

**RETAIL/OFFICE SPACE FOR LEASE**

2245 RIDGE ROAD, ROCKWALL, TX 75087



SIZE: SUITE 125 – 2,188 RSF – FORMER APRICOT DENTAL – AVAIL 9/1/22

LEASE RATE: \$17-\$18 PSF – NNN \$7.98

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

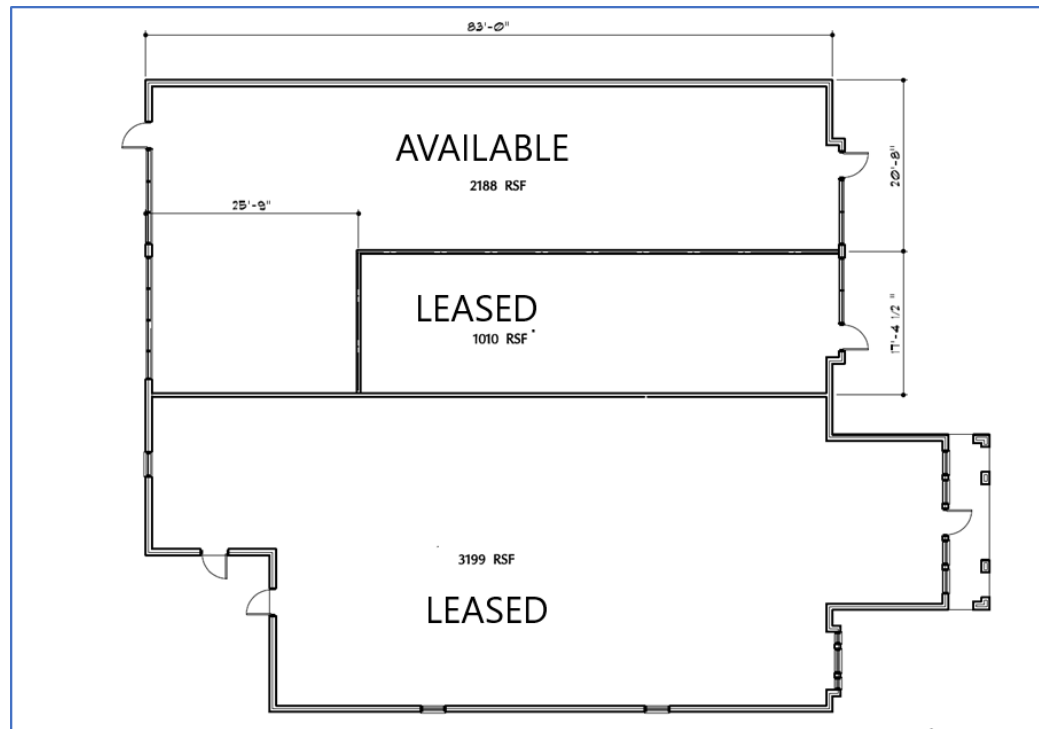
972-961-8532 (o) · 214-676-6424 (m)

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RETAIL/OFFICE FLOOR PLAN

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