

# GROUND LEASE OR BUILT TO SUIT OPPORTUNITY

6240 Old Cheney Rd, Lincoln, NE 68516

LAND FOR LEASE



14.3 Acres Contact for Pricing!



ACCESS Commercial, LLC

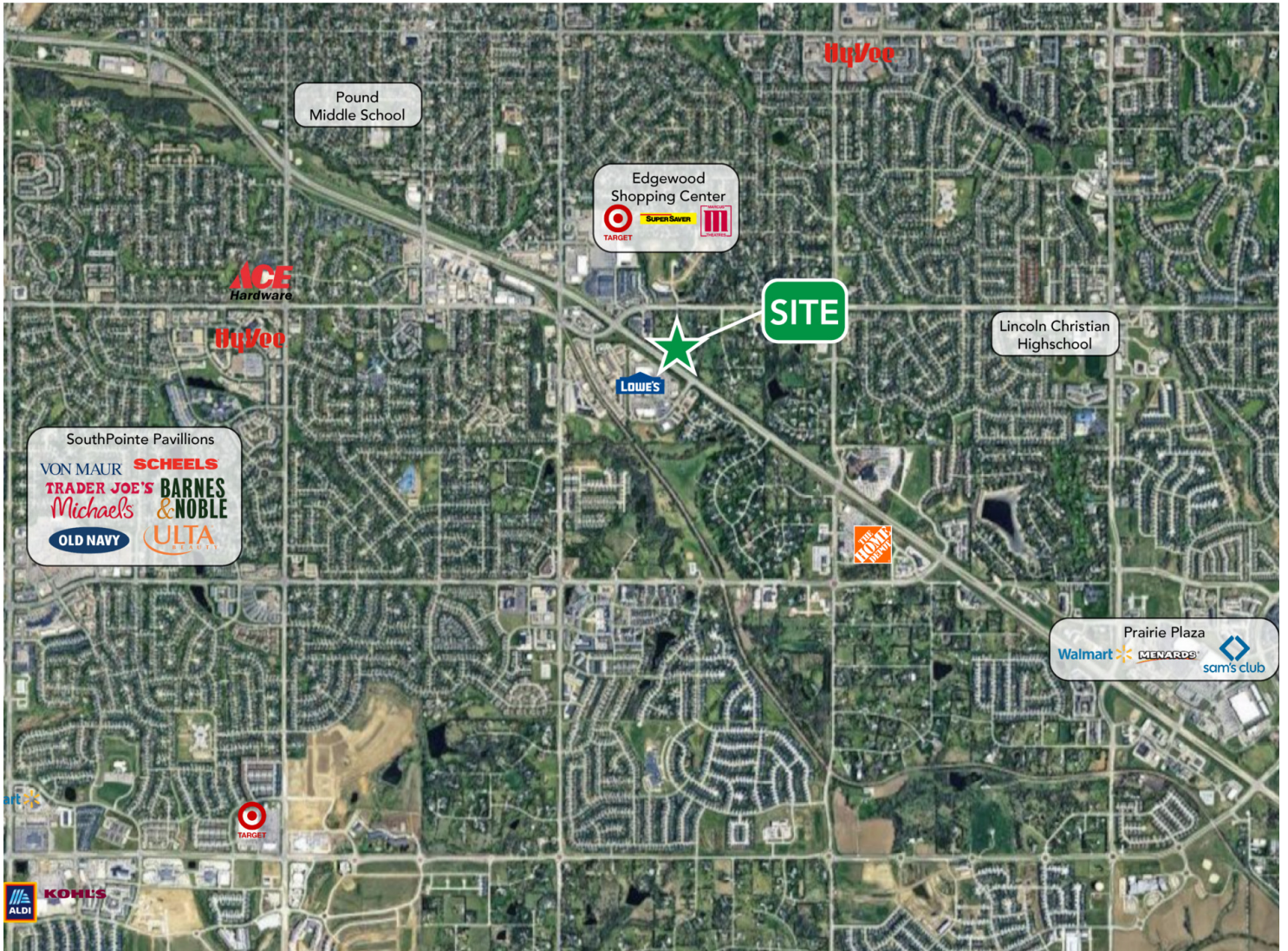
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Brokerage Associate

