

FOR LEASE



**IRREPLACEABLE HARD
CORNER OPPORTUNITY**

Lincoln, NE

PROPERTY HIGHLIGHTS:

- Best corner in Lincoln
- Direct access to O Street with 40,003 VPD
- Hard corner of lighted intersection
- Out parcel to Gateway Mall, the #1 trafficked mall in Lincoln with 4.3 Million visits annually
- Gateway Mall includes National retailers such as Dick's Sporting Goods, Dillard's, JCPenney, H&M, and ROSS Dress For Less.
- Off the chart Placer.ai data for restaurant rankings

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616 - 2580

Rocky Pryor
rocky@accesscommercial.com
C: (402) 216 - 7887

ADDRESS:

6540 O St
Lincoln, NE

LOT SIZE:

2.037 Acres

LEASE RATE:

Contact for pricing

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

2 AERIAL SITE MAP



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3 GATEWAY MALL SITE PLAN



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4 MARKET MAP



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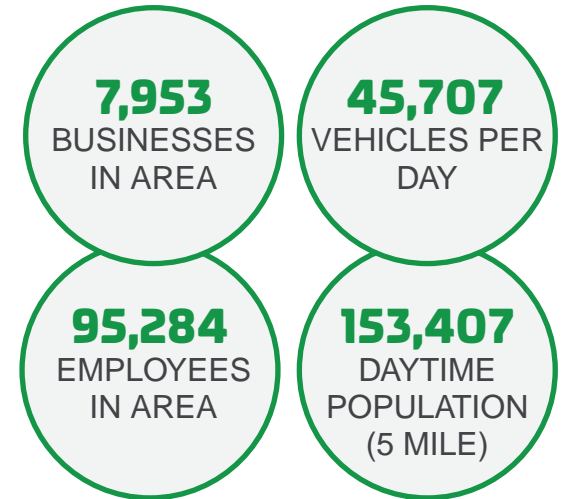
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5 DEMOGRAPHIC INFORMATION

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	12,698	66,600	153,407
Population	13,563	111,487	215,444
Average HH Income	\$91,103	\$90,937	\$93,584



Placer.ai Rankings

ROSS
DRESS FOR LESS

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
SPORTING GOODS

361,900 visits past 12 months
Ranked #2 / 4 in Nebraska



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6 PLACER.AI RESTAURANT RANKINGS



875,600 visits past 12 months
Ranked 97th Percentile Nationwide



413,700 visits past 12 months
Ranked 94th Percentile Nationwide



254,100 visits past 12 months
Ranked 75th Percentile Nationwide



249,200 visits past 12 months
Ranked #1 out of 15 locations



213,700 visits past 12 months
Ranked 92nd Percentile Nationwide



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ABOUT ACCESS

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.



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).also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



ROCKY PRYOR BROKERAGE ASSOCIATE

Rocky graduated from the Jesuit school of Rockhurst University with a dual major in Communication and Nonprofit Leadership. He competed in persuasive speech competitions and was named the Vice President of the Nonprofit Leadership Alliance on campus. He is a licensed Real Estate Agent in Nebraska with 5+ years of experience specializing in development/landlord representation.



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