

For Sale or Lease 0 W 4th Street, Reno, NV 89503



Retail Pad Available - 0.203 Acres | 8,845 SF



Lead Contact

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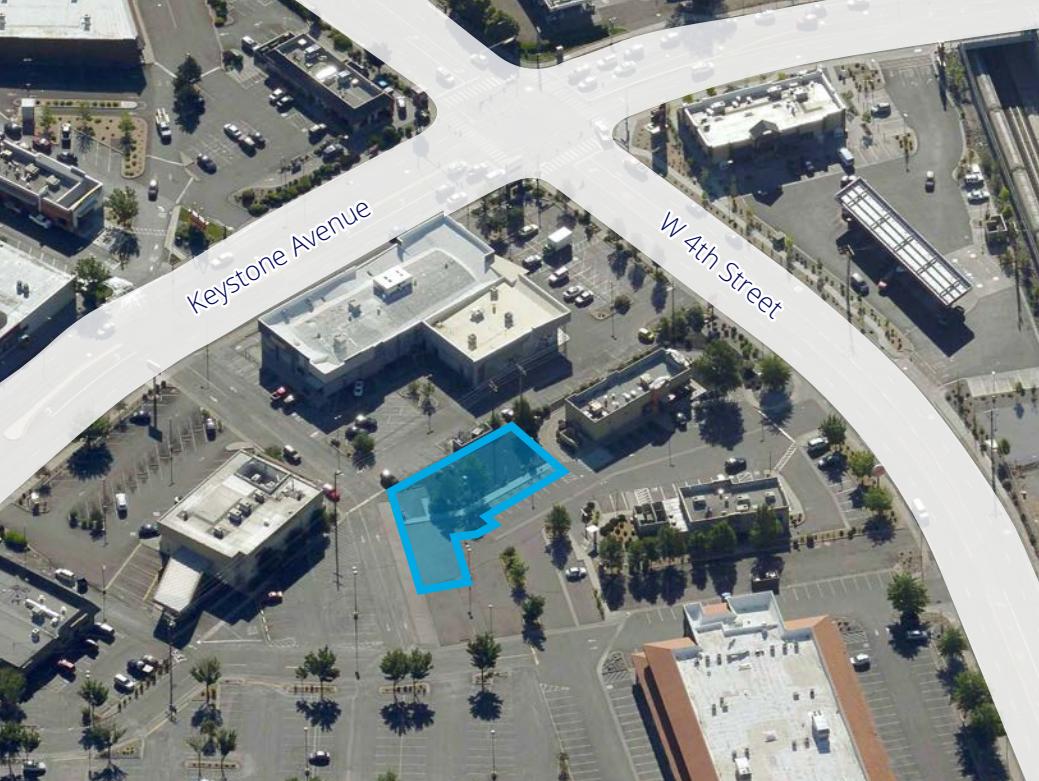
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Property Overview