KIRK HANSON  
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402.616.2580  
Principal

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## RETAIL MAP



ACCESS Commercial, LLC

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LOCAL AERIAL



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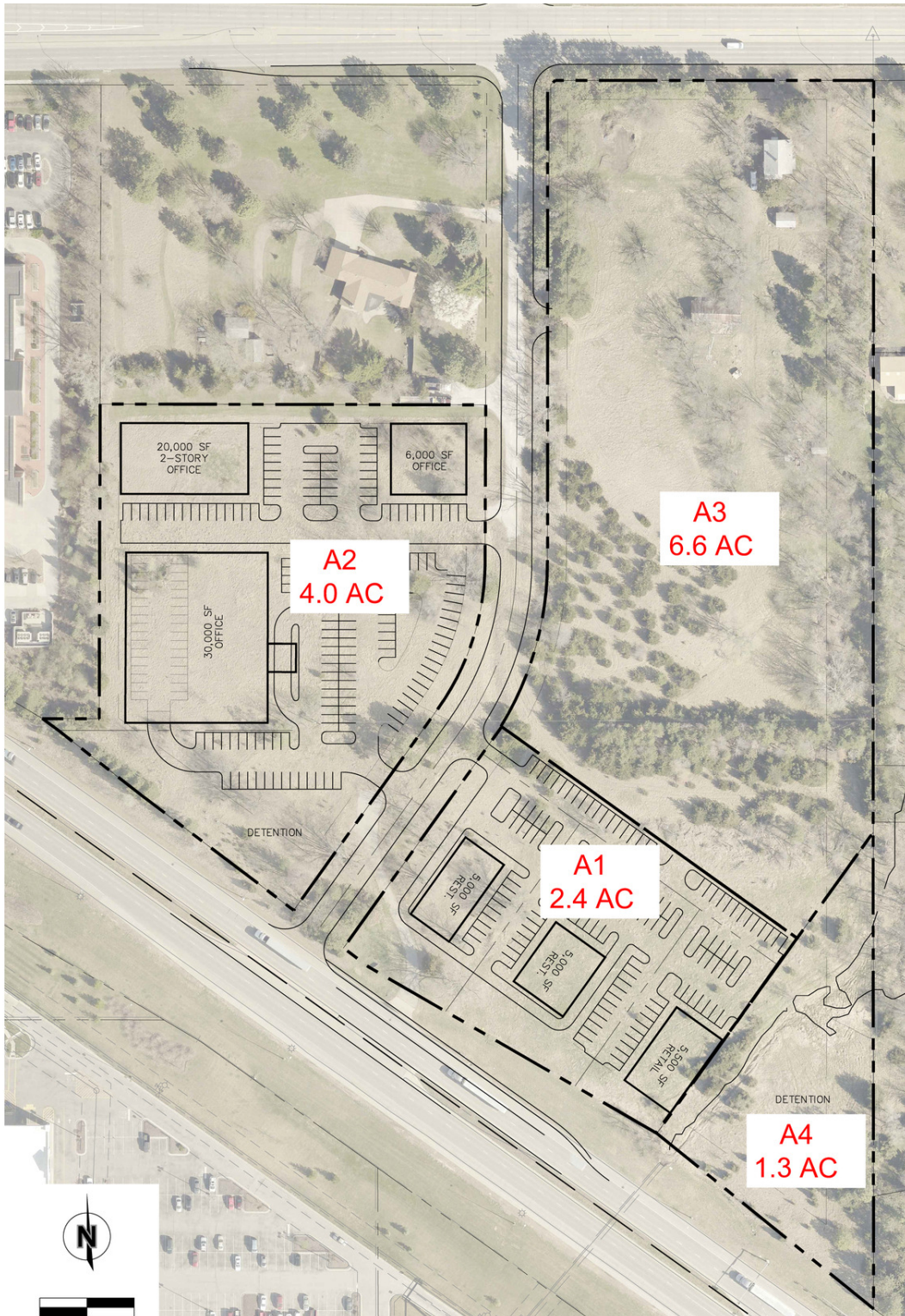
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## SITE PLAN



