

ROCKWALL TOWN CENTER

2935 RIDGE RD, ROCKWALL, TX



About The Property

- Property is located at the SEC of Ridge Road & Horizon Road in Rockwall, TX
- Anchor tenant is Kroger
- Total square footage is 128,821 SF
- Suite 305: 2,996 former ER 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, Massage Envy, Aspire Allergy Baskin-Robbins, Eggsquisite Café, Pizza Hut, Which Wich, & Smile Works



RETAIL SPACE NEXT TO KROGER AVAILABLE FOR LEASE

David English

Principal
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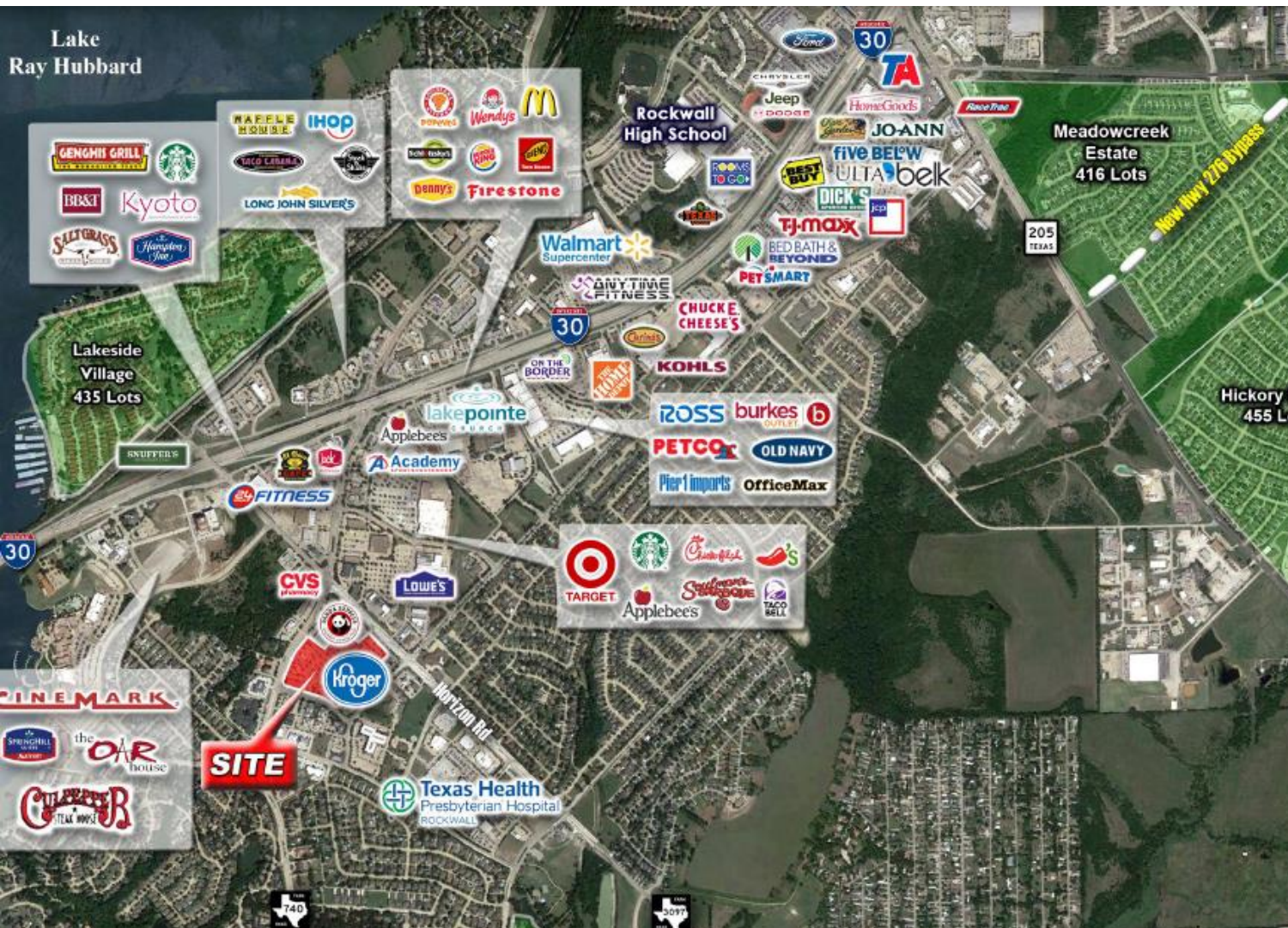
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Property Description

- **Total Square Footage**
128,821 SF
- **Available Space**
2931 Ridge Rd.
Suite 105: Lease Pending
2951 Ridge Rd.
Suite 107: 2,996 SF (former ER)
Suite 119: Lease Pending
- **Lease Rate**
Contact Broker
- **Zoning**
Commercial
- **Traffic Counts**
Ridge Rd: 38,528 VPD Horizon
Rd: 39,311 VPD

