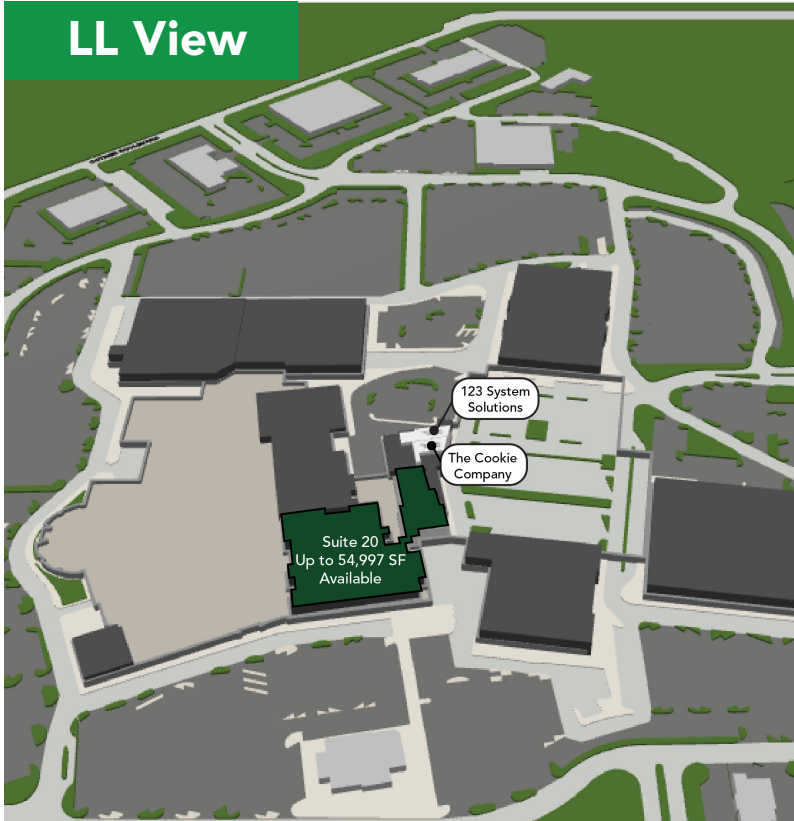


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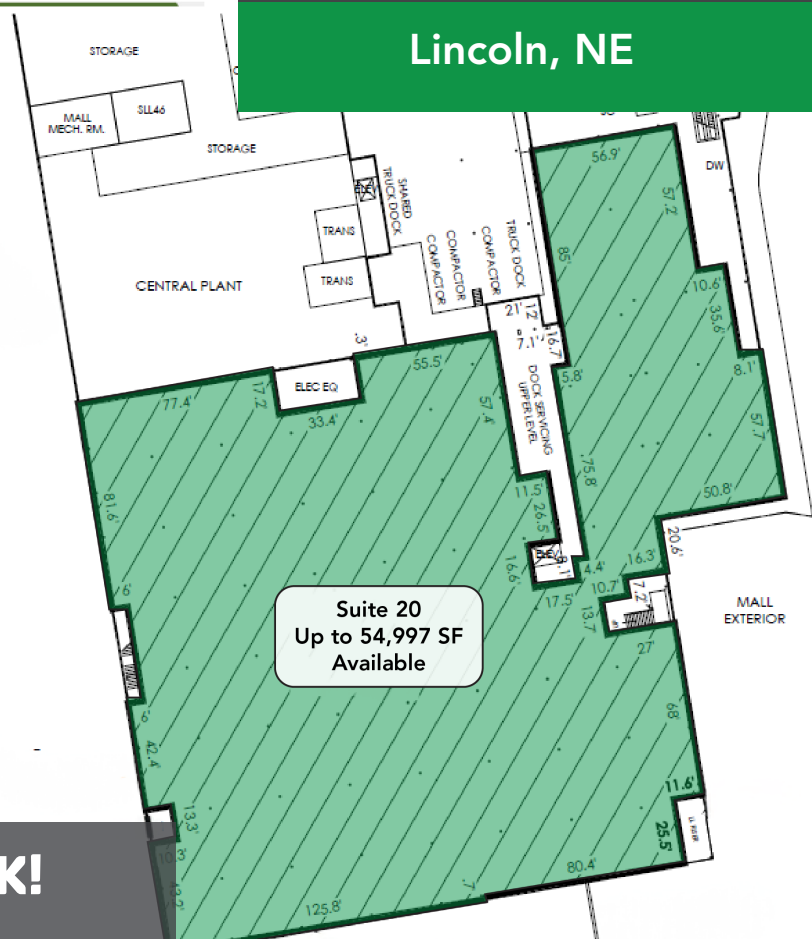


ACCESS Commercial, LLC

LL View



Lincoln, NE



**SPACE AVAILABLE WITH DOCK!**

**ADDRESS:**

Gateway Mall  
6100 O Street  
Lincoln, NE

**PROPERTY HIGHLIGHTS:**

- Gateway Mall is the #1 trafficked regional mall in Lincoln, with over 4.1M visits annually
- Strong national tenant mix including Dick's Sporting Goods, Dillard's, ROSS, and Round One Entertainment
- Only enclosed mall within Lincoln making it a large regional draw in a high-growth market
- Direct access to O Street with over 40,000 VPD
- Second Generation Restaurant Space with hood and walk-in cooler
- Second Generation Retail Spaces available

**SPACE AVAILABLE:**

**Space 20**  
Warehouse/Storage space with Dock!

Price: Negotiable

Size: 54,997 SF

Condition: Former Retailer; wide open with access to dock

**CONTACT LISTING AGENT FOR MORE INFORMATION:**

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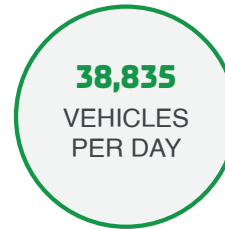
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## SITE DETAILS

Land Area:	32.12 AC
Building Sizes	975,000 SF
Year Built:	1960
Zoning:	B5-Planned Regional



	1 Mile:	3 Mile:	5 Mile:
Daytime Population	12,811	89,850	175,680
Population	13,457	111,752	215,513
Average HH Income	\$88,782	\$90,605	\$93,479



ROSS:  
188,700 visits past 12 months  
Ranked #2 / 7 in Nebraska



Dillard's:  
293,700 visits past 12 months  
Ranked #2 / 7 in Nebraska



Dick's:  
361,900 visits past 12 months  
Ranked #2 / 4 in Nebraska



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# 3 AERIAL MAP



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ACCESS Commercial, LLC



## 4 | GATEWAY MALL PHOTOS

### Gateway Mall Exteriors and Interior:



### Space 20 (Space available with dock) Up to 54,997 SF:



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ACCESS Commercial, LLC



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.



**AMBER OLSON**  
**BROKERAGE 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.



**EMILY FALTYS**  
**JR BROKERAGE ASSOCIATE**

Emily is a dynamic and motivated graduate from the University of Nebraska-Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



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