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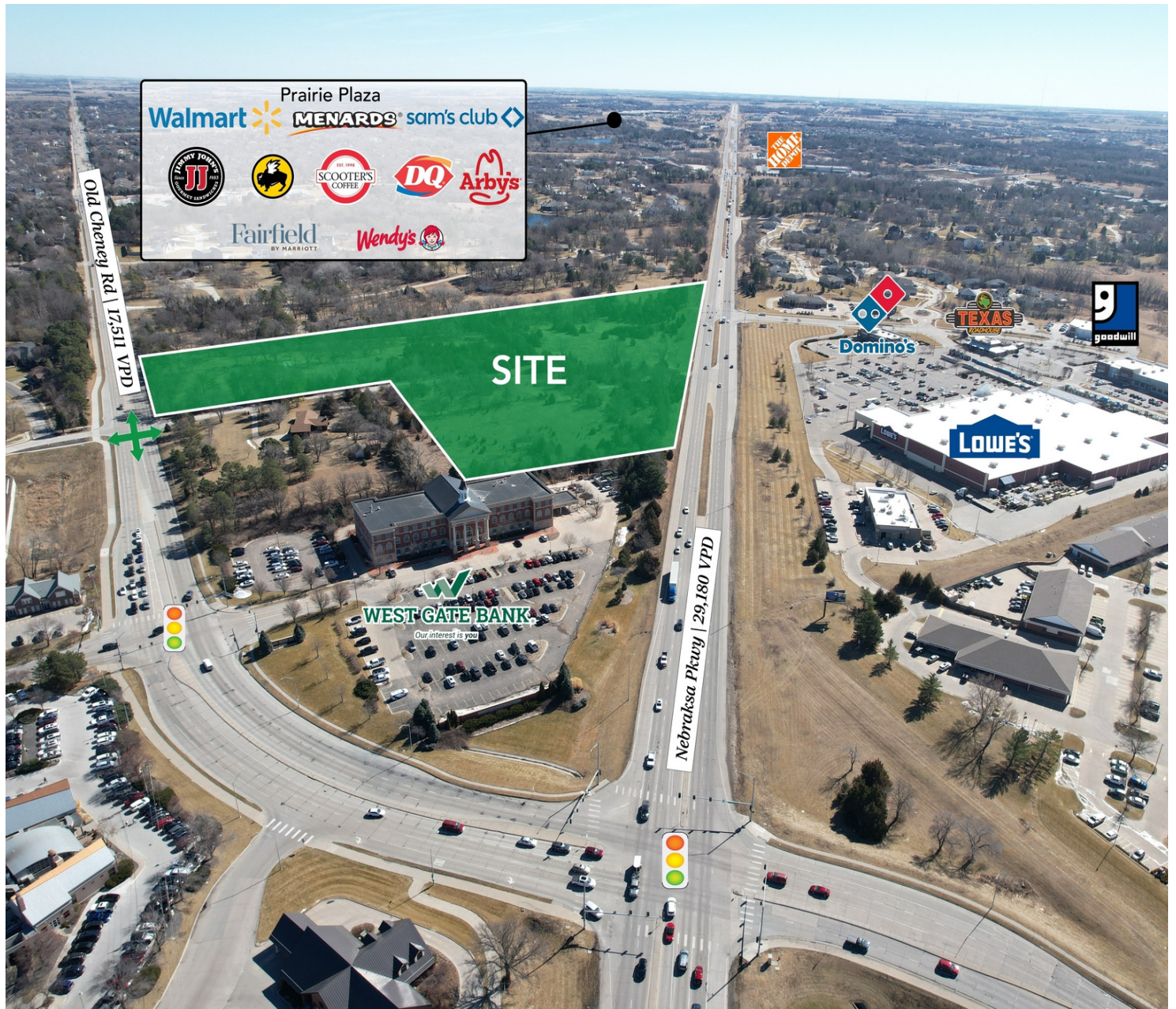
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SOUTHEAST DRONE