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Center Details

ADDRESS	UNIT	TENANT	SQ. FT.
2927 Ridge Rd.	101	Pizza Hut	1,500
	103	Donut Station	1,050
	105	Basil Café	1,682
	107	Rossini Nail Bar	1,736
	109	Rossini Nail Bar	2,500
	111	Interstate Batteries	1,500
	112	Barre3	1,500
	113	Smileworks	2,347
2931 Ridge Rd.	101	PostNet	1,500
	103	Which Wich	1,400
	105	Lease Pending	2,665
	107	Groovy Cutz for Kids	1,440
	109	Rockwall Precision Eye	1,800
2935 Ridge Rd.	250	Kroger	89,394
2951 Ridge Rd.	101	Massage Envy	4,123
	107	AVAILABLE (former ER)	2,996
	109	Eqqsquisite Cafe	2,000
	111	Aspire Allergy	2,812
	115	Baskin Robbins	1,295
	119	Lease Pending	2,706

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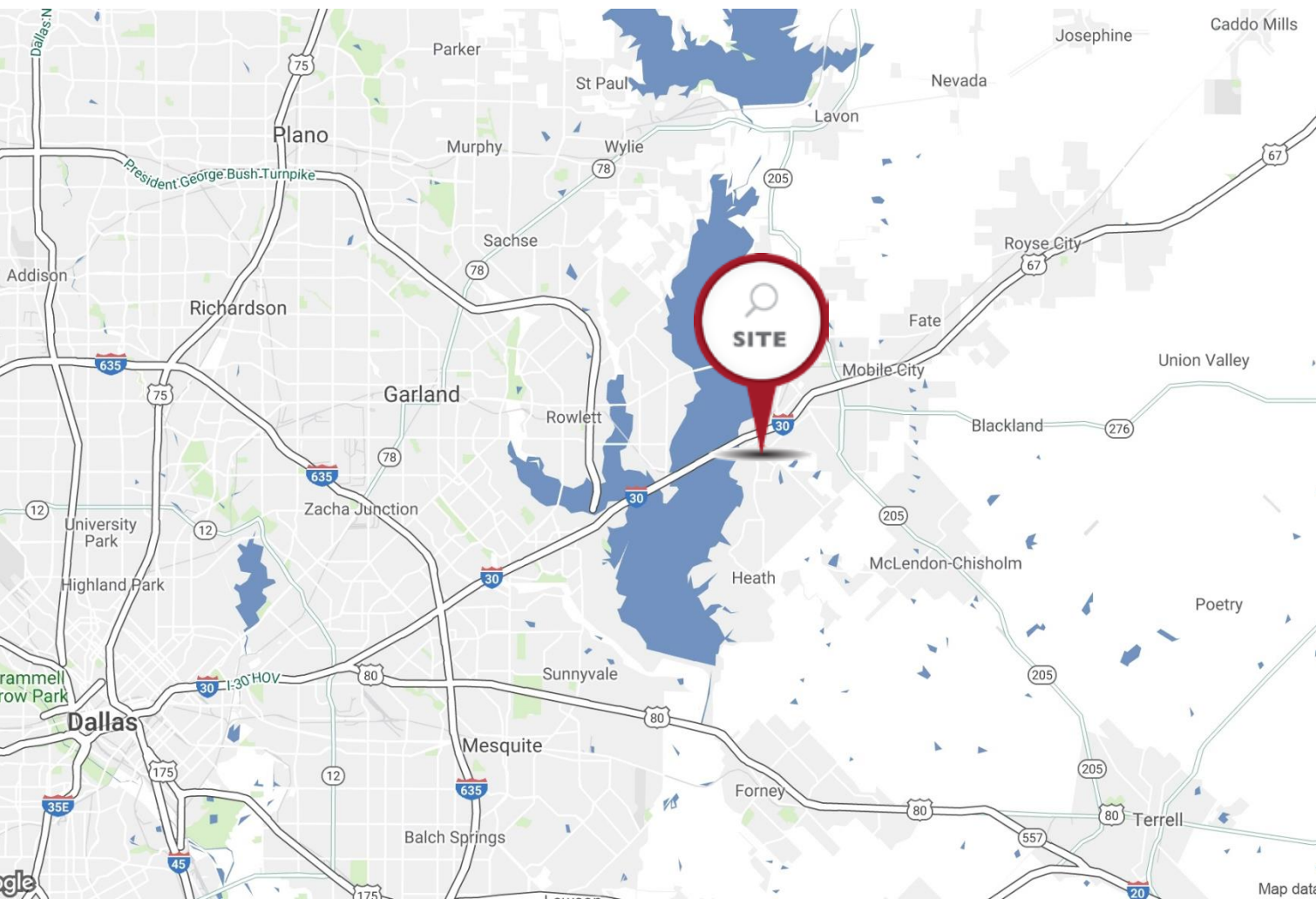
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2024 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
10,761	44,132	106,748

MEDIAN AGE

1 Mile	3 Miles	5 Miles
45.6	41.7	40.2

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
38%	39%	38%

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$143,945	\$127,278	\$128,661

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
11,526	43,440	109,086

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