

# FOR LEASE BY OWNER

41 S WELLS AVENUE RENO, NV

**4,304 SF LEASED!**

- 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](http://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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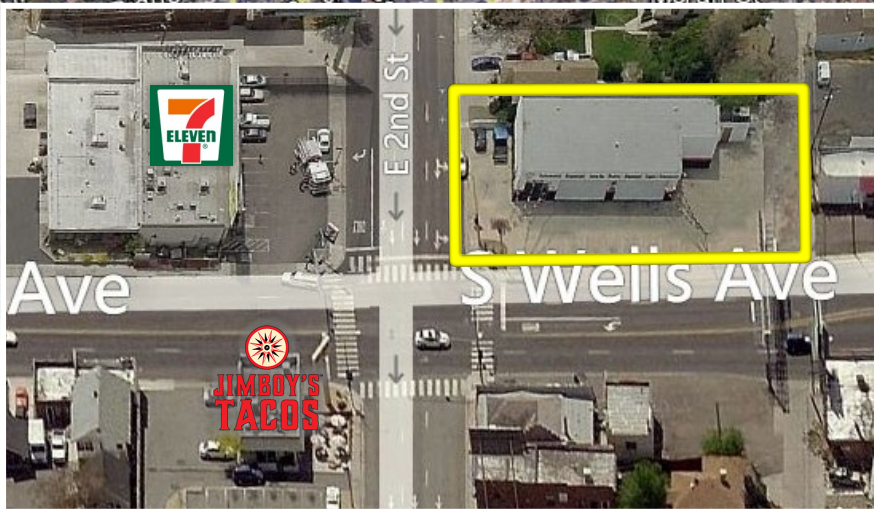
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# AERIAL

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**CRAIG DUHS**

OWNER

CA LICENSE # 01086079

619-540-1001

[CRAIG@DUHSCOMMERCIAL.COM](mailto:CRAIG@DUHSCOMMERCIAL.COM)

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**DUHS COMMERCIAL, INC.**

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