or 12,123 SF of space. All spaces will have direct access to Wilhoit Plazas exclusive parking lot, only for tenants and tenant cliental. A further breakdown of the specifics of each suite can be found below. Please contact the listing agent for more information or to schedule a tour. Thank you!

LOCATION OVERVIEW

Thank you for viewing this mixed-use space now available for lease at Wilhoit Plaza located in downtown Springfield Missouri. This building offers a variety of uses including retail, office, restaurant, and more. Downtown Springfield has been a regional hub for decades, offering educational services, healthcare and more. Downtown Springfield is home to three universities including Missouri State University, Drury University and Evangel University as well as several other colleges with a total college & university population of over 44,221 students. Other neighboring local and national businesses include Hotel Vandivort, CrossFit Royal Barbell, Pickleman's Cafe, Insomnia Cookies, Flame Steakhouse. Wine Bar, Bair's Sports Grill, Black Sheep Burgers and Shakes, Mudhouse Coffee, Discovery Center of Springfield, ect. more.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	5,216 - 12,123 SF	LEASE RATE:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	Available	6,808 SF	NNN	\$10.00 SF/yr	-
Suite 164	Available	5,216 SF	NNN	\$10.00 SF/yr	-
Suite 250	Available	12,123 SF	NNN	\$10.00 SF/yr	-

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SUITE 108



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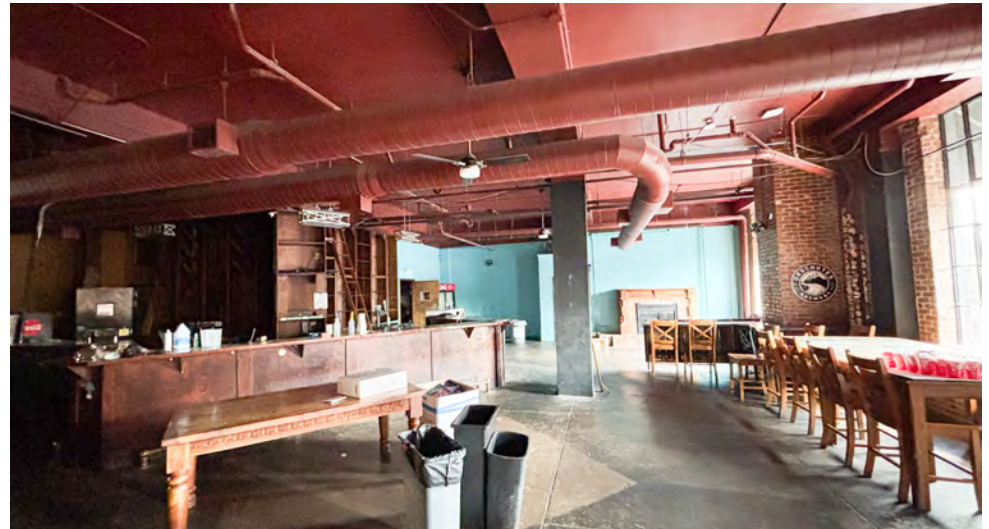
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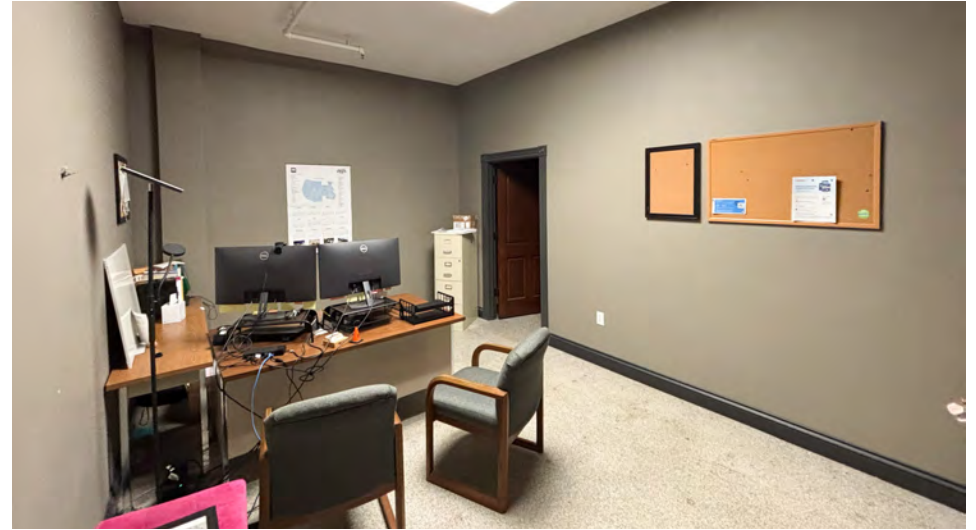
SUITE 250:



