

— FULLY LEASED

Commercial Neighborhood  
1245-1255 S Wells Ave & 260 Wonder St, Reno, NV 89502



## Property Highlights

- Abundant on-site parking
- Part of Midtown District and close proximity to Downtown
- Excellent traffic counts and Visibility from Wells Avenue
- A walkers paradise

**Craig Duhs**

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# SITE PLAN

## Commercial Neighborhood

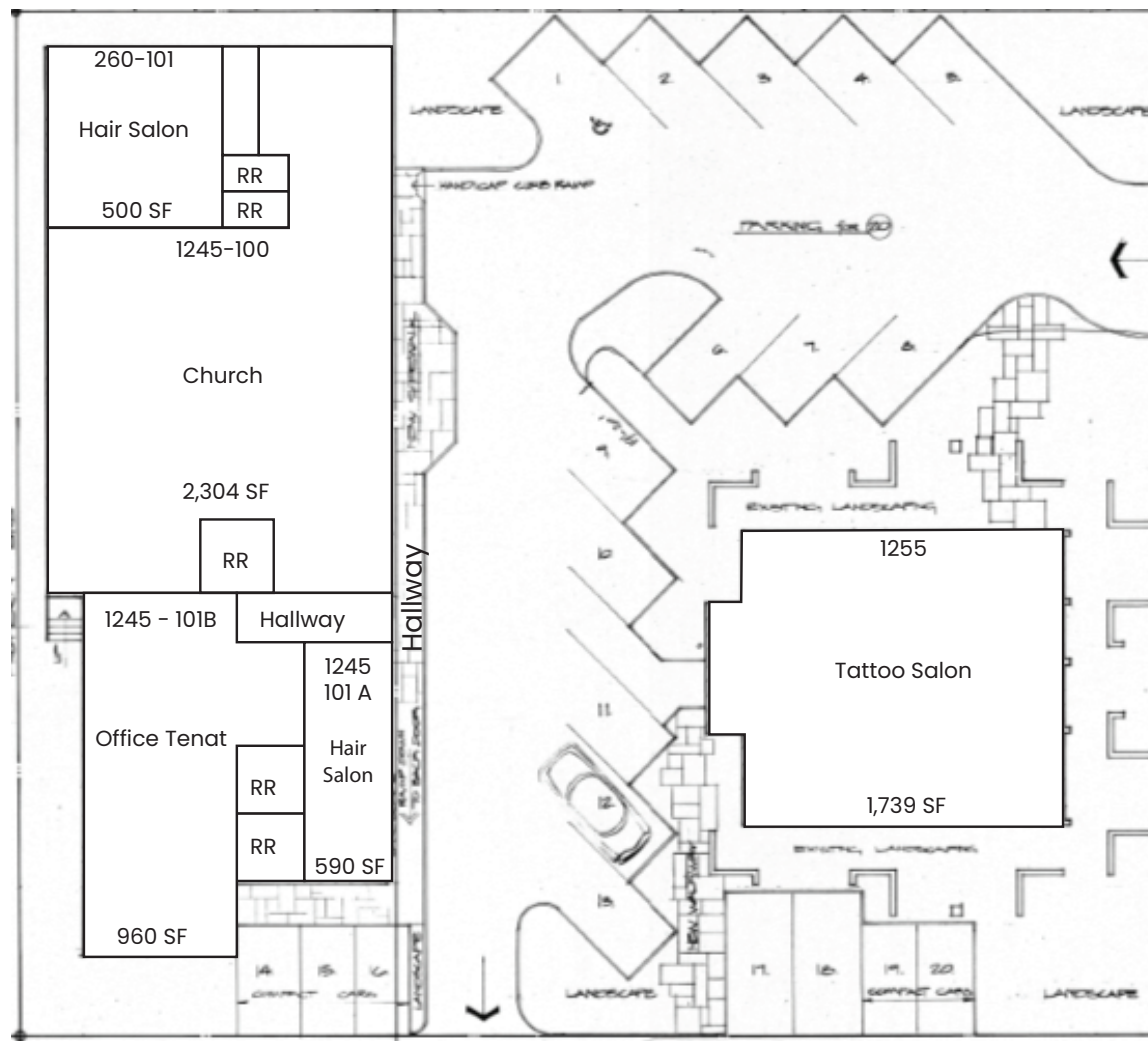
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### Demographics

	1Mile	3Miles	5Miles
<b>Population:</b>	29,901	129,539	246,780
<b>Average HH Income:</b>	\$68,983	\$73,004	\$82,101

### Traffic Counts:

S. Wells Avenue 12,737 MSPI



## Second Floor

Ai-Anon	Hari Salon
260-201 704 SF	260-202 728 SF
AA	Tattoo
260-203 677SF	260-204 718 SF
	RR
	RR



# PHOTOS

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COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT

SITE SOURCE

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For more Information on this property please contact:

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