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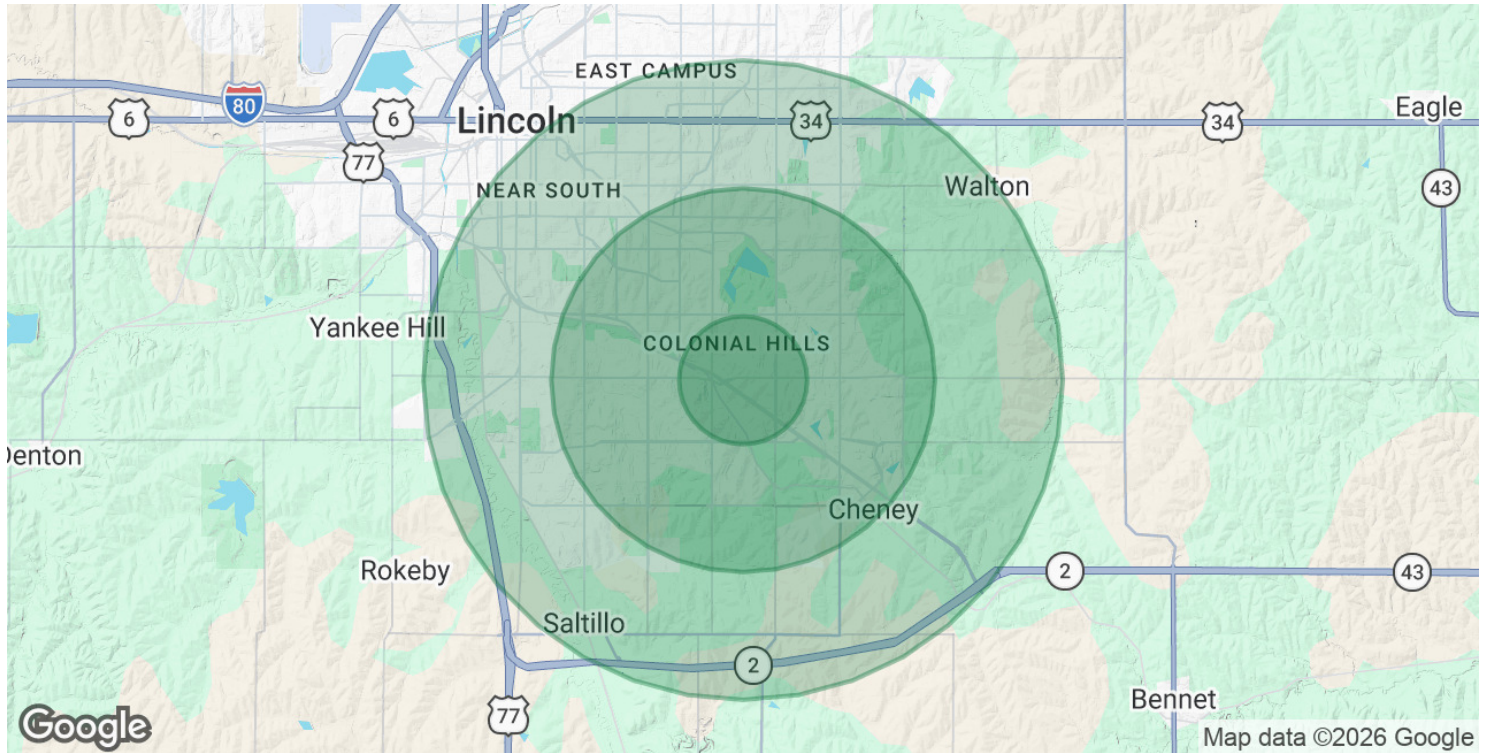
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## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,276	84,773	160,619
Daytime Population	8,267	72,359	159,794
Employees in Area	5,024	47,727	91,050

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,735	35,049	67,268
Average HH Income	122,797	120,990	106,547
Median HH Income	97,073	97,258	85,677

2023 American Community Survey (ACS)



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## LISTING TEAM



### ROCKY PRYOR

Brokerage Associate

rocky@accesscommercial.com

Direct: 402.216.7887

#### PROFESSIONAL BACKGROUND

Rocky Pryor is a dynamic brokerage associate at ACCESS Commercial specializing in retail leasing and landlord representation across the Buffalo Range. For over 7 years, Rocky has completed more than 60 lease and sale transactions, totaling more than \$50 million in value. Rocky represents Sower Capital Management and other developers, working with local and national brands to secure strategic locations across the region. He is known for his market insight, proactive communication, and ability to align business goals with real estate opportunities.



### KIRK HANSON

Principal

Kirk@accesscommercial.com

Direct: 402.616.2580

#### PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

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