



Multi-Tenant For Lease

Total SF: 115,626
Available: 31,822 SF
Total Acres: 11.35
Min Contiguous SF: 1,538
Max Contiguous SF: 24,955
NNN Rate: \$6.69 Per SF

Rockwall is approximately 22 miles east of downtown Dallas on Interstate 30. Rockwall has an advantage of being near the Dallas Metroplex without losing its rural atmosphere, and proudly maintains one of the highest-ranking school systems and one of the lowest tax rates within the State of Texas.

Situated on the East shore of Lake Ray Hubbard, people can enjoy exceptional fishing, boating, and sailing, in addition to the 330 acres of park land and dedicated natural open space.

Features

Anchor Tenant: 24 Hour Fitness Chair King

Demographics

2017 - Source: ESRI	1 Mile	3 Mile	5 Mile
Population	6,140	41,112	93,825
Households	2,527	14,358	31,776
Avg Household Income	\$116,444	\$106,109	\$109,014



Traffic Counts

Ridge Road (FM 740) Northbound	24,000 CPD
Ridge Road (FM 740) Southbound	25,000 CPD
Interstate 30	109,000 CPD
Year: 2017 Source: TXDOT	



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ROCKWALL VILLAGE SHOPPING CENTER

423-593 EAST I-30, 2850 RIDGE ROAD
ROCKWALL, TX 75087




PROPERTY DATA

ROCKWALL VILLAGE					
Suite	Tenant	SF	Suite	Tenant	SF
2850 Ridge Road					
102	VAN CHAN'S	2842.75	491	DONUT PALACE	1267
106	KNOCKOUTS FOR MEN	1370	493	BUBBLE TEA HOUSE	1235
108	SUBWAY	1712.5	513	PAINTING WITH A TWIST	2100
112	LIBERTY DIALYSIS	6262	515	COMFORT DENTAL	2497
118	HI TECH SIGNS	3763	519	PAK'N POST	1265
	RISER ROOM / HALLWAY	196	539	HEALTHY BANH MI	1023
			537	AVAILABLE	5329
423-593 East I-30					
			547	GENESIS PHYSICAL THERAPY	1800
423	PHO GARDEN	1947	549	EDIBLE ARRANGEMENTS	1538
427	GOLD STAR SPA	1200	555	AVAILABLE	1538
429	LAD BARBER SHOP	1440	557	UNREFINED BAKERY	1875
433	ROCKWALL SPINE & SPORT MEDICINE	1740	559	MAX MUSCLE	1275
439	ROCKWALL LIGHTING	8640	561	SAMEE'S PIZZA GETTI	3213
445	XTREME SALAD	2400	577	BEAUTY SALON	1688
447	ROCKWALL DANCE ACADEMY	2400	579	ROCKWALL SPORTS CENTER	3356
449	SUNSTONE FIT	4986	585	ROCKWALL NUTRITION	1875
457	THE MUSIC SHOP AT ROCKWALL	2030	587	THE VISION GALLERY	2825
469	AVAILABLE	24955	591	K SHOE REPAIR	975
479	CICI'S PIZZA	5281	593	GENERATOR SUPERCENTER	2250
481	CRICKET WIRELESS	1600			
489	SAKE BOMB	1937			



THIS SITE PLAN IS PREPARED SOLELY FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE BUILDINGS PRESENTLY CONTAINED BY THE OWNER, BUILDING SIZES, SITE DIMENSIONS, ACCESS AND PARKING AREAS, EXISTING TENANT LOCATIONS, AND IDENTITIES ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION, EXCEPT AS OTHERWISE EXPRESSLY RESTRICTED HEREIN.

