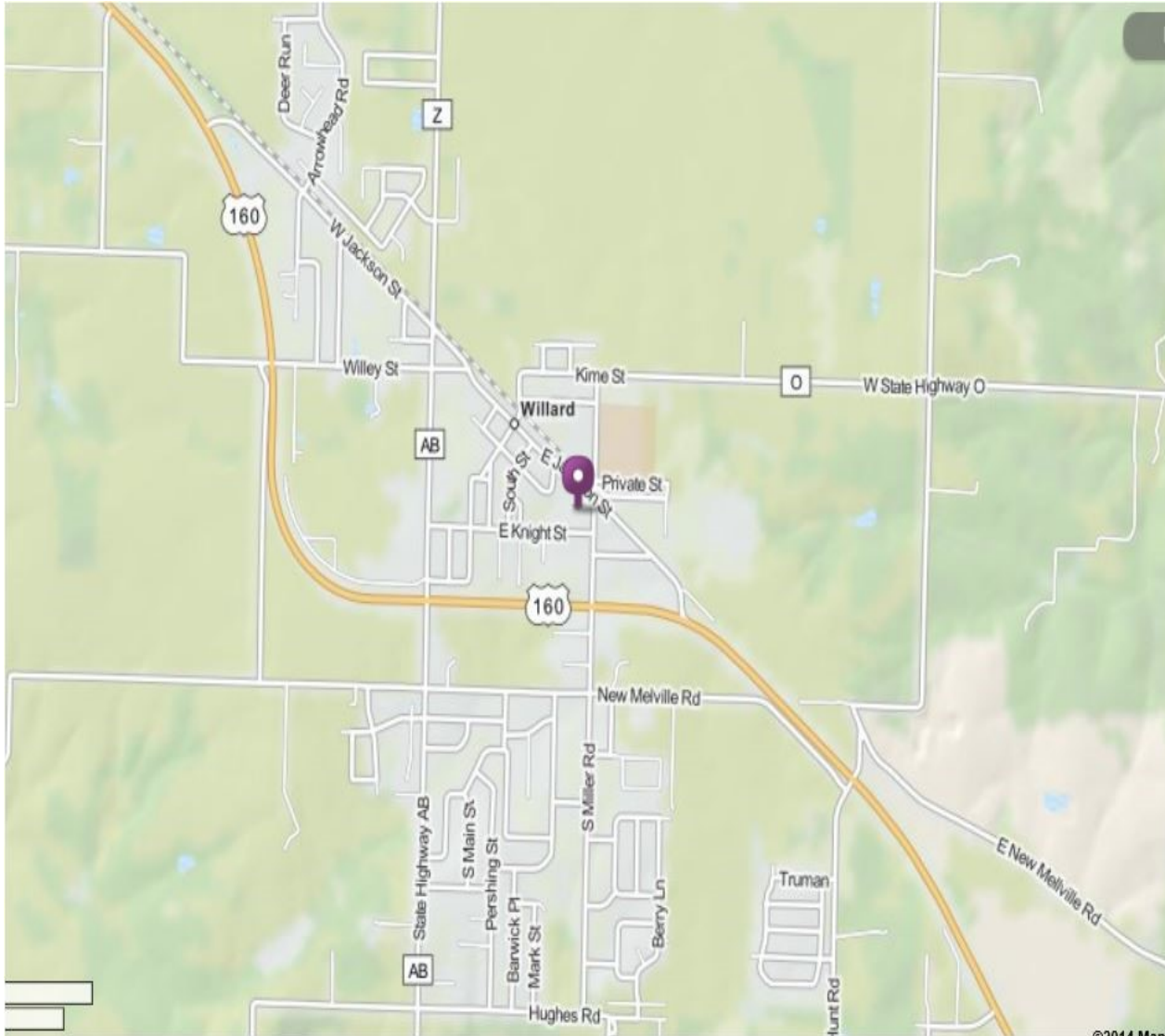




**FOR LEASE... EAST CENTER**  
**4-OFFICE or RETAIL SUITES**  
**304 E. Jackson Willard, Missouri 65781**  
**Willard's Dominant Community Shopping Center**



