

— FOR LEASE

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



## Property Highlights

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

**AVAILABLE:**  
Suite 260-204: 718 SF

**Craig Duhs**

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Partner | 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.

# PHOTOS

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

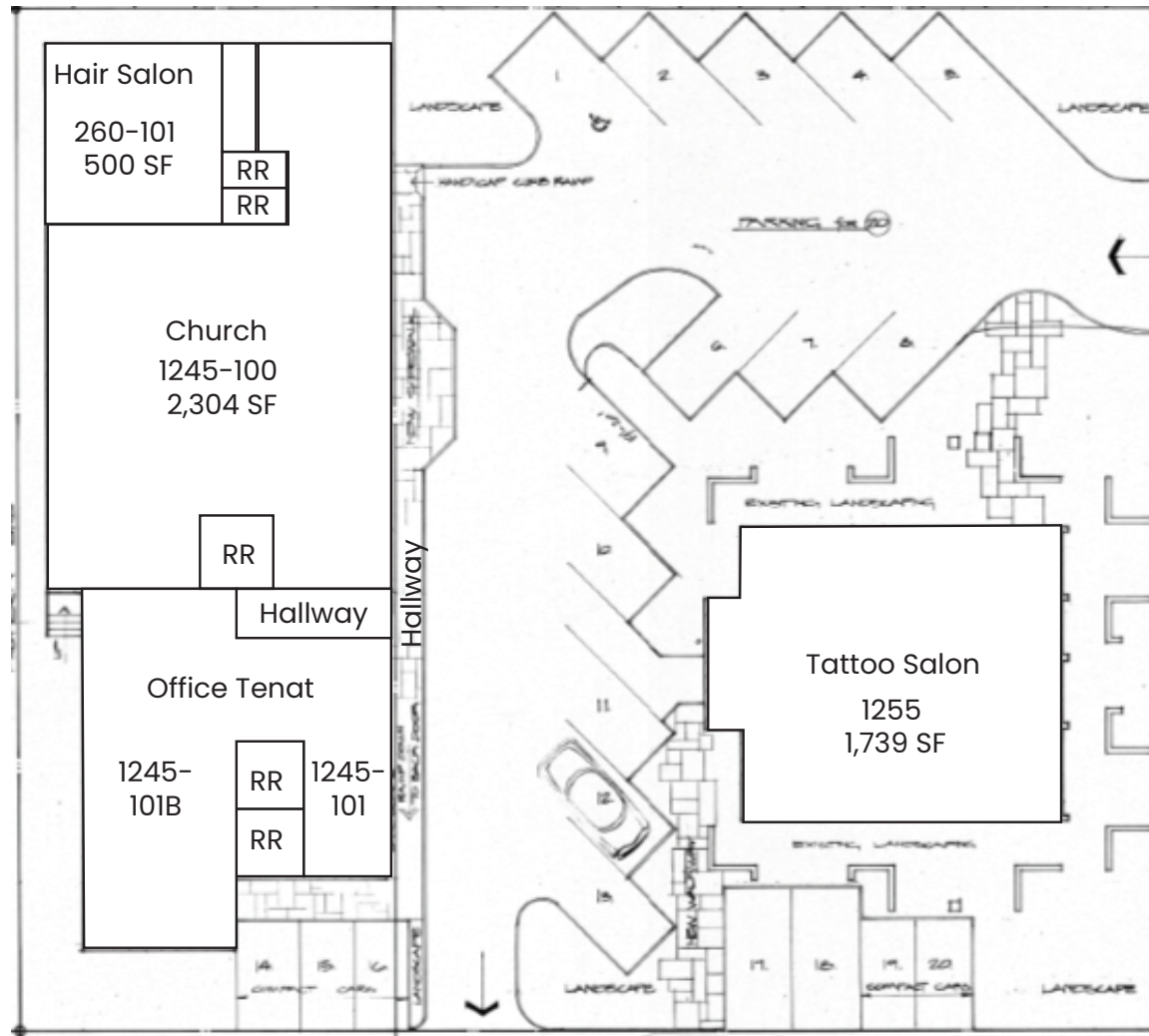


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# SITE PLAN

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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
<b>Traffic Counts:</b>			
S. Wells Avenue	12,737 MSPI		



## Second Floor

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

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For more Information on this property please contact:

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