

# ROCKWALL TOWN CENTER

2935 RIDGE RD, ROCKWALL, TX



## About The Property

- Property is located in the SEC of Ridge Road & Horizon Road in Rockwall, TX
- Anchor tenant is Kroger
- Total square footage is 128,821 SF
- 3,687 SF and 2,665 SF suites available
- The site offers excellent access and visibility to both Ridge Rd & Horizon Rd just south of I-30.
- Area retailers include Bank of America, MedPost Urgent Care, Massage Envy, Baskin-Robins, Eqqsquisite Café, Pizza Hut, Which Wich & Dickey's Barbecue Pit

**RETAIL SPACE NEXT TO KROGER AVAILABLE FOR LEASE**

### David English

Principal  
972 961 8532  
denglish@ridgepcr.com

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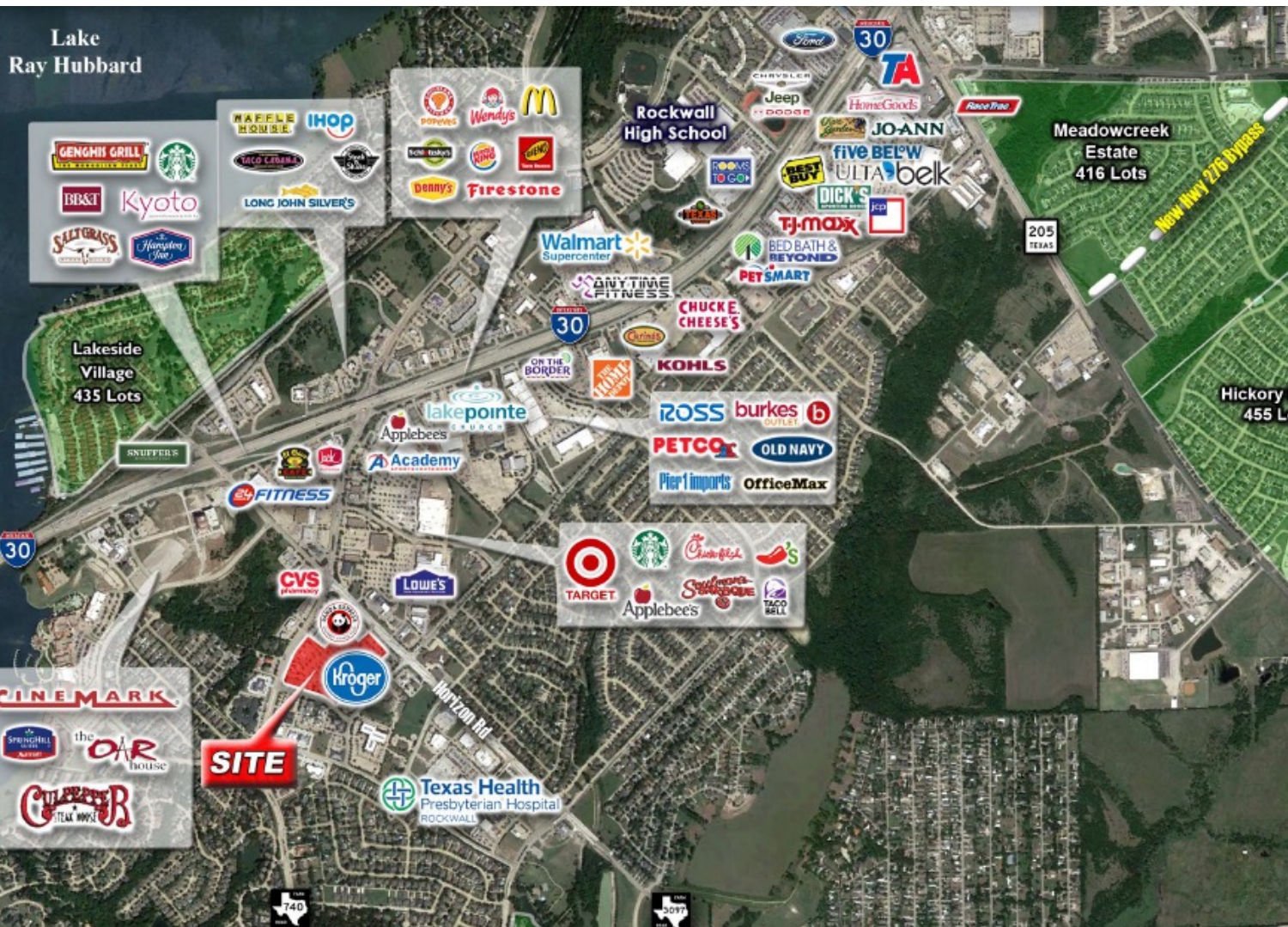
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## Property Description

- **Total Square Footage**  
128,821 SF
- **Available Space**  
Suite 330: 3,687 SF  
Suite 210: 2,665 SF
- **Lease Rate**  
\$37.50 NNN
- **Zoning**  
Commercial
- **Traffic Counts**  
Ridge Rd: 38,528 VPD  
Horizon Rd: 39,311 VPD

