

# 201 + 221 N 66th Street

Lincoln, NE 68505



ACCESS Commercial, LLC

**RETAIL | FOR LEASE**



## PROPERTY HIGHLIGHTS



### ADDRESS:

201 + 221 N 66th Street  
Lincoln, Nebraska 68505



### SPACE SIZE:

201: 5,000 SF - Former Panera  
221: 10,280 SF - Former Chuck E. Cheese



### LEASE RATE:

Base Rent Negotiable  
201: NNN's \$9.05/SF  
221: NNN's \$5.27/SF



### ZONING:

Commercial



### ACCESS Commercial, LLC

[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

Prime Turn Key Restaurant opportunities at one of Lincoln's most high profile retail locations. As an outparcel to Gateway Mall, the city's #1 trafficked shopping destination with 4.3 million annual visits, these properties offer unparalleled visibility and built-in foot traffic. Gateway Mall is home to top national retailers such as Dick's Sporting Goods, Dillard's, JCPenney, H&M, Ulta Beauty, and ROSS Dress for Less. These locations are ideal for a high volume retail tenant seeking maximum exposure in the Lincoln market.

**Amber Olson**

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)  
402.618.5523



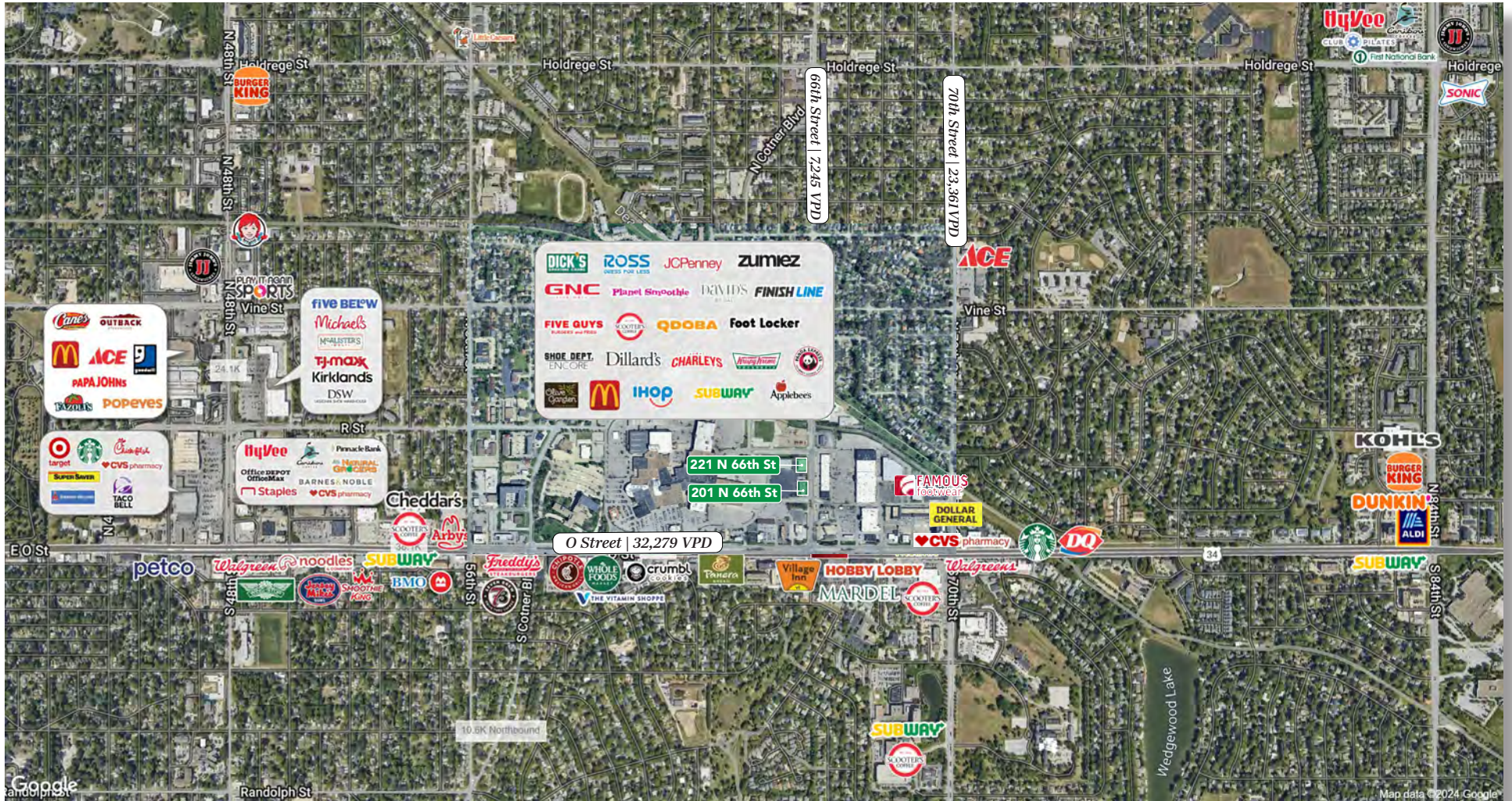


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## MARKET MAP



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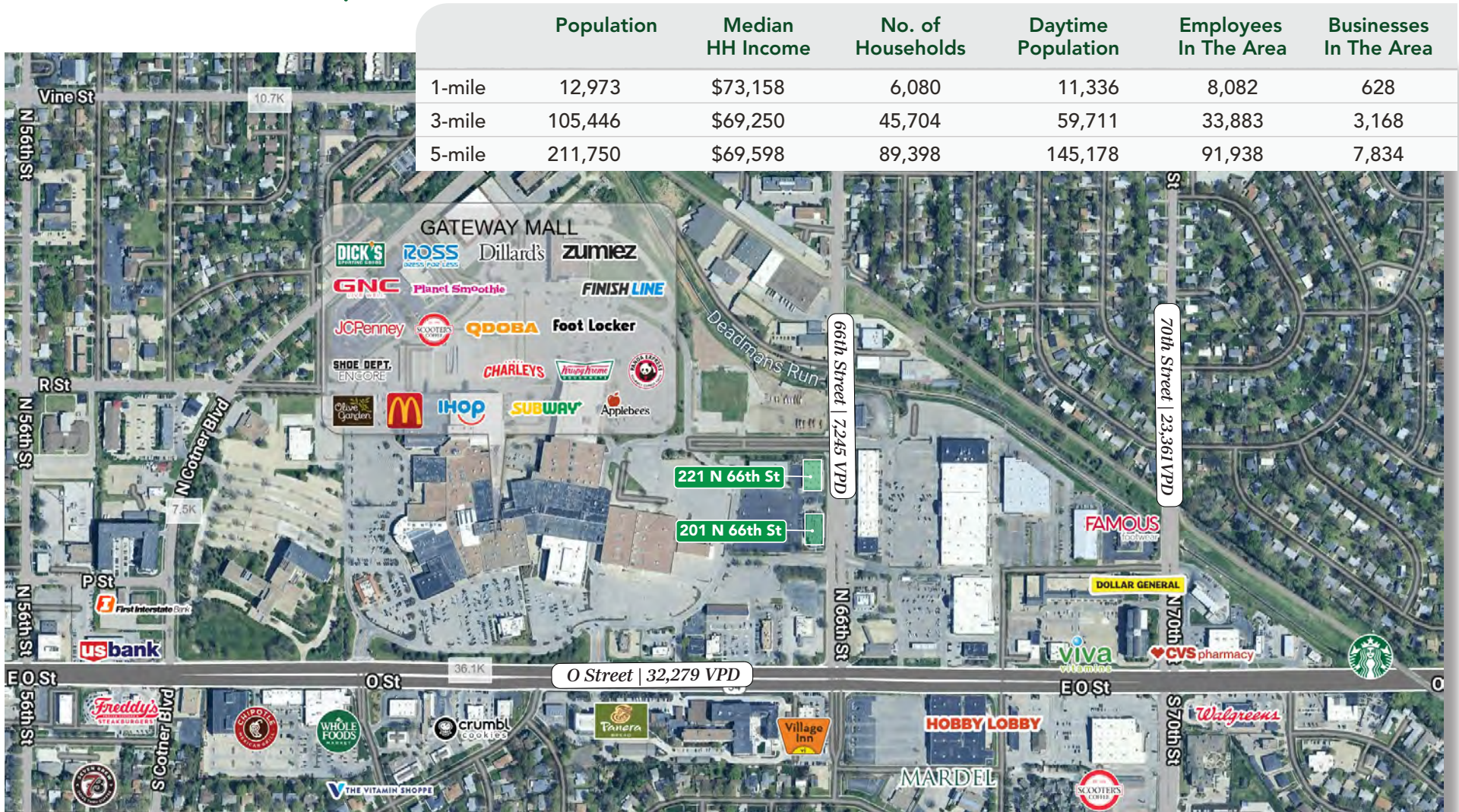
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## LOCAL AERIAL



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## GATEWAY MALL SITE PLAN



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PROPERTY DRONE



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## PLACER.AI

**Placer.ai Software** offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



6500 O Street



### VISITS

930,500

in the last 12 months



### RANKING

97th

percentile nationwide



GATEWAY MALL TENANT



### VISITS

440,200

in the last 12 months



### RANKING

95th

percentile nationwide



6200 O Street



### VISITS

257,900

in the last 12 months



### RANKING

92nd

percentile nationwide



GATEWAY MALL TENANT



### VISITS

532,400

in the last 12 months



GATEWAY MALL TENANT



### VISITS

309,000

in the last 12 months



GATEWAY MALL TENANT



### VISITS

188,700

in the last 12 months

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BLD 6: 201 - 5,000 SF Former Panera



## Highlights

- Hood
- Patio
- Walk-in
- Ovens/sinks
- Tables/Chairs



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BLD 6: 221 - 10,280 SF Former Chuck E. Cheese



## Highlights

- Restaurant Improvements Included



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## LISTING TEAM



### **Amber Olson** Senior Broker Associate

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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