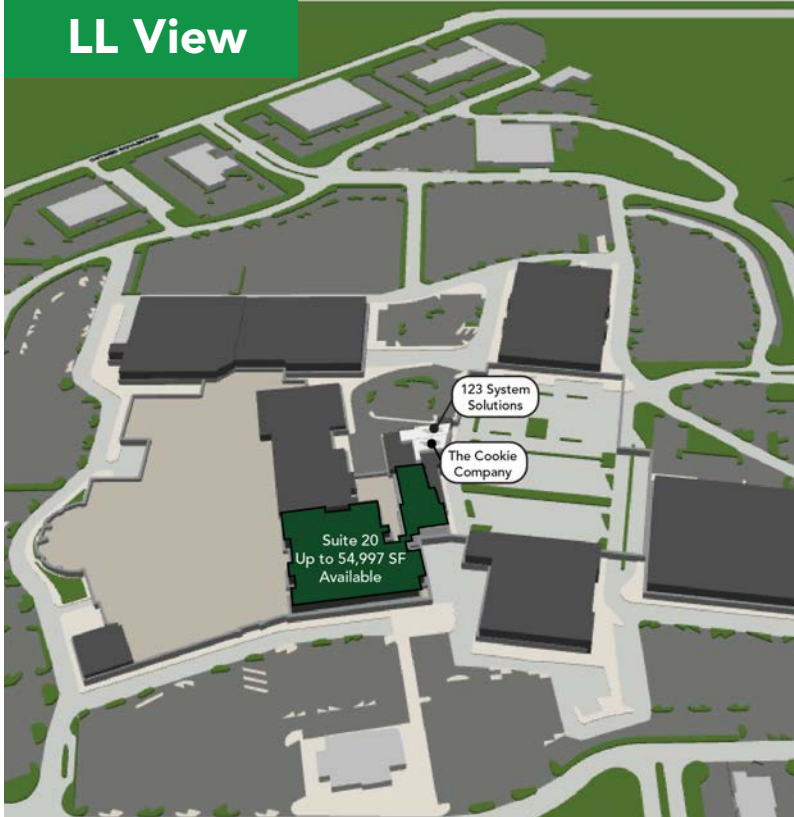


FOR LEASE

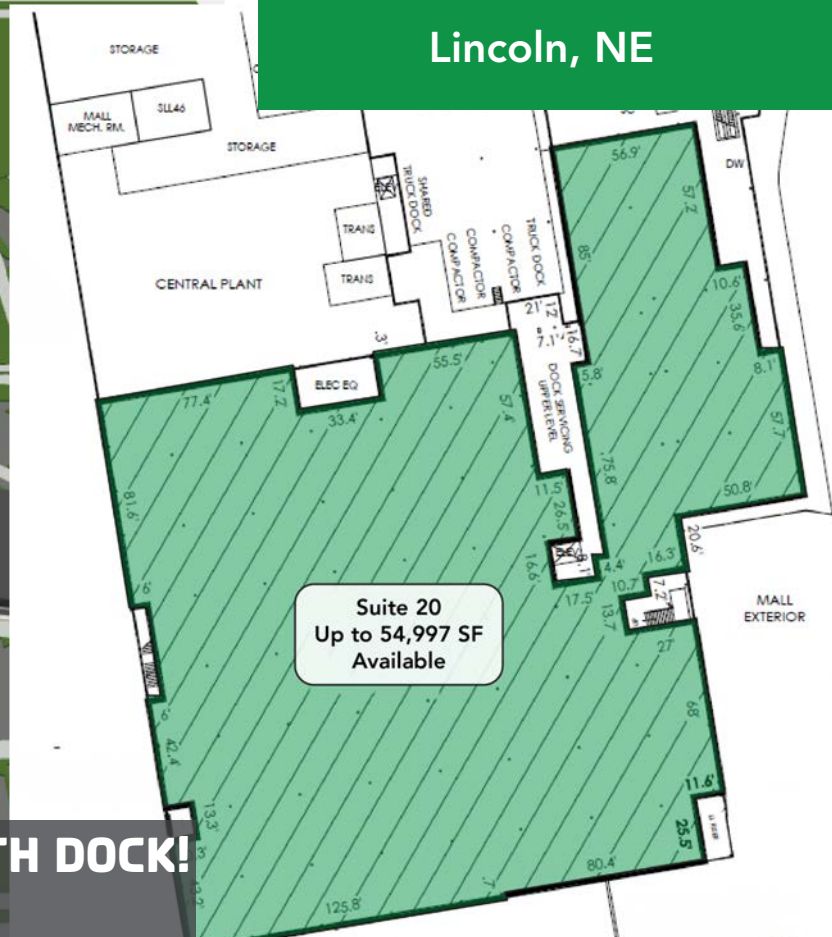


ACCESS Commercial, LLC

LL View



Lincoln, NE



**WAREHOUSE/STORAGE SPACE WITH DOCK!
AVAILABLE**

ADDRESS:

Gateway Mall
6100 O Street
Lincoln, NE

SPACE AVAILABLE:

Space 20
Warehouse/Storage space with Dock!

