

# 6540 O Street

Lincoln, NE 68510



## OUTPARCEL | FOR LEASE



## PROPERTY HIGHLIGHTS



### ADDRESS:

6540 O Street  
Lincoln, Nebraska 68510



### BAY SIZE'S:

BAY 1: 3,825 SF  
BAY 2: 3,300 SF  
Bay 3: 2,530 SF



### LEASE RATE:

Contact for Pricing



### 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

- Best corner in Lincoln
- Hard corner of lighted intersection wth over 50,000 VPD
- Out parcel to Gateway Mall, the #1 trafficked mall in Lincoln with 4.3 Million visits anually
- Gateway Mall includes National retailers such as Dick's Sporting Goods, Dillard's, JC Penney, H&M, and ROSS Dress For Less.
- Off the chart Placer.ai data for restaurant rankings

Kirk Hanson

[kirk@accesscommercial.com](mailto:kirk@accesscommercial.com)  
402.616.2580

Rocky Pryor

[rocky@accesscommercial.com](mailto:rocky@accesscommercial.com)  
402.216.7887



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## MARKET MAP



Contact Listing Agents For More Information:

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402.616.2580

## Rocky Pryor

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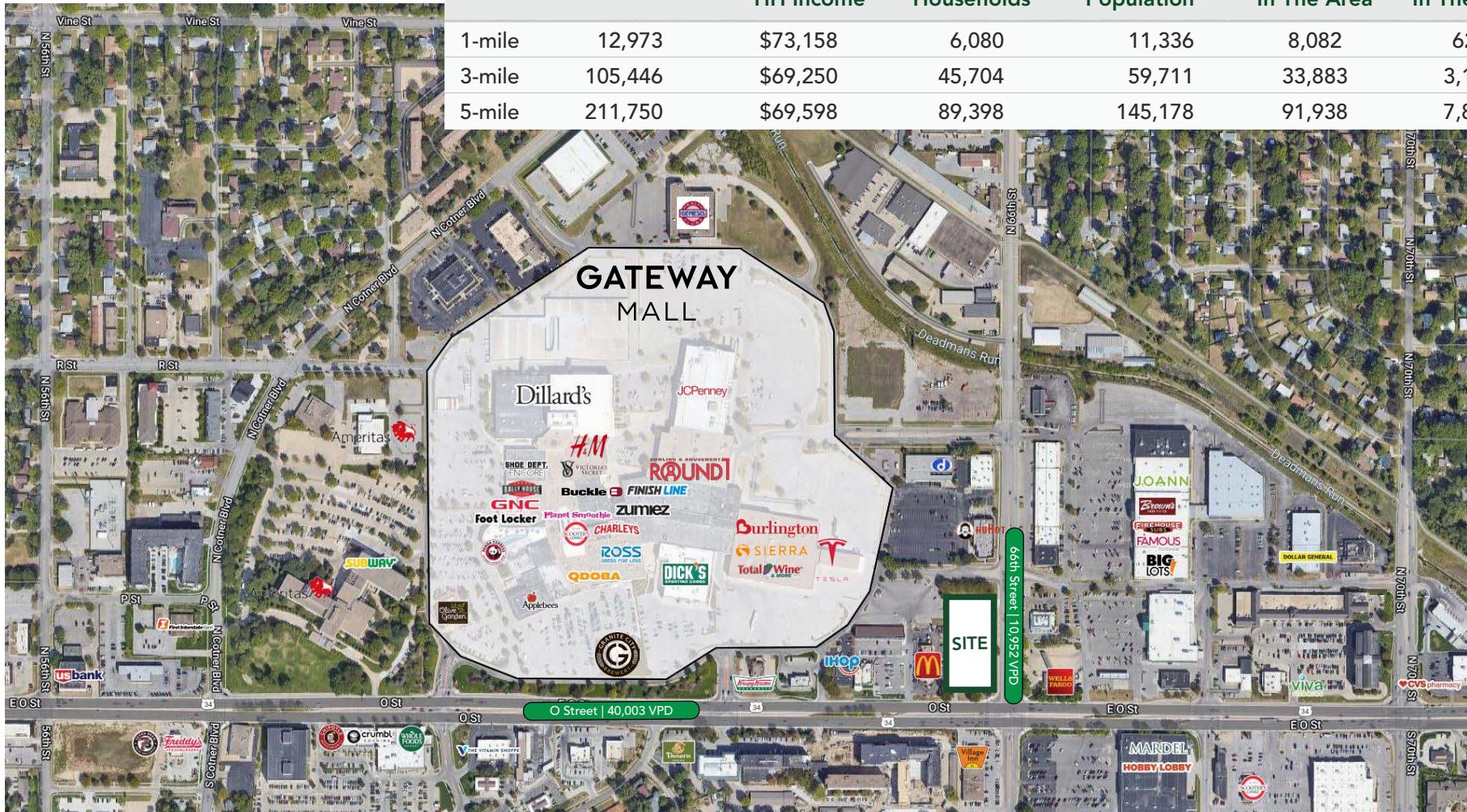


