

6540 O Street

Lincoln, NE 68510



ACCESS Commercial, LLC

OUTPARCEL | FOR LEASE



PROPERTY HIGHLIGHTS



ADDRESS:

6540 O Street
Lincoln, Nebraska 68510



LEASE RATE:

Contact for Pricing



ZONING:

Commercial



ACCESS Commercial, LLC

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 with over 50,000 VPD
- 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

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Rocky Pryor

rocky@accesscommercial.com
402.216.7887

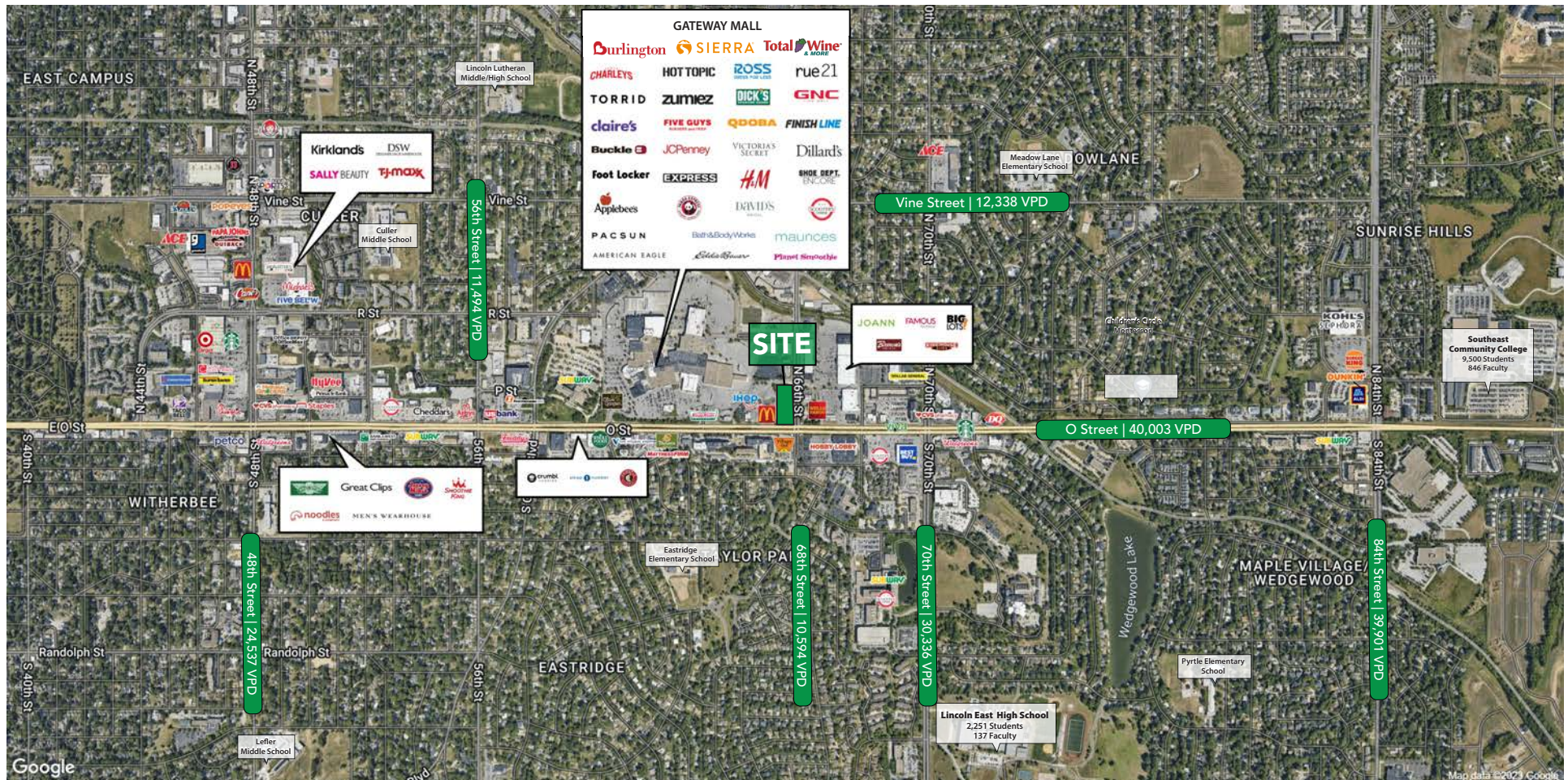


ACCESS Commercial, LLC

OUTPARCEL | FOR LEASE

6540 O St
Lincoln, NE 68510

MARKET MAP



Contact Listing Agents For More Information:

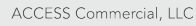
www.AccessCommercial.com

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

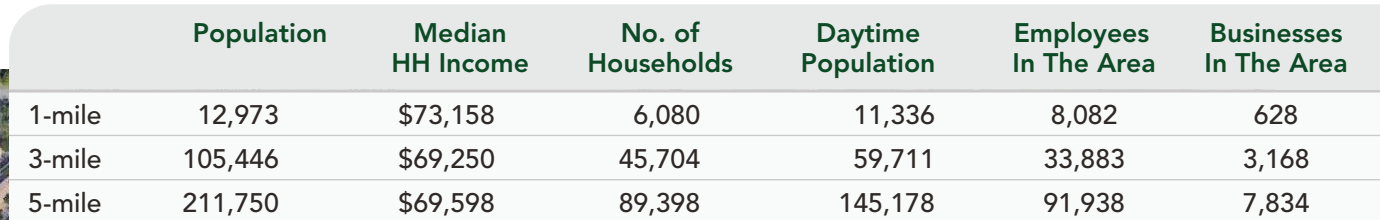
Rocky Pryor

rocky@accesscommercial.com
402.216.7887



6540 O St
Lincoln, NE 68510

	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



www.AccessCommercial.com

kirk@accesscommercial.com
402.616.2580

rocky@accesscommercial.com
402.216.7887



ACCESS Commercial, LLC

OUTPARCEL | FOR LEASE

6540 O St
Lincoln, NE 68510

GATEWAY MALL SITE PLAN



Contact Listing Agents For More Information:

