



McCombs Commercial Realty, LLC



221 N.66th Street Lincoln NE, 68505



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www.mccrealty.com  **McCombs
Commercial
Realty, LLC**

221 N.66th Street, Gateway Mall

Features:

- Centralized location, with multiple entry points for ease of access
- 10,280 SF available, perfect for retail/food service with exposure at two main crossroads
- 32,590 vehicles daily on O street and 22,980 vehicles daily on 66th street

Avail. SF

10,280

Availability

For Sale or Lease

Immediately

Formerly:

Chuck E Cheese

Gateway Mall

Lincoln, NE



www.mccrealty.com: 402-435-0000

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Sale Terms

\$1,500,000.00

Lease Terms

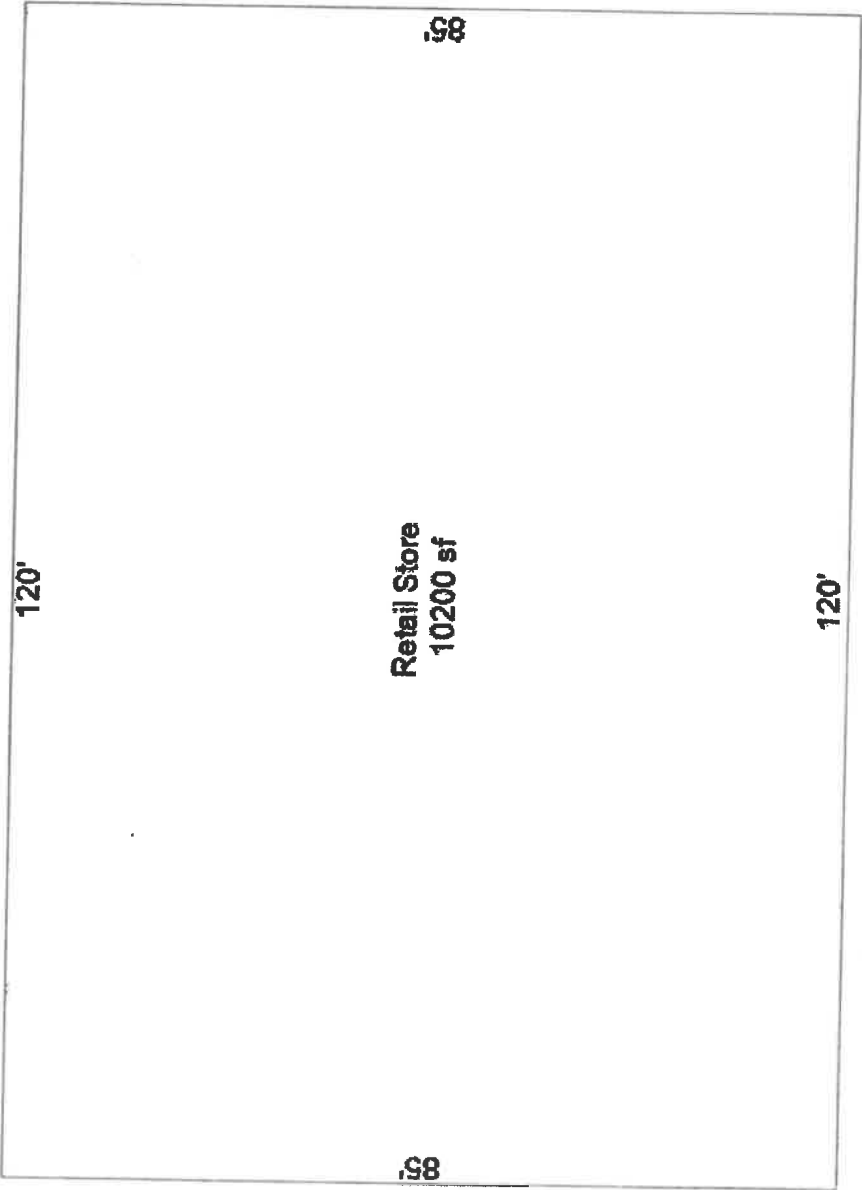
Leased As Is

Lease Terms: \$12.00 per/SF

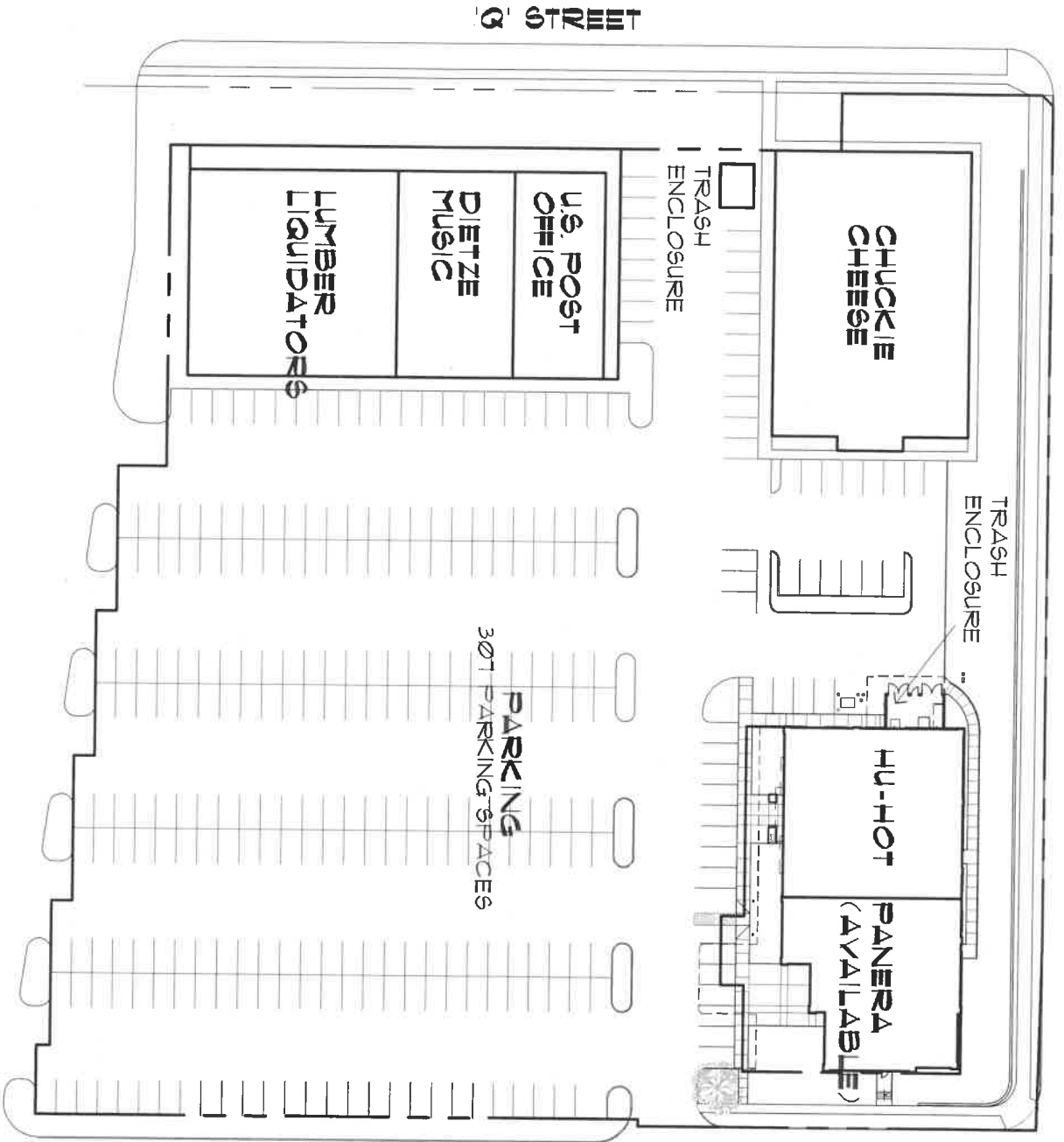
Lease Type: NNN: \$4.90 per/SF

Located near Gateway mall, with access points from the north at 66th & Q street, and from the south at 63rd & O street. Zoned B5-Planned regional business district. Built in 1983, it is in a centralized location in the community and known as a building of fun that brings continuous onlookers. The property qualifies for TIF funds.





