

ROCKWALL VILLAGE SHOPPING CENTER

423-593 E I-30, 2850 Ridge Rd, Rockwall, Texas 75087

Retail For Lease

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

- Anchored by 24 Hour Fitness Chair King and Sprouts Farmers Market
- NNN Rate: \$8.64 Per SF

TRAFFIC COUNTS

- Ridge Road (FM 740) - 27,957 CPD
- Interstate 30 - 109,690 CPD

Year: 2024 source: ESRI

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,534	35,049	60,739
Households	3,249	12,922	20,968
Avg Household Income	\$154,322	\$150,166	\$152,903
Year: 2024 source: ESRI			

CONTACTS:

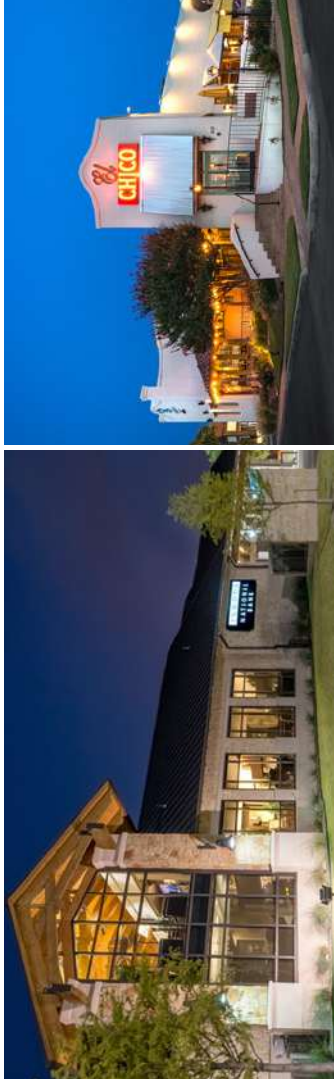
John West

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Dallas/Ft. Worth
16475 Dallas Parkway
Suite 880
Addison, TX 75001



This information is deemed reliable, however, we make no guarantee, warranty or representation as the completeness or accuracy thereof.

SUITE	TENANT	SF
102	VAN CHAM'S	2,842 SF
106	KNOCKOUTS FOR MEN	1,370 SF
108	SUBWAY	1,713 SF
112	LIBERTY DIALYSIS	6,262 SF
T18	AVAILABLE	3,763 SF
	RISER ROOF/HALLWAY	247 SF
423	PHO GARDEN	1,947 SF
427	GOLD STAR SPA	1,200 SF
429	LAD BARBER SHOP	1,440 SF
433	ROCKWALL SPINE & SPORTS MEDICINE	1,740 SF
439	ROCKWALL LIGHTING	8,640 SF
445	ADIOS FAJITAS	2,400 SF
447	RIPS BY JAKE	2,400 SF
449	RADIANT YOGA	4,988 SF
457	SCULPTED MD	2,030 SF
469	SPROUTS FARMERS MARKET	24,905 SF
479	CICI'S PIZZA	5,281 SF
481	CRICKET WIRELESS	1,800 SF
489	SAKE BOMB	1,937 SF
491	DONUT PALACE	1,267 SF
493	BUBBLE TEA HOUSE	1,235 SF
513	PAINTING WITH A TWIST	2,100 SF
515	COMFORT DENTAL	2,487 SF
519	PAK'N POST	1,265 SF
539	HEALTHY BANH MI	1,023 SF
537	SRUBTASTIC	5,329 SF
547	GENESIS PHYSICAL THERAPY	1,800 SF
549	AVAILABLE	1,538 SF
555	JACKSON HEWITT	1,538 SF
557	MORAZA'S ICE CREAM	1,875 SF
559-561	PIZZA GETTI	4,488 SF
577	BEAUTY SALON	1,888 SF
579	ROCKWALL SPORTS CENTER	3,356 SF
585	ROCKWALL NUTRITION	1,875 SF
587	THE VISION GALLERY	2,825 SF
591	XREPAIR	975 SF
593	GENERATOR SUPERCENTER	2,250 SF