Offered Exclusively by:  
A. L. "Skip" Liebman  
Direct: 417-888-3231  
Email: [sliebman@cjrcommercial.com](mailto:sliebman@cjrcommercial.com)  
Office: 417.882.5710 / Fax: 417.888.6610  
**REECE COMMERCIAL REAL ESTATE**  
3600 S. National  
Springfield, Missouri 65807



**PROPERTY HIGHLIGHTS:**

<b>Available SF:</b>	880', 579' & 1440'
<b>Ceiling Heights:</b>	+/-10'
<b>Construction:</b>	Metal
<b>Floors:</b>	Tile, concrete slab
<b>Walls:</b>	Wood, sheetrock
<b>Cooling:</b>	Central, electric
<b>Heating:</b>	Forced air, electric/gas
<b>Rest Rooms:</b>	1 each
<b>Utilities:</b>	All available
<b>Lease Rate:</b>	\$4.75 s/f Gross (G)
<b>Term:</b>	3 years preferred
<b>Infill:</b>	Negotiable

Four retail or office suites available in East Center. Willard, Missouri's largest and most successful community shopping center, East Center includes a mix of national, regional and local tenants. Located across the parking lot from the 5,000 square foot Willard branch of the Springfield Greene County Public Library. Excellent visibility, easy ingress and egress, all utilities available, plenty of parking, display windows, and the center faces E. Jackson & Highway 160. Landlord In-fill negotiable with minimum 3-year Lease.

# AVAILABLE FOR RENT

Lease Rate \$4.75

Lease Type: Gross

Lease Term: 3-Years Preferred



Suite	Lease Rate SF	Lease Rate Monthly	CAM	Size Sq. Ft.	Term	Comments
5-D	\$4.75	\$965.83	\$0.00	2,440	3-Years Preferred	Landlord's Infill Negotiable
3-B	\$4.75	\$348.33	\$0.00	880	3-Years Preferred	Landlord's Infill Negotiable
3-A	\$4.75	\$388.71	\$0.00	982	3-Years Preferred	Landlord's Infill Negotiable
5-E	\$4.75	\$748.52	\$0.00	1,891	3-Years Preferred	Landlord's Infill Negotiable
<del>2-E</del>	<del>\$4.75</del>	<del>\$1266.66</del>	<del>\$0.00</del>	<del>3,200</del>	<del>3-Years Preferred</del>	<b>LEASED</b>
5-F	\$4.75	\$570.00	\$0.00	1,440	3-Years Preferred	Landlord's Infill Negotiable

The City of Willard is located within the Springfield Metropolitan Statistical Area; is five and one-half (5.5) miles distant from the Springfield-Branson Airport and is twenty (20) miles distant from the nearest rail piggyback service. The City is within close proximity to a number of colleges and universities such as: Missouri State University, Drury University, Ozarks Technical Community College, Evangel University and Southwest Baptist University. The City is also positioned close to a number of nationally recognized medical facilities including: Mercy Health System, Cox Medical Center and Ozarks Community Hospital. The City of Willard is known for the following:

- A very strong work ethic;
- An excellent quality of life;
- Very low crime rate;
- An active Chamber of Commerce as well as a number of other civic organizations;
- High quality services such as police, fire, municipal water and sanitary sewer;
- Low tax rate;
- A very well established and progressive recreational system including two (2) gymnasiums, a fitness center, an aquatic center, a number of walking/fitness trails, lighted softball and baseball fields, a soccer complex, a recreation center, a community center, two (2) public parks totaling forty-four (44) acres, etc.;
- There are currently approximately one hundred and thirty (130) businesses and services in the City including four (4) banks, four (4) shopping centers, multiple eating establishments and a variety of retail;
- Local professional medical services available include four (4) doctors, three (3) dentists, two (2) pharmacies, two (2) chiropractors and two (2) veterinarians;
- Currently home to a sixty (60) bed nursing home, a retirement village and one (1) assisted living facility;
- A very high quality educational school system with an accredited A+ high school. Locally students score above state average in most categories on the MO Assessment Program and in standardized testing students have been equal to or above the national average in most areas; and,
- Close proximity to the numerous retail services and eating establishments, etc. of Springfield, MO, Fantastic Caverns, Bass Pro Shop, Dickerson Park Zoo and Stockton Lake.





#### **DISCLAIMER**

**The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty.**

**You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision.**

**It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters.**

**Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.**

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