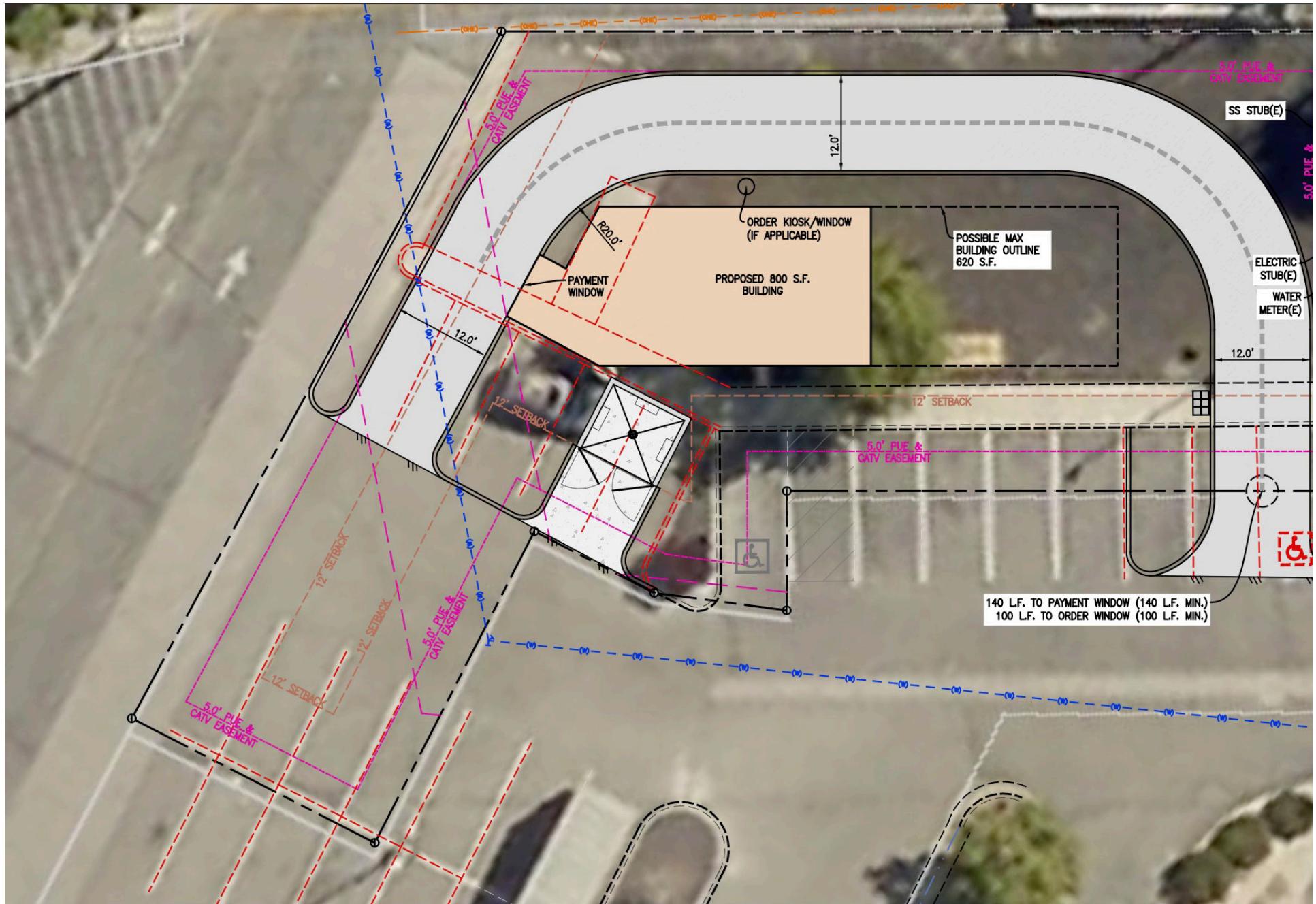
Premier ground lease opportunity for a 0.203-acre (8,845 SF) parcel, zoned MU (Mixed-Use), accommodating a wide array of commercial uses. Situated along the high-traffic Keystone Avenue corridor, the property offers exceptional visibility and accessibility. It is in close proximity to Reno's Neon District, Downtown Reno, and major thoroughfares like I-80 and Keystone Avenue. This site is ideal for a variety of retail concepts, particularly those seeking a drive-thru configuration, given the minimal use restrictions for QSRs in the vicinity.

