

# 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

## TRAFFIC COUNTS

- Ridge Road (FM 740) Northbound - 24,000 CPD
- Ridge Road (FM 740) Southbound - 25,000 CPD
- Interstate 30 - 109,000 CPD

Year: 2021 source: TXDOT

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,687	33,680	60,697
Households	2,735	12,319	20,924
Avg Household Income	\$151,561	\$132,797	\$142,817

Year: 2022 source: ESRI



## CONTACTS:

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

SUITE	TENANT	SF
102	VAN CHAN'S	2,842 SF
106	KNOCKOUTS FOR MEN	1,370 SF
108	SUBWAY	1,713 SF
112	LIBERTY DIALYSIS	6,262 SF
118	HI TECH SIGNS	3,763 SF
	RISER ROOM/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	ROCKWALL ARTISAN HOME	2,400 SF
449	SUNSTONE FIT	4,986 SF
457	THE MUSIC SHOP AT ROCKWALL	2,030 SF
469	SPROUTS FARMERS MARKET	24,905 SF
479	CICI'S PIZZA	5,281 SF
481	CRICKET WIRELESS	1,600 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	2,497 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	EDIBLE ARRANGEMENTS	1,538 SF
555	BOARD & BRUSH	1,538 SF
557	SUGABABY CANES	1,875 SF
559	MAX MUSCLE	1,275 SF
561	SAMEE'S PIZZA GETTI	3,213 SF
577	BEAUTY SALON	1,688 SF
579	ROCKWALL SPORTS CENTER	3,356 SF
585	ROCKWALL NUTRITION	1,875 SF
587	THE VISION GALLERY	2,825 SF
591	SHOPPING GRACEFULLY	975 SF
593	GENERATOR SUPERCENTER	2,250 SF



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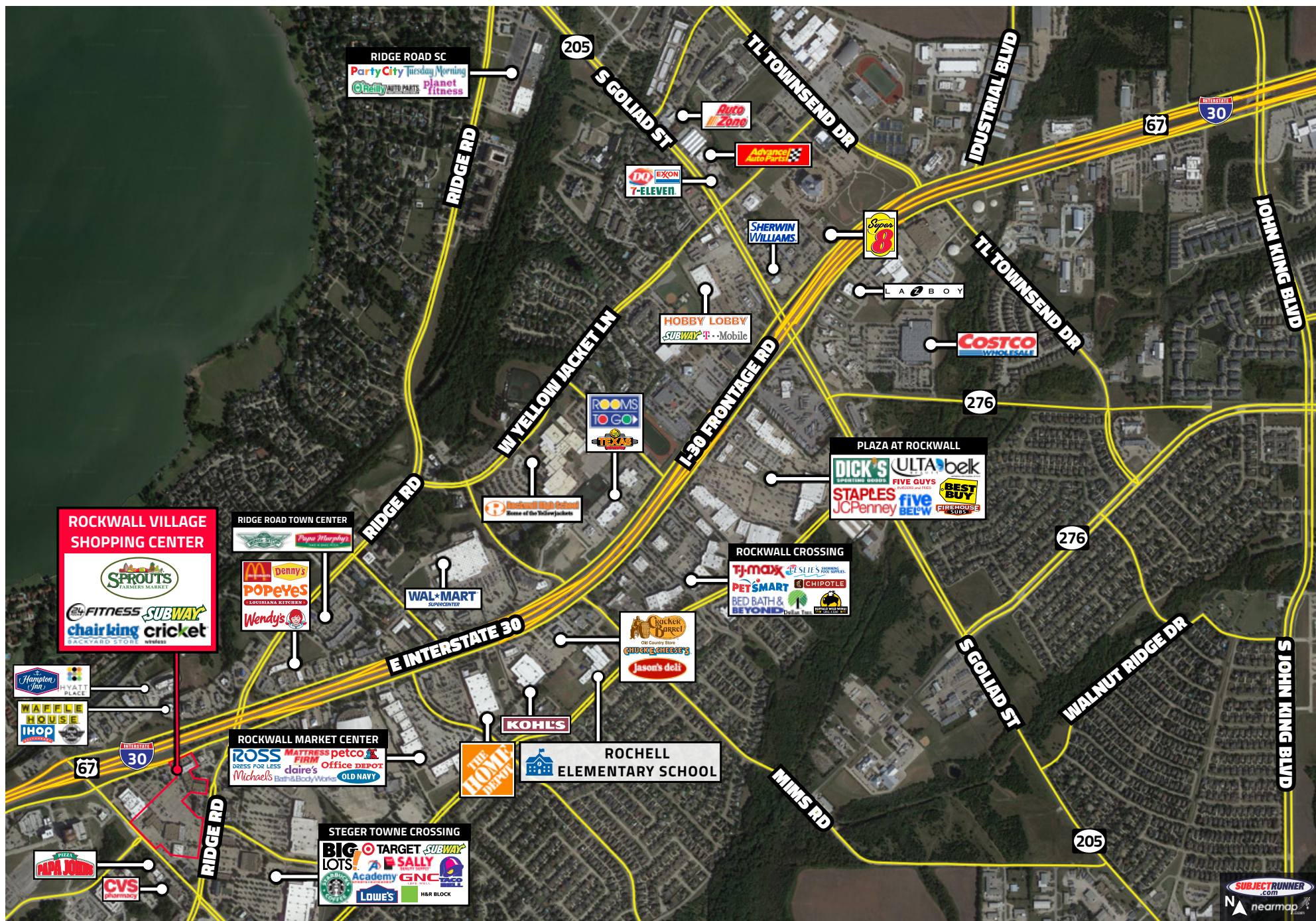
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