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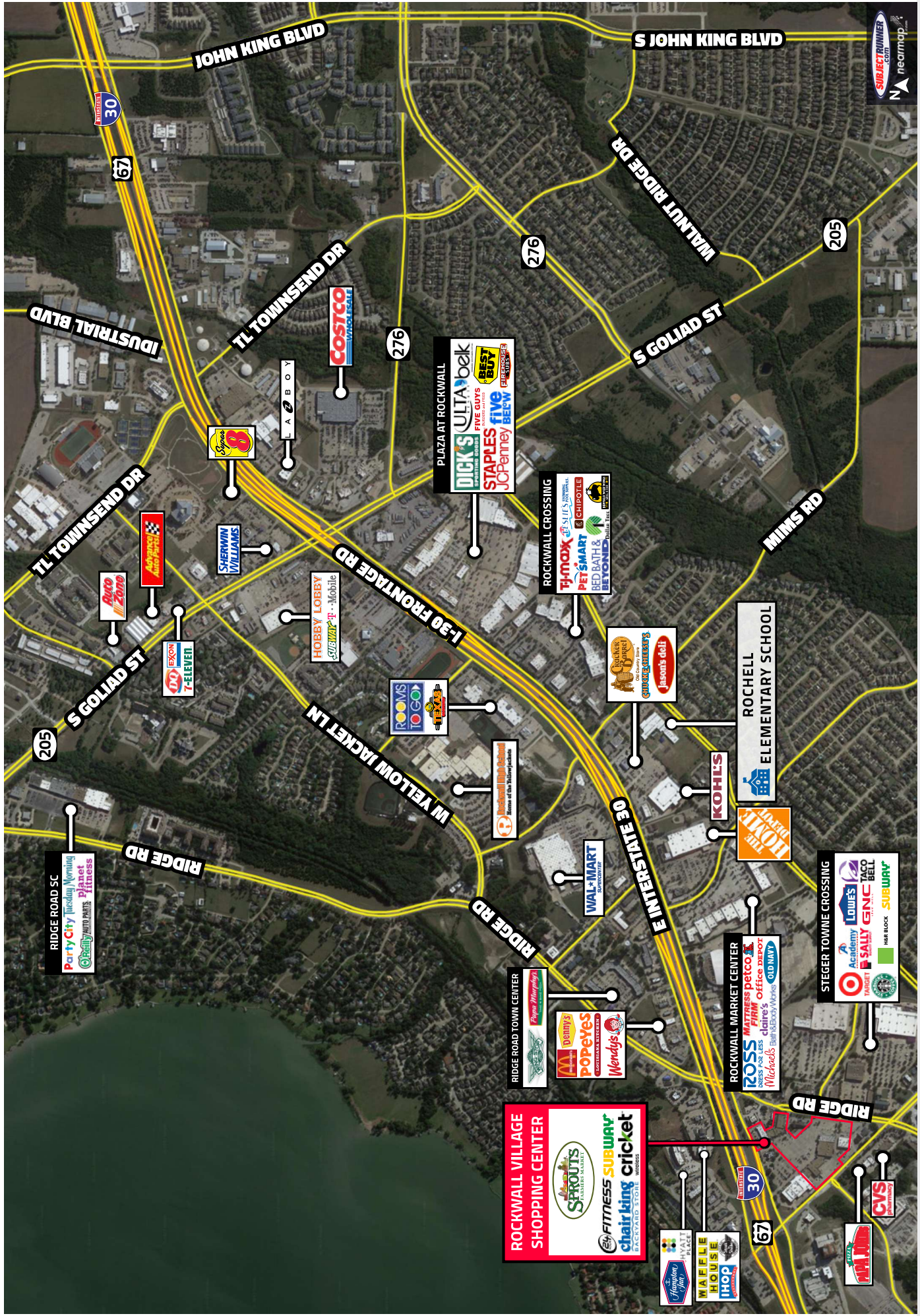
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