

6540 O Street

Lincoln, NE 68510



ACCESS Commercial, LLC

OUTPARCEL | FOR LEASE



PROPERTY HIGHLIGHTS



ADDRESS:

6540 O Street
Lincoln, Nebraska 68510



BAY SIZE'S:

BAY 1: 2,450 SF
BAY 2: 2,290 SF



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
- 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

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Rocky Pryor

rocky@accesscommercial.com
402.216.7887

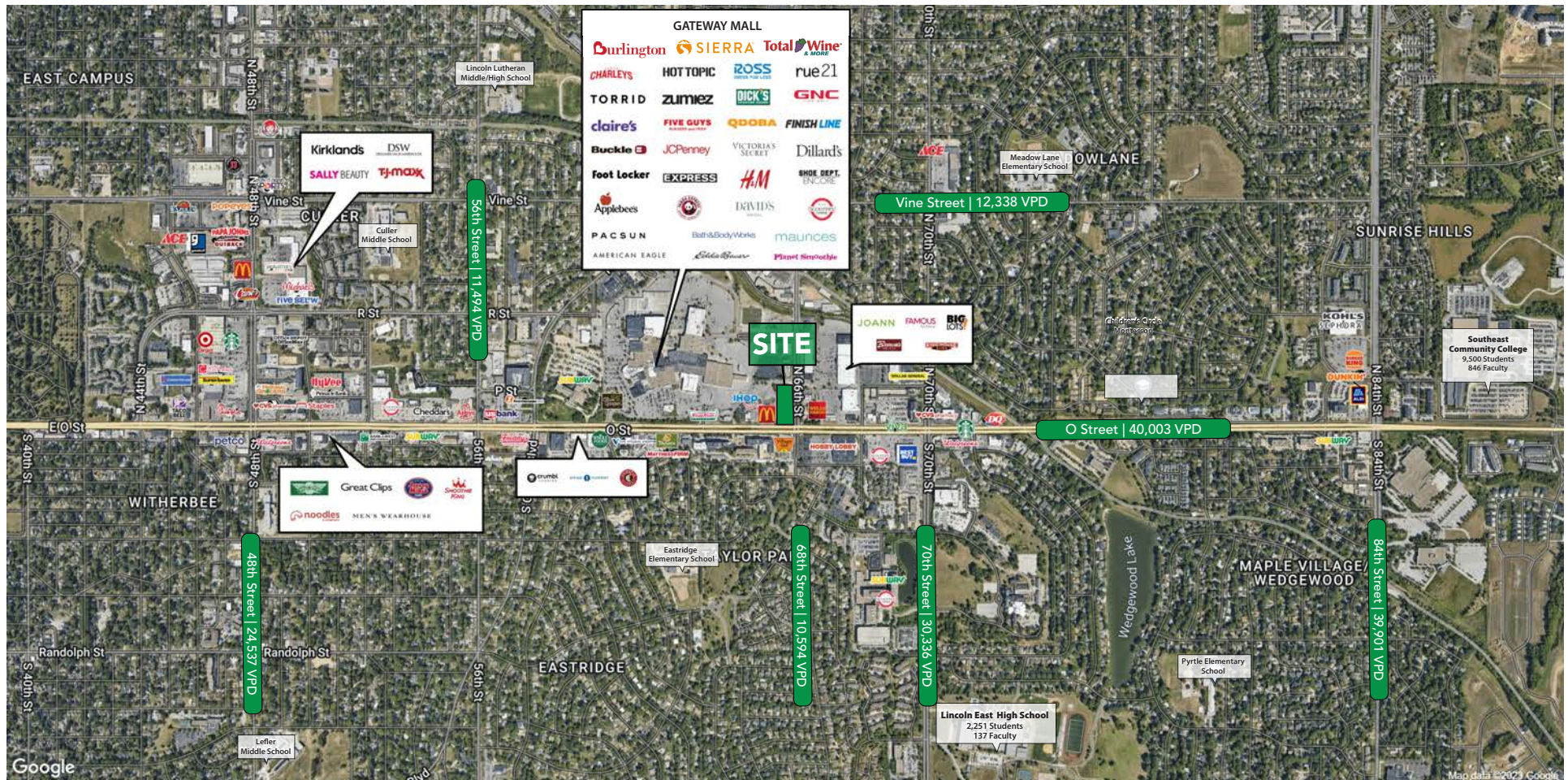


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MARKET MAP



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	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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PROPERTY DRONE



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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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