Sale and Lease Pricing: Call for Details

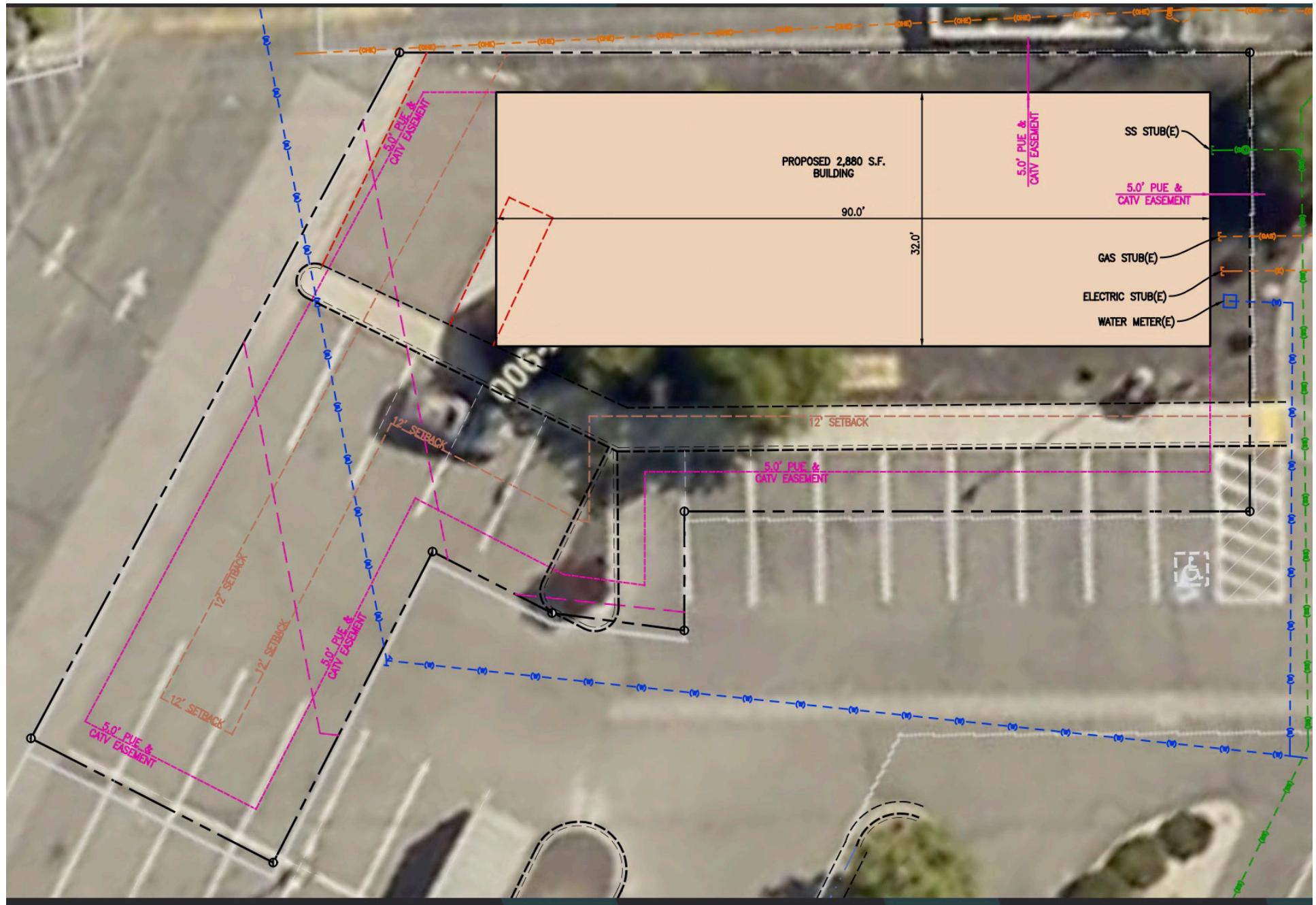
Area Demographics

	1 mile	3 mile	5 mile
2025 Population	19,452	130,998	231,240
Daytime Population	33,825	160,867	283,978
Average Household Income	\$92,881	\$93,168	\$102,123
Total Households	10,167	57,250	97,099

