

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**



For more information about this property, please contact owner:

Craig Duhs
(619) 540-1001
Craig@DuhsCommercial.com
CA License: 01086079

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



PROPERTY PHOTOS



For more information about this property, please contact owner:

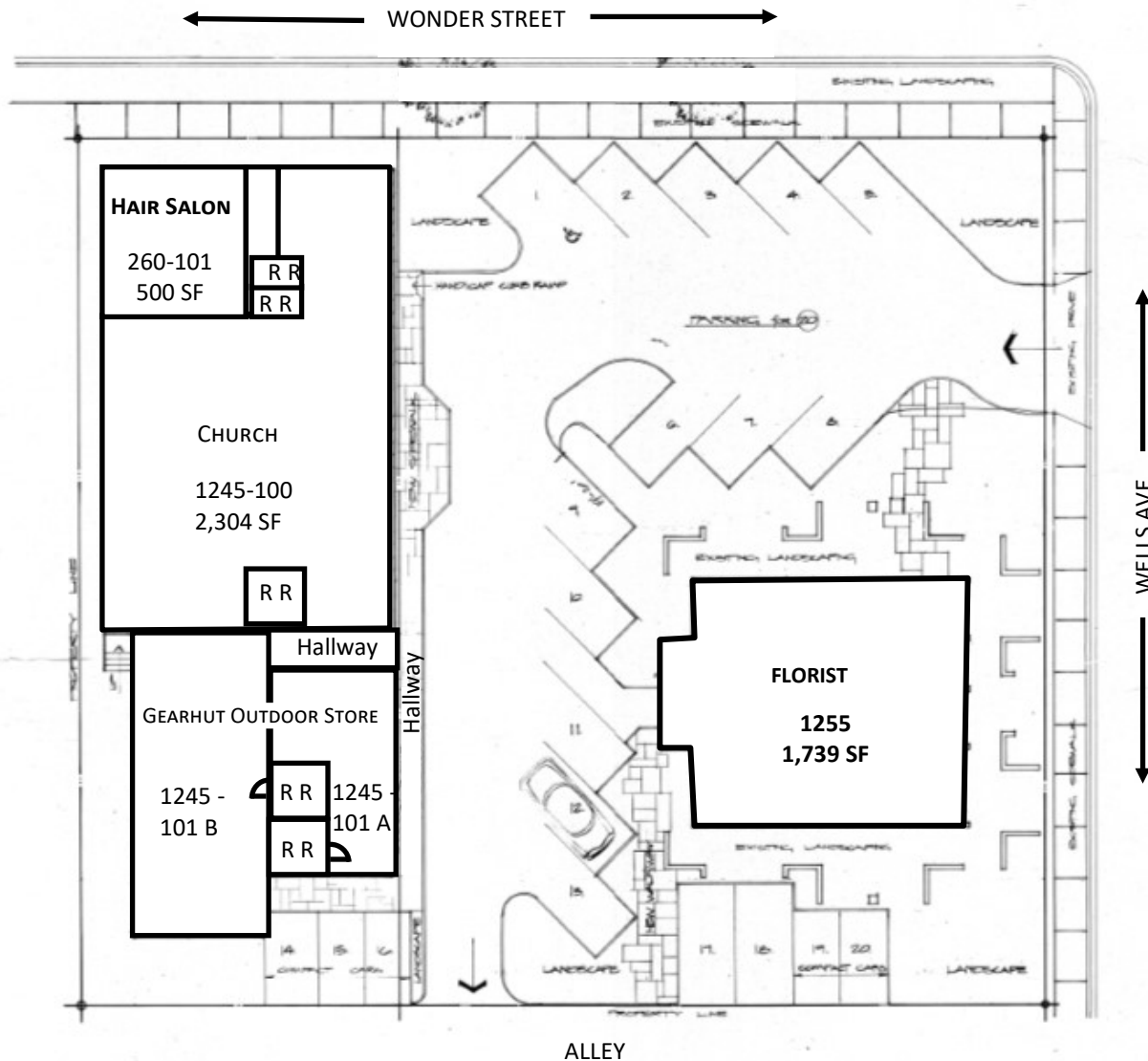
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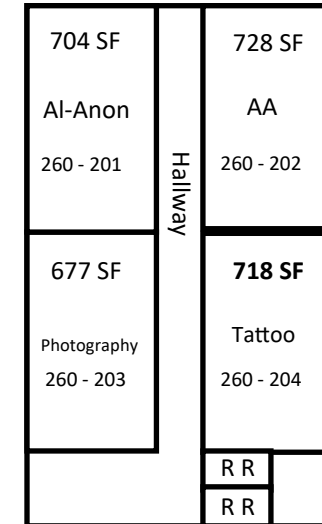
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SITE PLAN

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Second Floor



DEMOGRAPHICS: (2017)

| | 1Mile | 3Miles | 5Miles |
|-------------------|----------|----------|----------|
| 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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