

# 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
- NNN Rate: \$8.64 Per SF

## TRAFFIC COUNTS

- Ridge Road (FM 740) - 27,957 CPD
- Interstate 30 - 109,690 CPD

Year: 2024 source: ESRI

## DEMOGRAPHICS

|                      | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| Population           | 7,534     | 35,049    | 60,739    |
| Households           | 3,249     | 12,922    | 20,968    |
| Avg Household Income | \$154,322 | \$150,166 | \$152,903 |

Year: 2024 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     | RIPS BY JAKE                     | 2,400 SF  |
| 449     | RADIANT YOGA                     | 4,986 SF  |
| 457     | SCULPTED MD                      | 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     | AVAILABLE                        | 1,538 SF  |
| 557     | AVAILABLE                        | 1,875 SF  |
| 559-561 | PIZZA GETTI                      | 4,488 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     | XREPAIR                          | 975 SF    |
| 593     | GENERATOR SUPERCENTER            | 2,250 SF  |



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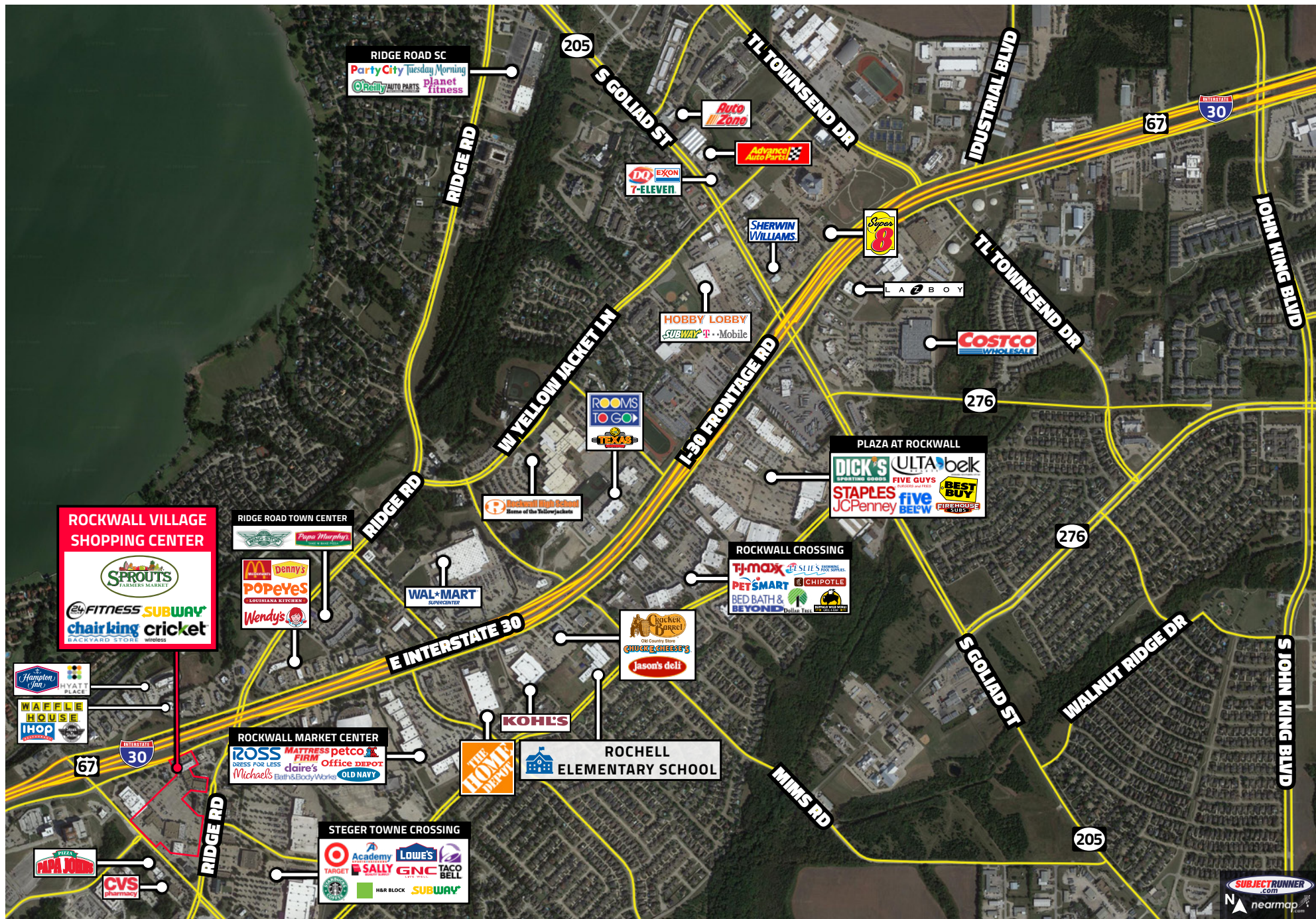


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**Sabre**  
REALTY MANAGEMENT, INC.

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