

FOR LEASE BY OWNER

NEIGHBORHOOD COMMERCIAL

1245 - 1255 S WELLS AVENUE AND 260 WONDER STREET
RENO, NV 89502



Highlights:

- Abundant on-site parking
- Part of Midtown District and Close Proximity to Downtown
- A walker's paradise
- Excellent Traffic Counts and Visibility From Wells Avenue



Available 718-1,000 SF Office/Retail

For more information about this property, please contact owner:

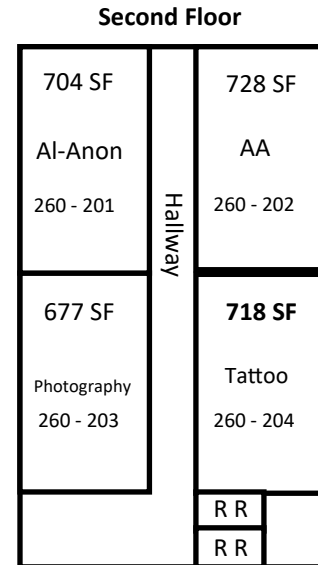
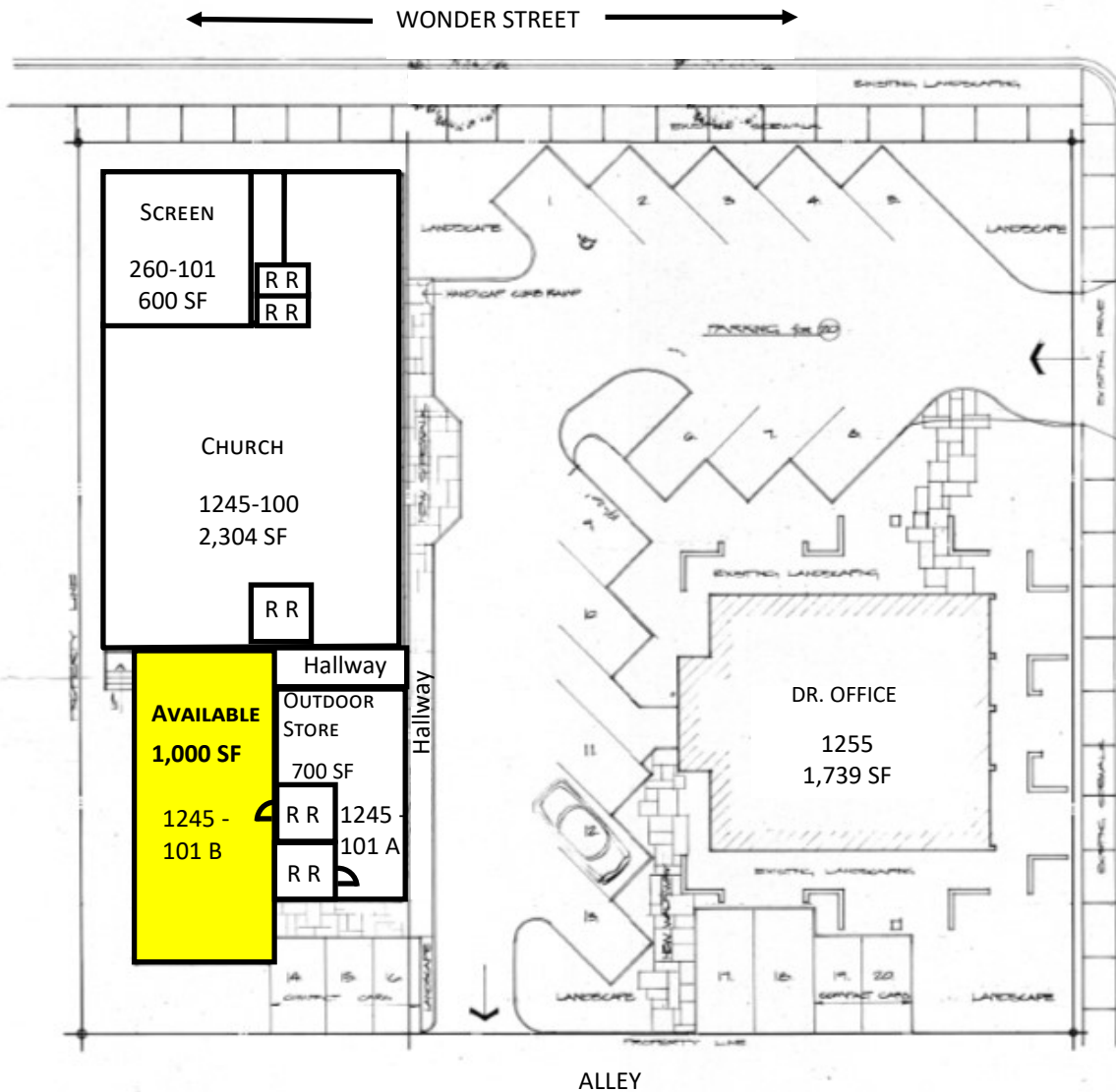
Craig Duhs
(619) 540-1001
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COMMERCIAL
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SITE PLAN

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DEMOGRAPHICS: (2017)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Total Population:	21,827	126,126	235,445
Avg. HH Income:	\$49,740	\$55,740	\$62,880

TRAFFIC COUNT: (2016)

S Wells Ave 25,550 ADT

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AERIAL

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