Potential QSR Drive-Thru Site Plan – 800 SF Building



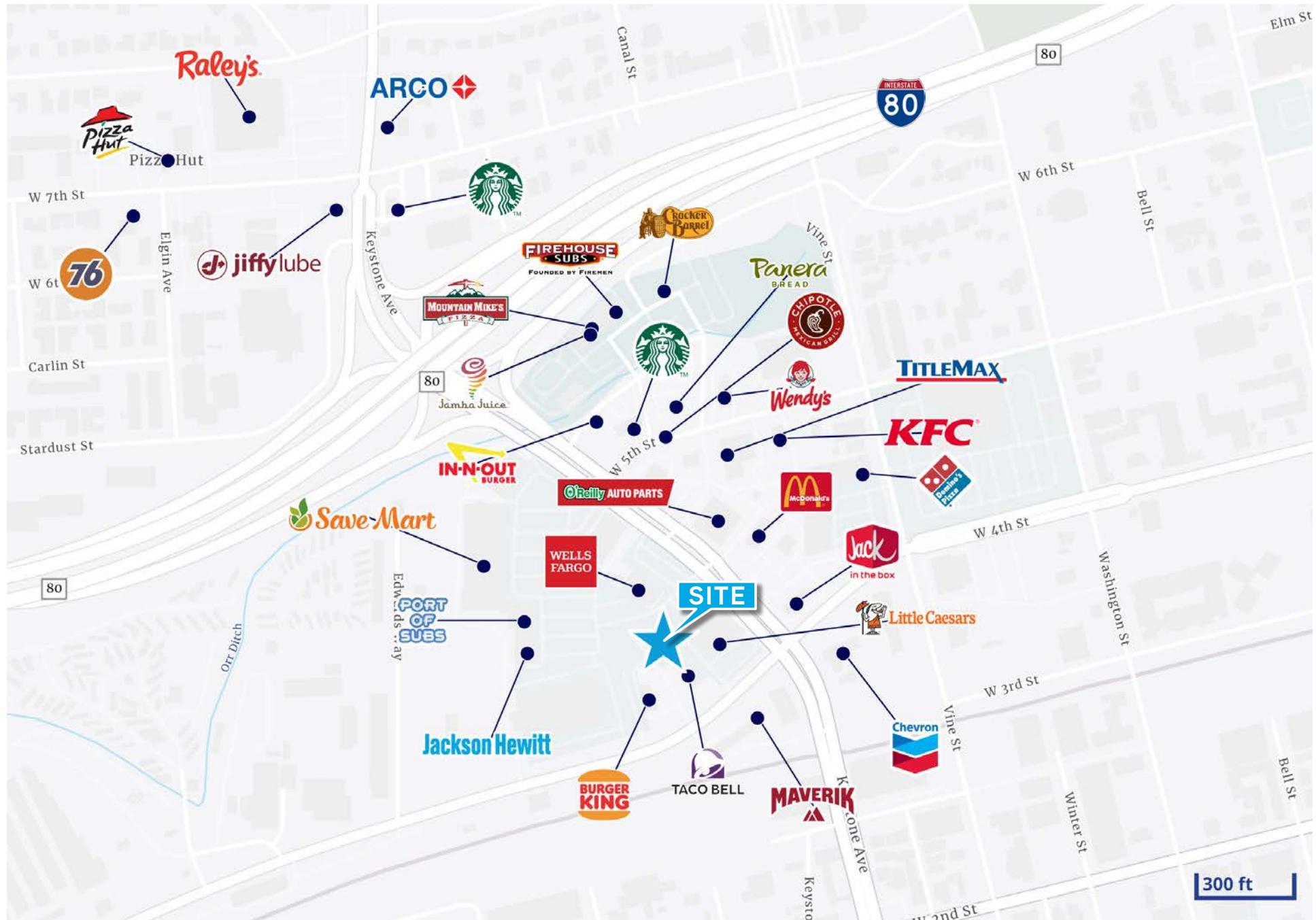
Potential Freestanding Site Plan – 2,880 SF Building



QSR Renderings



Surrounding Area & Retail Tenants



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