

# FOR LEASE



ACCESS Commercial, LLC

Lincoln, NE



## RETAIL SPACE AVAILABLE

### 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 Retail Spaces available

### CONTACT LISTING AGENT FOR MORE INFORMATION:

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Emily Faltys  
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### ADDRESS:

Gateway Mall  
6100 O Street  
Lincoln, NE

### SPACE AVAILABLE:

- D5 (2nd Generation Retail Space):  
1,207 SF
- 310 (2nd Generation Retail Space):  
1,571 SF
- 20 (Warehouse/Storage Space w/dock):  
54,997 SF

### LEASE RATE:

Call for pricing

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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	111,803	215,513
Average HH Income	\$88,782	\$90,605	\$93,479

### JCPenney

JCPenny:  
292,300 visits past 12 months  
Ranked #2 / 7 in Nebraska

### Dillard's

Dillard's:  
311,400 visits past 12 months



Dick's:  
587,400 visits past 12 months  
Ranked #2 / 4 in Nebraska



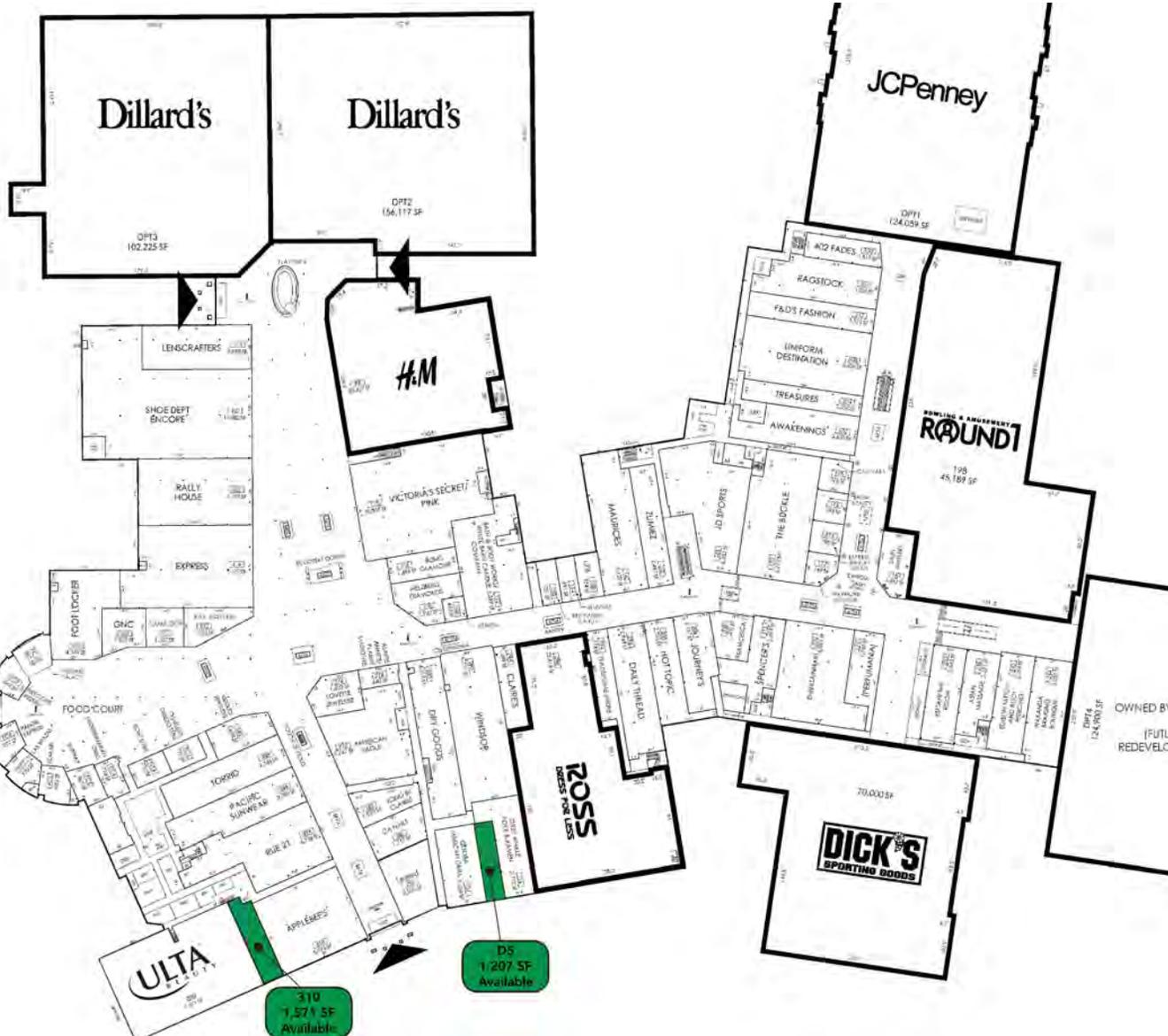
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# 3 SITE PLAN & AVAILABLE SPACES



