



Independence Square

294 - 394 E Moana Lane. Reno, NV 89502

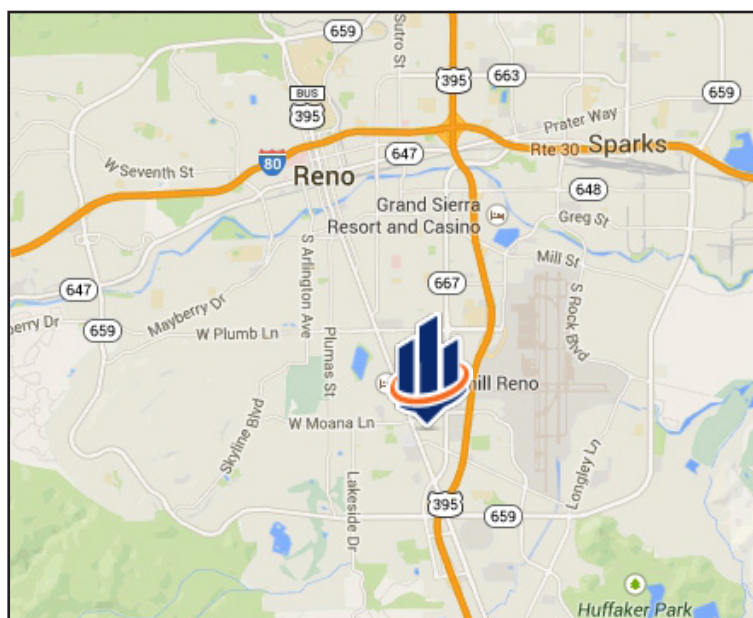
Property Highlights

- ±646 - 4,500 SF Available
- Great location on Moana lane between Kietzke Lane and S. Virginia Street
- High visibility from roadway along Moana
- Average Daily Traffic Count of approximately 19,500 vehicles per day

Demographics*

	1 Mile	3 Mile	5 Mile
Population:	24,482	90,299	207,106
Median Age:	30.2	38.9	36.7
Avg. HH Income:	\$35,223	\$53,768	\$57,413
Med. HH Income:	\$27,294	\$35,218	\$37,861
Per Capita Income:	\$14,566	\$26,927	\$27,336

*Source: ESRI



Asking \$1.40/SF NNN

www.svngold.com

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This office independently owned and operated.



Unit	Size	Description
B3	1,344 ± SF	Retail showroom / storage / 1 restroom
B8	2,344 ± SF	Open floor plan / Changing rooms / 1 restroom
B17	1,240 ± SF	3 offices / Reception area / Open work room / 1 restroom
B18	2,000 ± SF	Large open retail space / 1 office / Storage / 1 restroom
B24	1,200 ± SF	Open floor plan with 1 restroom in rear
C3	1,880 ± SF	Large open reception area / 2 large offices / 1 restroom

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