www.AccessCommercial.com

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Rocky Pryor

rocky@accesscommercial.com
402.216.7887

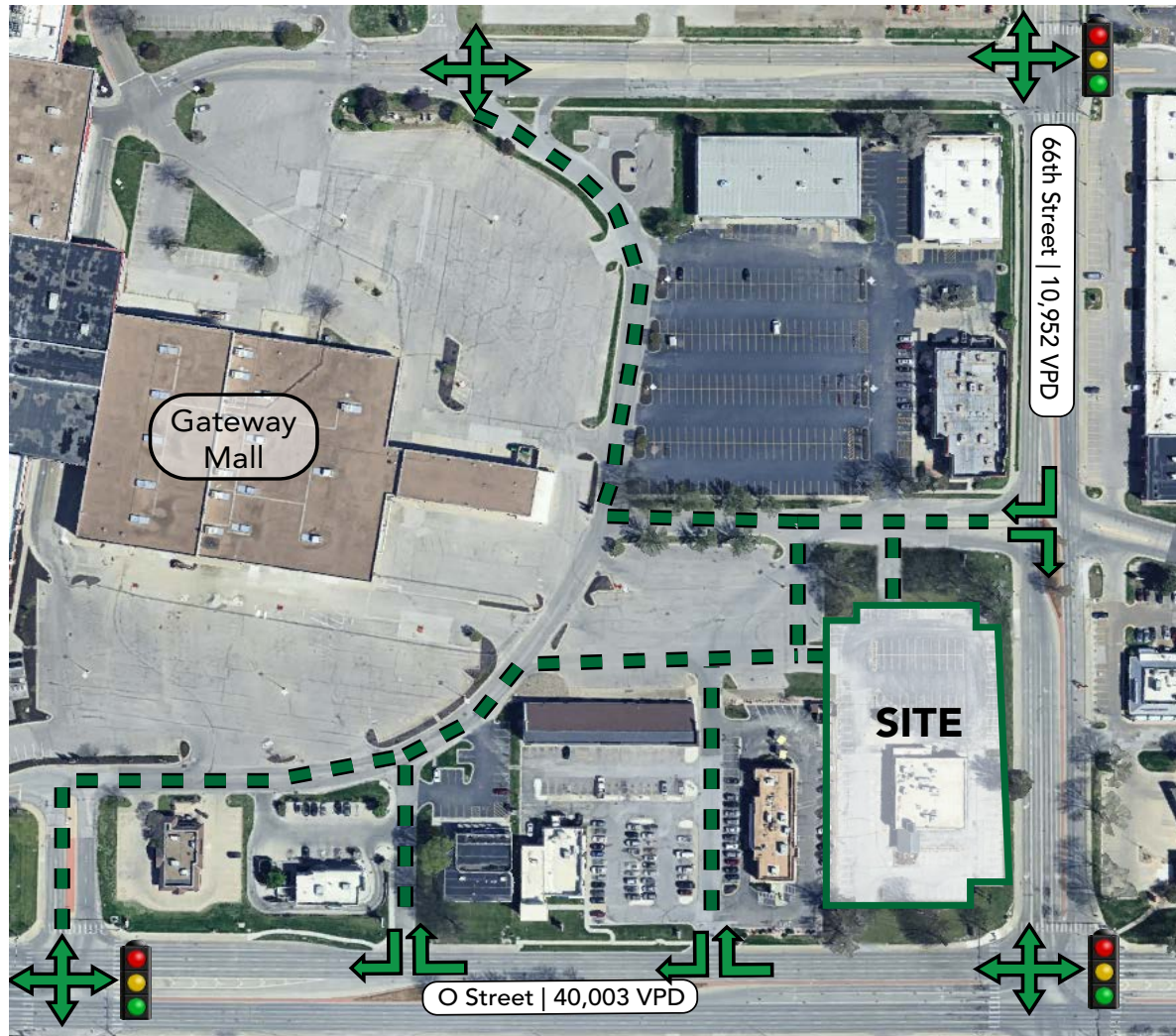


ACCESS Commercial, LLC

OUTPARCEL | FOR LEASE

6540 O St
Lincoln, NE 68510

Access Points



Contact Listing Agents For More Information:

www.AccessCommercial.com

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Rocky Pryor

rocky@accesscommercial.com
402.216.7887



ACCESS Commercial, LLC

OUTPARCEL | FOR LEASE

6540 O Street
Lincoln, NE 68510

PLACER.AI May 26

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

Dillard's

GATEWAY MALL TENANT



VISITS

309,000

in the last 12 months



GATEWAY MALL TENANT



VISITS

188,700

in the last 12 months

Contact Listing Agents For More Information:

www.AccessCommercial.com

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Rocky Pryor

rocky@accesscommercial.com
402.216.7887



ACCESS Commercial, LLC

OUTPARCEL | FOR LEASE

6540 O Street
Lincoln, NE 68510

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 has 7+ years of experience being a dynamic brokerage associate in development and tenant representation across the Midwest.

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.



ACCESS Commercial, LLC

ACCESS Commercial, LLC
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (021523_JR)

WWW.ACCESSCOMMERCIAL.COM



facebook.com/accesscommercial



instagram.com/accessretail