SUITE #	SIZE
D5	1,207 SF
310	1,571 SF
20	54,997 SF

## Lower Level:



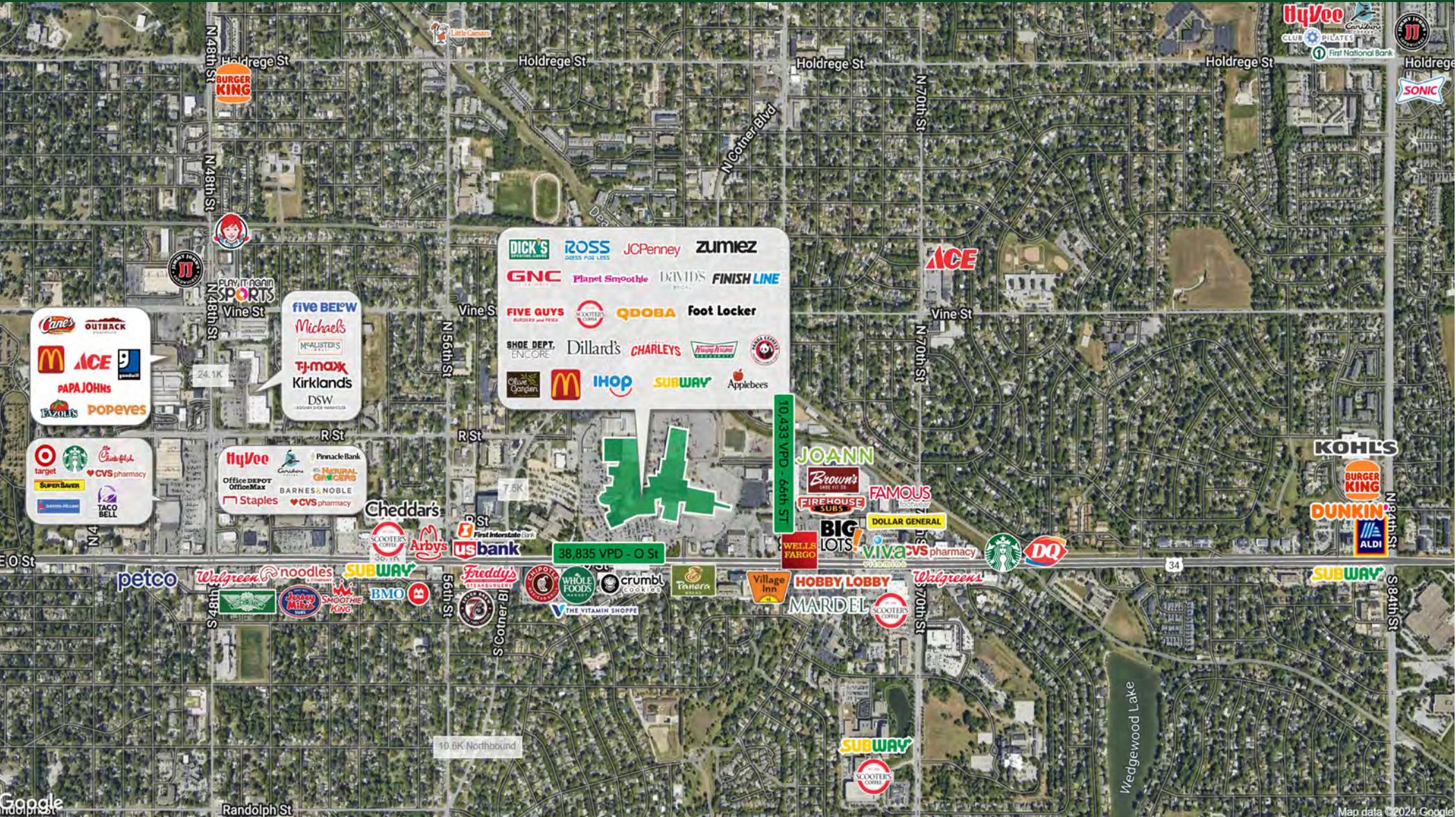
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# 4 AERIAL MAP