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**RIDGE POINTE**  
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## Center Details

UNIT	TENANT	SQ. FT.
100	Pizza Hut	1,500
105	Donut Station	1,050
110	Basil Cafe	1,682
120	Orthodontics	1,736
125	Signature Nail Salon	2,500
130	Interstate Batteries	1,500
135	Firehouse	1,500
140	Smileworks	2,347
195	Postnet	1,500
200	Which Wich	1,400
210	AVAILABLE (former Karate)	2,665
215	Groovy Cuts for Kids	1,440
217	Rockwall Precision Eye	1,800
250	Kroger	89,394
300	Massage Envy	4,123
305	MedPost Urgent Care	2,996
325	Eqqsquisite Cafe	2,000
330	AVAILABLE (former Title Co.)	3,687
340	Baskin Robbins	1,295
350	Dickey's	2,706

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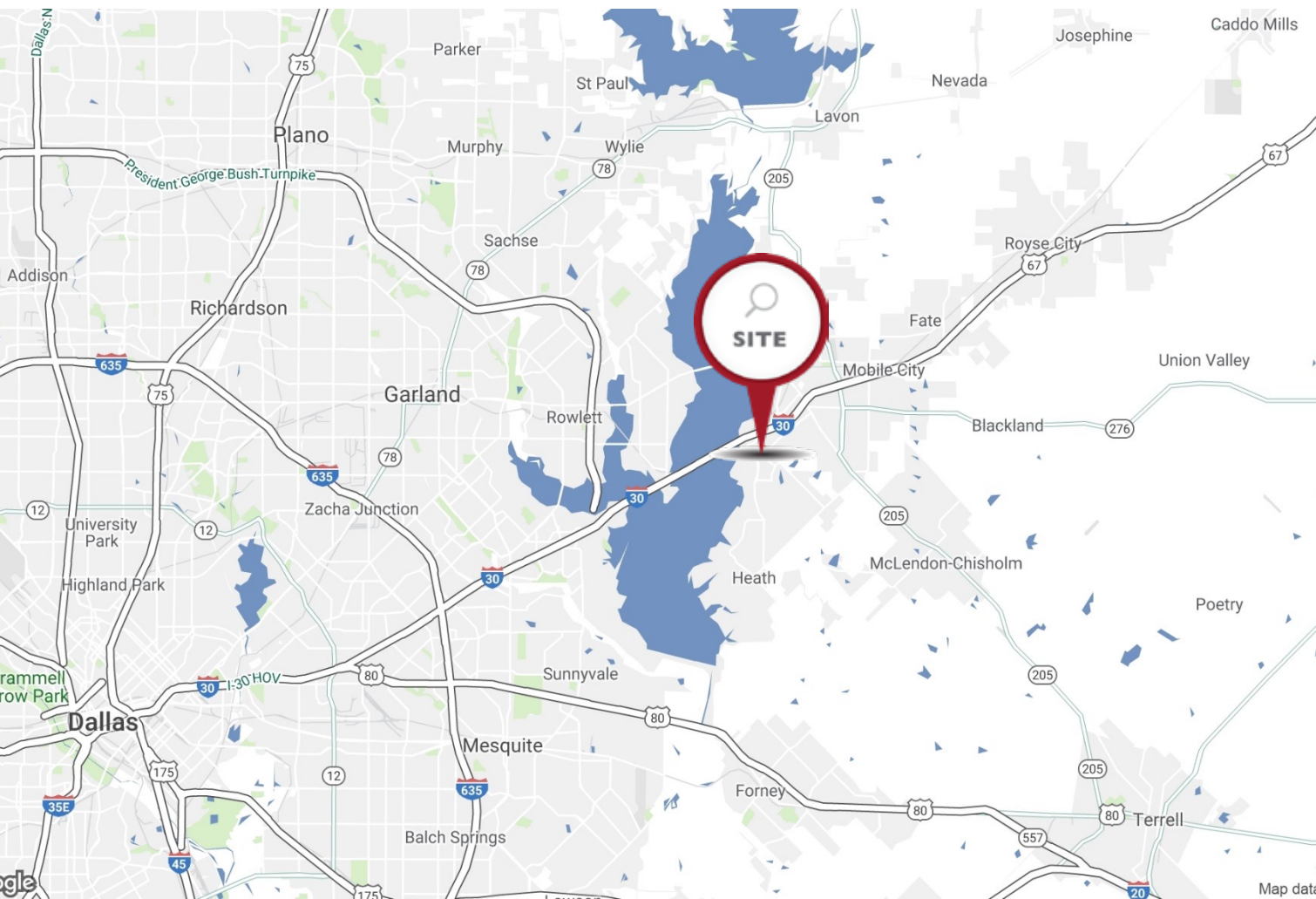
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## 2022 Demographics

### POPULATION

1 Mile	3 Miles	5 Miles
10,017	40,563	103,414

### MEDIAN AGE

1 Mile	3 Miles	5 Miles
41.9	40	38.4

### COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
38%	38%	37%

### MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$114,888	\$96,589	\$101,182

### DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
10,813	24,544	36,436

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