SITE LEGEND	
	ROOF LADDER ACCESS
PARKING TOTALS	
STANDARD:	1,125
HANDICAP:	36
TOTAL:	1,161



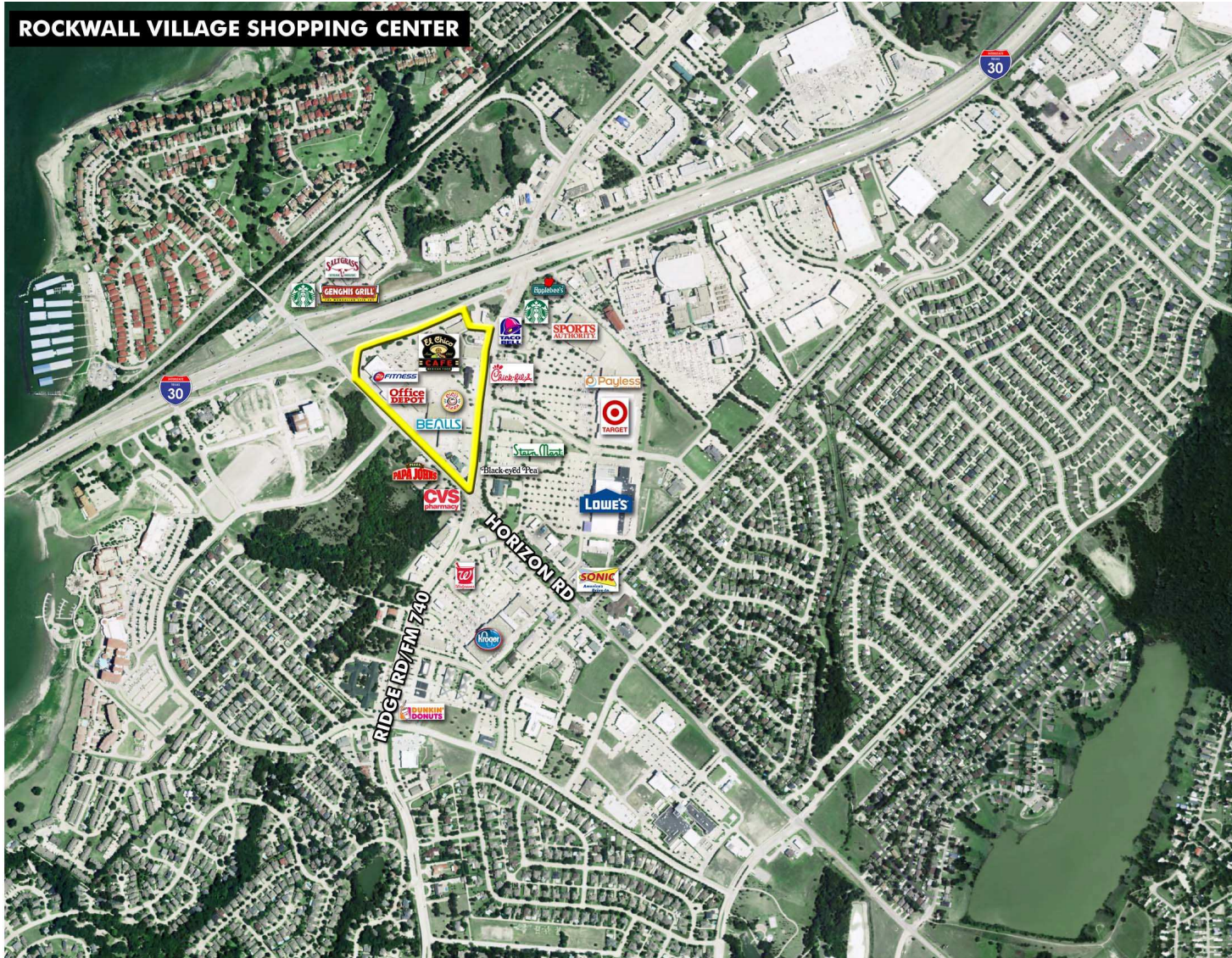
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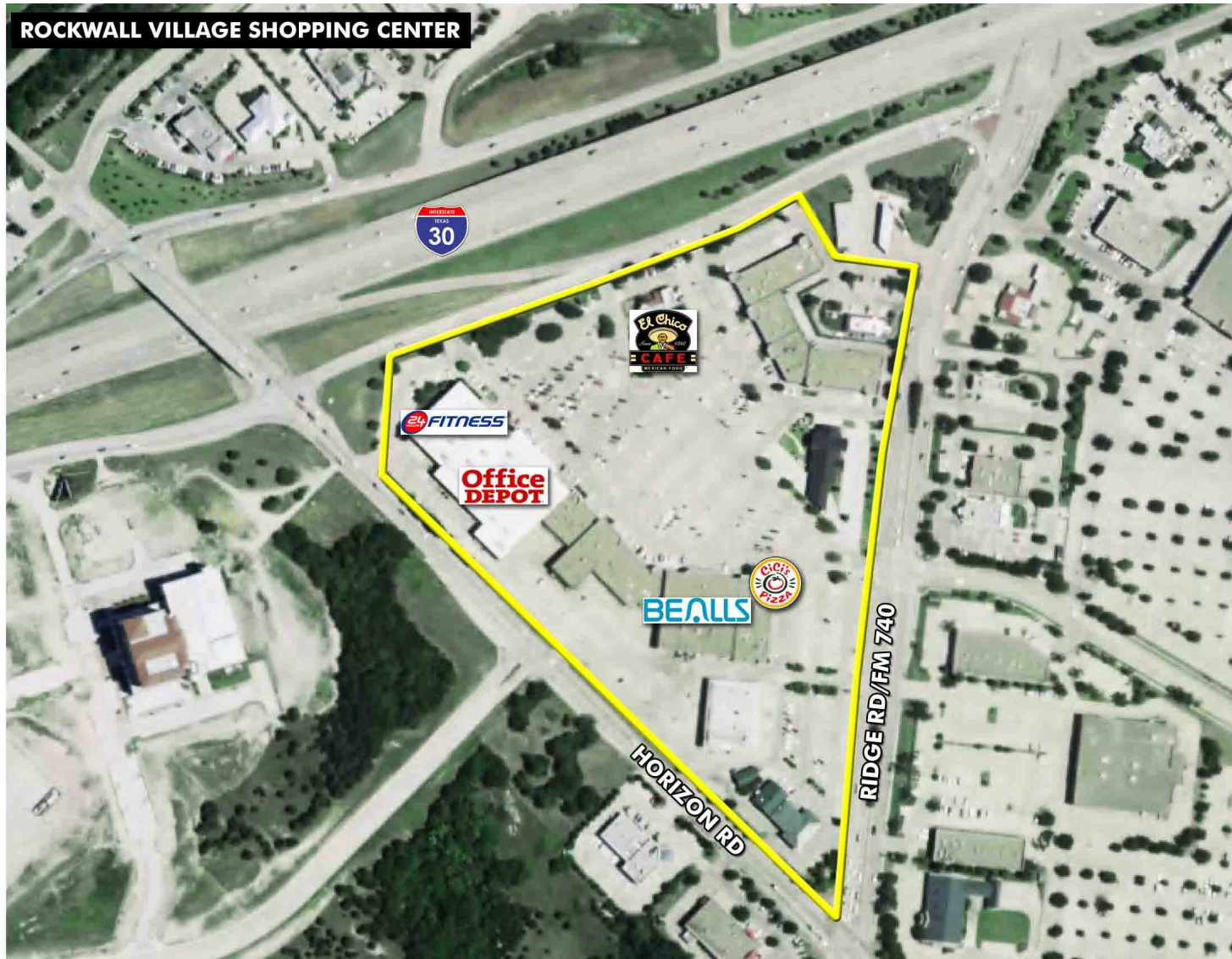
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