Price: Negotiable

Size: 54,997 SF

Condition: Former Retailer; wide open
with access to dock

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:

Amber Olson
amber@accesscommercial.com
C: (402) 618-5523

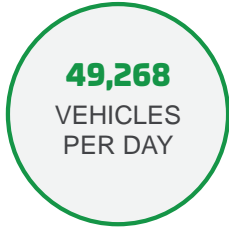
Emily Faltys
emily@accesscommercial.com
C: (402) 992 - 0848

WWW.ACCESSCOMMERCIAL.COM

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

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

JCPenney:
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



CONTACT LISTING AGENT FOR MORE INFORMATION:

Amber Olson
amber@accesscommercial.com
C: (402) 618-5523

Emily Faltys
emily@accesscommercial.com
C: (402) 992 - 0848



4 AERIAL MAP



CONTACT LISTING AGENT FOR MORE INFORMATION:

Amber Olson
 amber@accesscommercial.com
 C: (402) 618-5523

Emily Faltys
 emily@accesscommercial.com
 C: (402) 992 - 0848



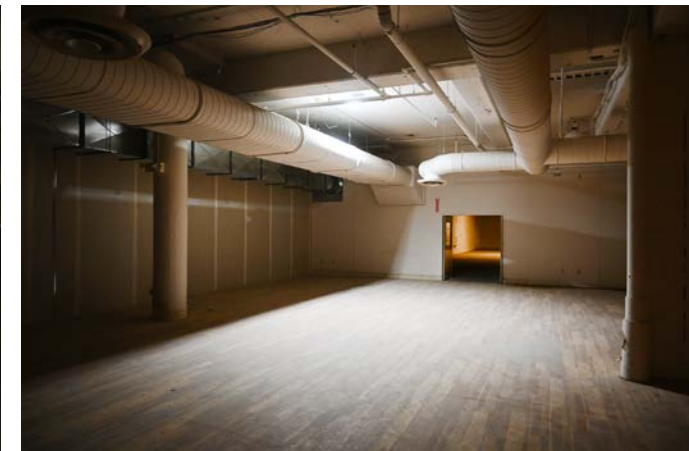
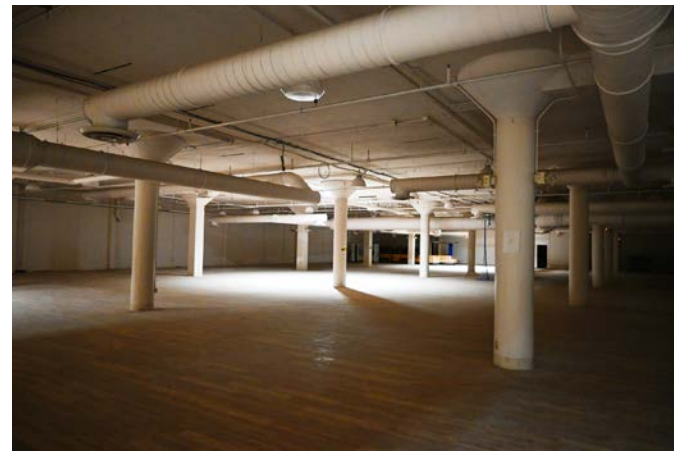
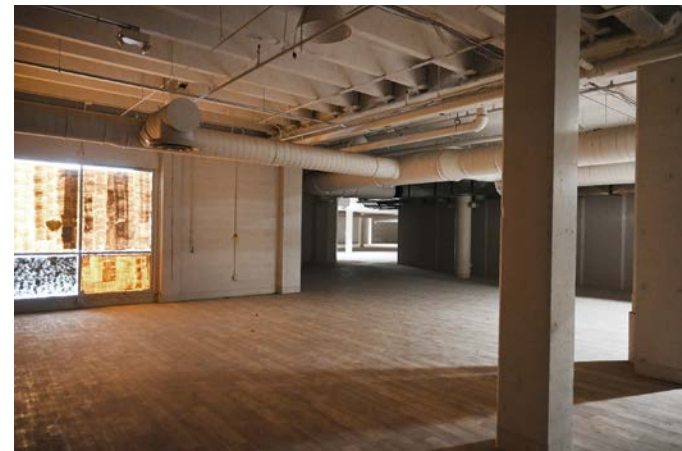
ACCESS Commercial, LLC

5 | GATEWAY MALL PHOTOS

Gateway Mall Exteriors and Interior:



Space 20 (Space available with dock) Up to 54,997 SF:



CONTACT LISTING AGENT FOR MORE INFORMATION:

Amber Olson
amber@accesscommercial.com
C: (402) 618-5523

Emily Faltys
emily@accesscommercial.com
C: (402) 992 - 0848



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.



CONTACT LISTING AGENT FOR MORE INFORMATION:

Amber Olson
amber@accesscommercial.com
C: (402) 618-5523

Emily Faltys
emily@accesscommercial.com
C: (402) 992 - 0848

WWW.ACCESSCOMMERCIAL.COM

 facebook.com/accesscommercial

 instagram.com/accessretail