

RETAIL/OFFICE SPACE FOR LEASE

2245 RIDGE ROAD, SUITE 110, ROCKWALL, TX 75089



SIZE: SUITE 101 - 3,199 RSF – FORMER SMILE DOCTORS

LEASE RATE: CALL FOR INFORMATION

HIGHLIGHTS: FINISHED DENTAL OFFICE
HIGH TRAFFIC COUNT
NEAR ROCKWALL HIGH SCHOOL, WALMART AND MANY
OTHER RETAILERS
EASY ACCESS TO I30

DEMOGRAPHICS

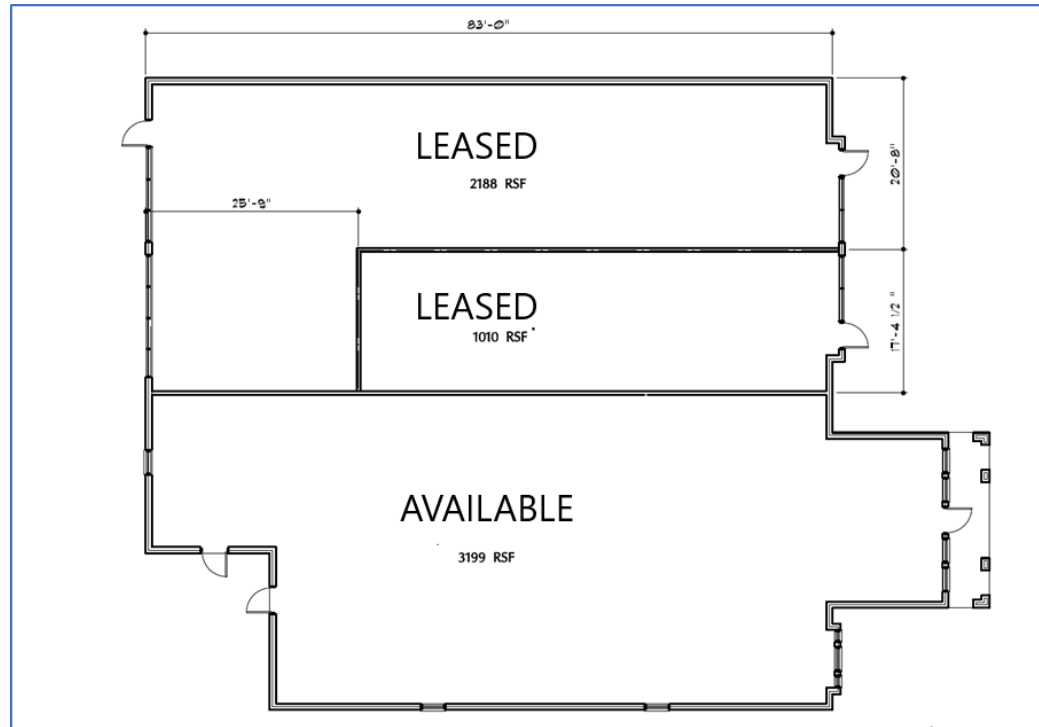
| Variable | 1 mile | 3 mile | 5 mile |
|-------------------------|-----------|-----------|-----------|
| 2021 POPULATION | 8,160 | 41,221 | 100,697 |
| 5 YEAR PROJECTED GROWTH | 2.9% | 2.9% | 2.4% |
| AVG. HH INCOME | \$103,638 | \$127,018 | \$131,386 |

for more information, please contact David English

972-961-8532 (o) · 214-676-6424 (m)
ridgepcr.com

RETAIL/OFFICE FLOOR PLAN

2245 RIDGE ROAD, ROCKWALL, TX 75087



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