

FOR LEASE BY OWNER

41 S WELLS AVENUE RENO, NV

AVAILABLE: 4,304 SF

- **FREESTANDING AUTOMOTIVE BUILDING**
- **GREAT VISIBILITY ON SIGNALIZED CORNER**
- **PARKING LOT IN THE FRONT OF THE BUILDING**



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BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

SITE PLAN

41 S WELLS AVENUE RENO, NV



DEMOGRAPHICS

TOTAL POPULATION

1 MILE:	19,677
3 MILES:	125,742
5 MILES:	231,172

AVG. HH INCOME

1 MILE:	\$25,931
3 MILES:	\$32,715
5 MILES:	\$39,331

TRAFFIC COUNT

WELLS AVE = 29,500 ADT



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AERIAL

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CRAIG DUHS

OWNER

CA LICENSE # 01086079

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