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ADDITIONAL PHOTOS



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RETAIL MAP



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WILHOIT WORKSPACES | 431 S Jefferson Ave Springfield, MO 65806

SVN | RANKIN COMPANY, LLC

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DEMOGRAPHICS MAP & REPORT

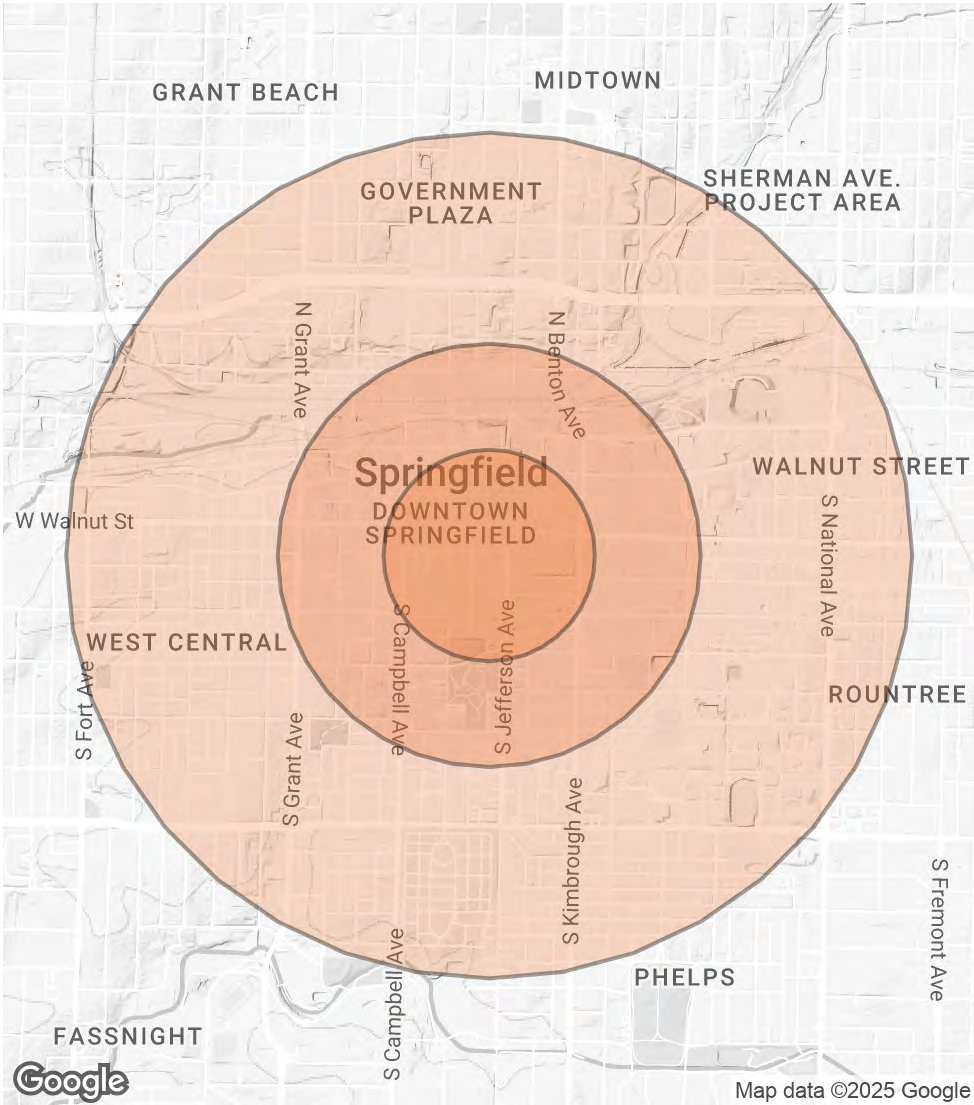
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	1,312	5,523	18,611
AVERAGE AGE	24.3	27.1	25.3
AVERAGE AGE (MALE)	25.9	28.5	26.6
AVERAGE AGE (FEMALE)	27.5	28.9	26.0

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	691	2,864	8,393
# OF PERSONS PER HH	1.9	1.9	2.2
AVERAGE HH INCOME	\$24,676	\$23,995	\$28,132
AVERAGE HOUSE VALUE	\$49,049	\$60,779	\$44,233

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



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 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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