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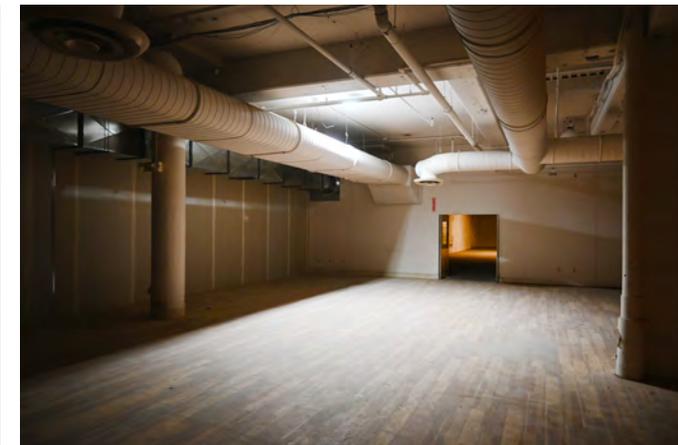
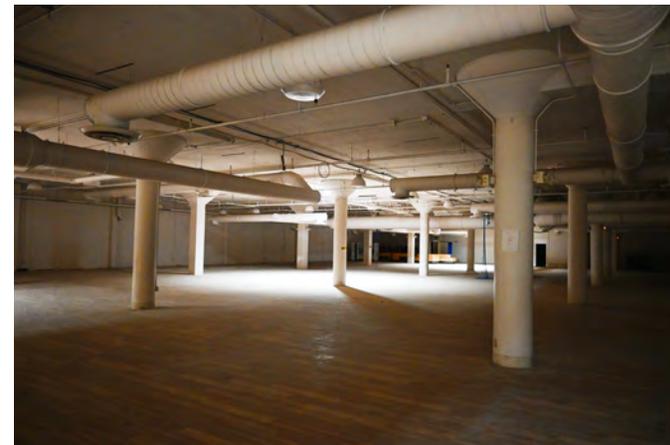
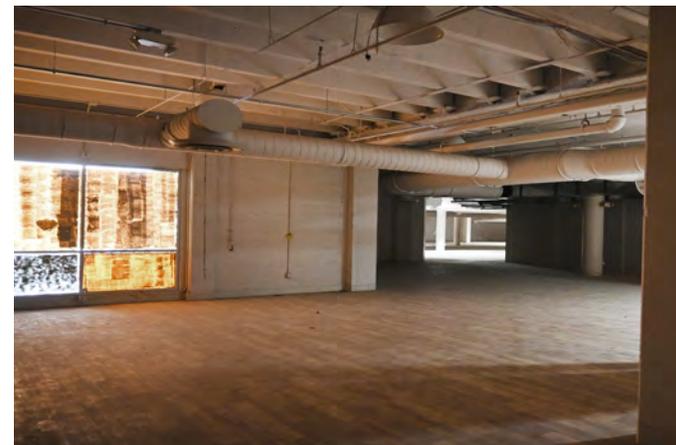


## 5 | GATEWAY MALL PHOTOS

### Gateway Mall Exteriors:



20 (Warehouse/Storage space) 54,997 SF:



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## 6 GATEWAY MALL PHOTOS

### D5(Second Generation Retail Space) 1,207 SF:



### 310 (Second Generation Retail Space) 1,571 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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