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## LOCAL AERIAL

	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	12,973	\$73,158	6,080	11,336	8,082	628
3-mile	105,446	\$69,250	45,704	59,711	33,883	3,168
5-mile	211,750	\$69,598	89,398	145,178	91,938	7,834



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### GATEWAY MALL SITE PLAN



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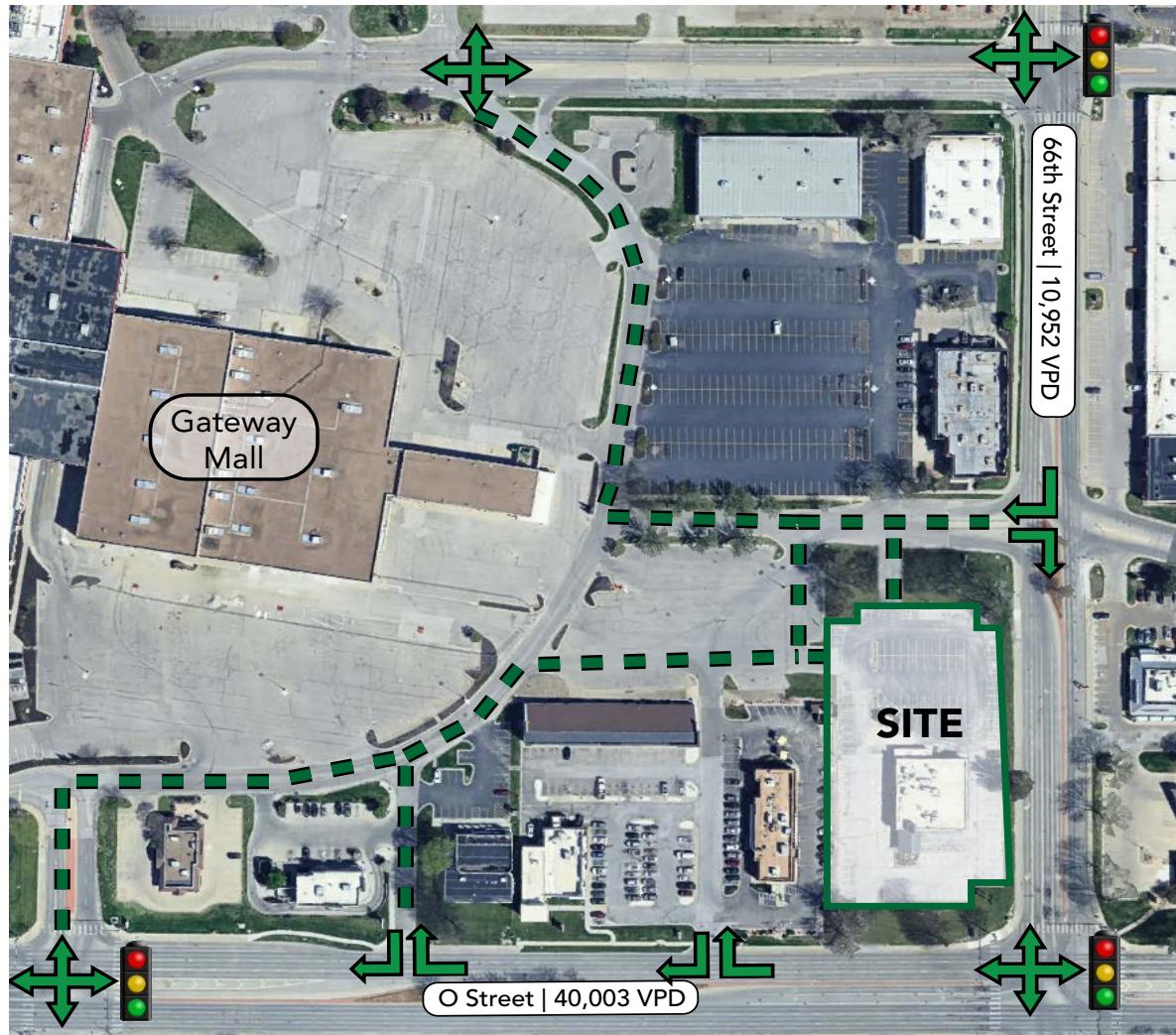
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### Access Points



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### SITE PLAN



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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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## LISTING TEAM



### Kirk Hanson

Principal

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. He 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).



### Rocky Pryor

Broker Associate

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky is a licensed real estate salesperson in Nebraska with 6+ years of experience. He specializes in development with a concentration in Landlord representation. He is also growing his key role in tenant representation on his team using the knowledge he has acquired focusing on development and landlord representation.

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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