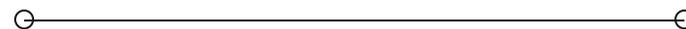


MIXED-USE SPACE FOR LEASE

WILHOIT PLAZA

431 S JEFFERSON AVE

Springfield, MO 65806



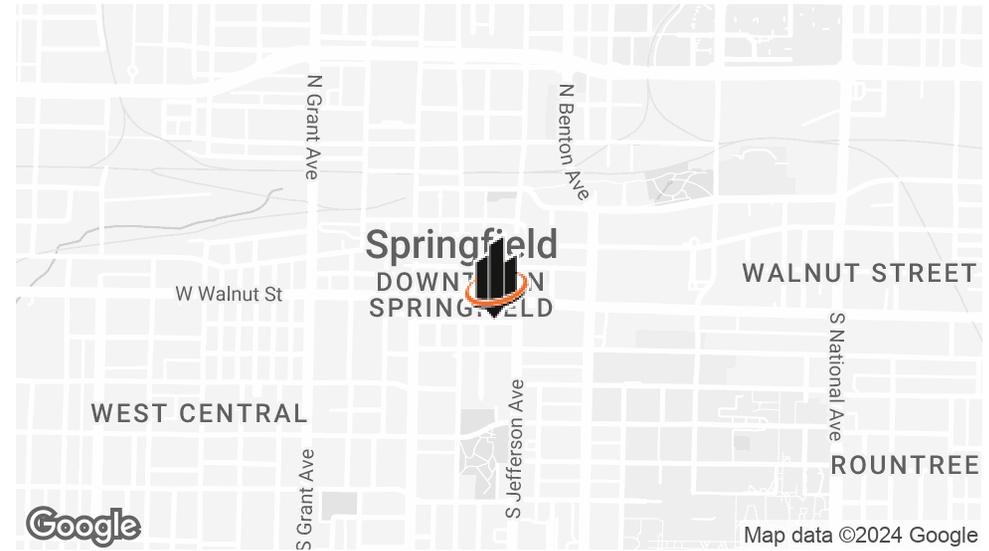
PRESENTED BY:

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 - 12.50 SF/yr (NNN)
AVAILABLE SF:	1,200 - 6,808 SF
BUILDING SIZE:	47,836 SF
PARKING:	Private Parking Lot
ZONING:	Center City
MARKET:	Springfield
SUBMARKET:	Downtown Springfield

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431 S JEFFERSON AVE | Springfield, MO 65806

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, restaurant, and more. Current offering consists of suites ranging from 1,200 to 6,808 sf of space.

- Suite 154: 1,200 sf of Office or Retail
- Suite 106: 1,235 sf Office
- Suite 116: 3,470 sf Office or Retail
- Suite 124: 2,000 sf Office or Retail
- Suite 108: 6,808 sf Office or Retail
- Suite 132 B: 2,660 sf Office

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.

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 - 6,808 SF	LEASE RATE:	\$12.00 - \$12.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 154	Available	1,200 SF	NNN	\$12.50 SF/yr	- +/- 1,200 SF - 2 Large Open-Areas used as Office Space - 1 Restroom - 1 Rec Room/Office Space
Suite 108	Available	6,808 SF	NNN	\$12.50 SF/yr	- +/- 6,808 SF Office - 2 Reception Areas - 2 Restrooms - 2 Large Common Areas - 2 Office/Conference Rooms - 6 Offices
Suite 132 B	Available	2,660 SF	NNN	\$12.00 SF/yr	- +/- 2,660 SF - 4 large offices - 1 large lobby/office space - Shared restrooms with Suite 132 A

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EXTERIOR PHOTOS



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SUITE 154 PHOTOS: OFFICE/RETAIL



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SUITE 108 PHOTOS: OFFICE/RETAIL



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SUITE 132B PHOTOS: OFFICE/RETAIL



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ADDITIONAL PHOTOS



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RETAIL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