66th STREET



Feb 15, 2019 Lincoln Q Company-Area Calculations				
	Land Area Stats Lot Land Area %'s		Bldg. Area Stats Bldg. Area %'s	
Lumber Liquidators	9,818	0.214	8,178	0.219
Deitze Music	5,519	0.121	4,641	0.125
U.S. Post Office	4,053	0.088	3,375	0.090
Chuckie Cheese	11,933	0.259	10,280	0.276
HuHot Mongolian Grill	7,942	0.172	5,800	0.156
Panera Bread	6,738	0.146	5,000	0.134
Totals	46,063	100%	37,280	100%
Common Area-Land Area	133,253 Square Feet			

KEVIN LINCOLN Q COMPANY, L.L.C.
QUESTFIELD MALL OUT-PARCEL - LINCOLN, NE

SCALE: NONE

Summary of Side Charges-2021 Former Chuck E Cheese Building
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Bldg. Size 10,280 S.F.	Per Year	Per S.F Per Year	Payment Per Month
Common Area Maintenance	\$ 25,654.50	\$ 2.50	\$ 2,137.88
Real Estate Taxes	\$ 21,641.44	\$ 2.11	\$ 1,803.45
Insurance-Property & Liability	\$ 3,087.00	\$ 0.30	\$ 257.25
Total Charges	<u>\$ 50,382.94</u>	<u>\$ 4.90</u>	<u>\$ 4,198.58</u>