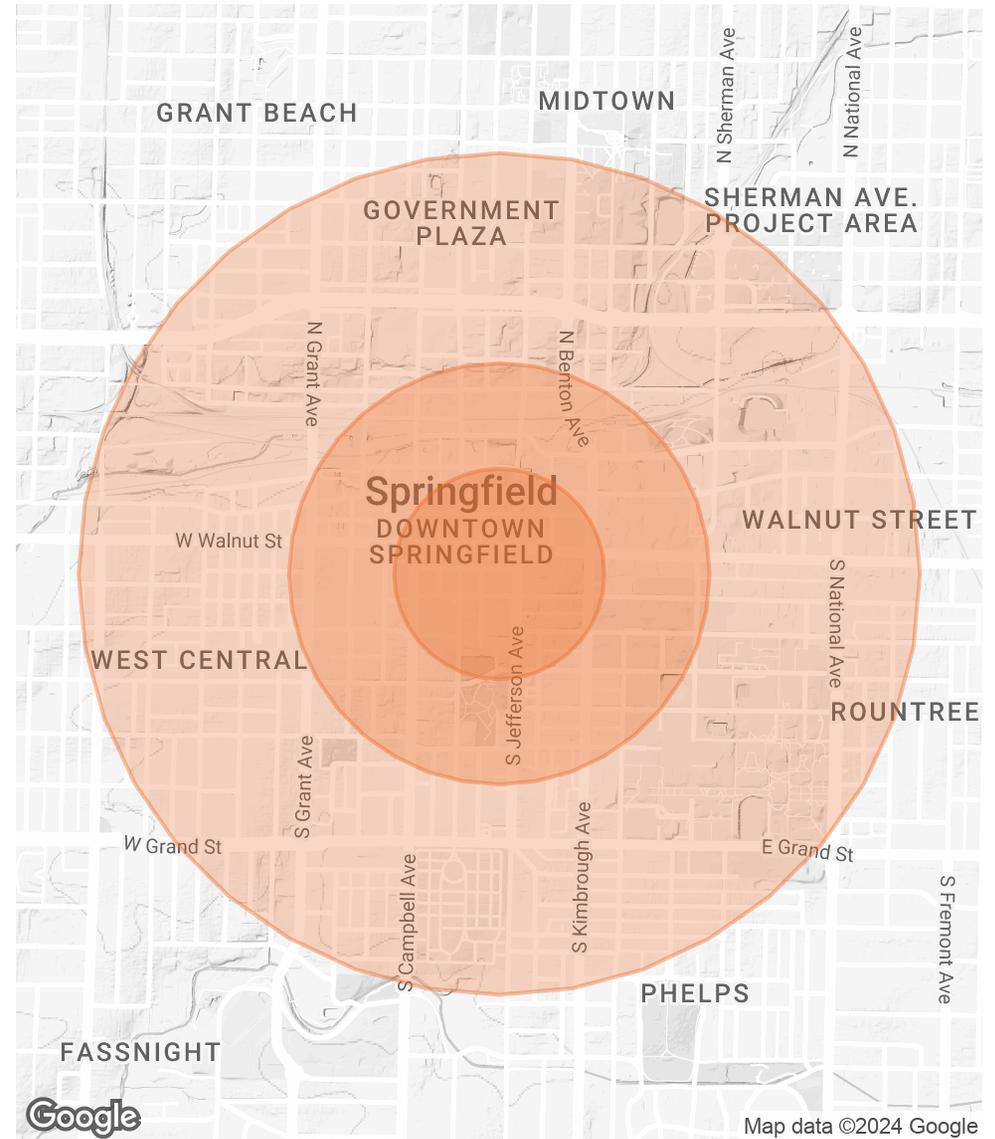
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,312	5,523	18,611
AVERAGE AGE	24.3	27.1	25.3
AVERAGE AGE (MALE)	25.9	28.5	26.6
AVERAGE AGE (FEMALE)	27.5	28.9	26.0

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	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

jack.rankin@svn.com

Cell: 417.860.9951

PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain his Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

-Springfield Chamber of Commerce
-Springfield Board of Realtors
-The Network

Designations:

-CCIM 101

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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