

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 210: 2,665 SF former karate school 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, Eqqsquisite Café, Pizza Hut, Which Wich, & Smile Works



RETAIL SPACE NEXT TO KROGER AVAILABLE FOR LEASE

David English

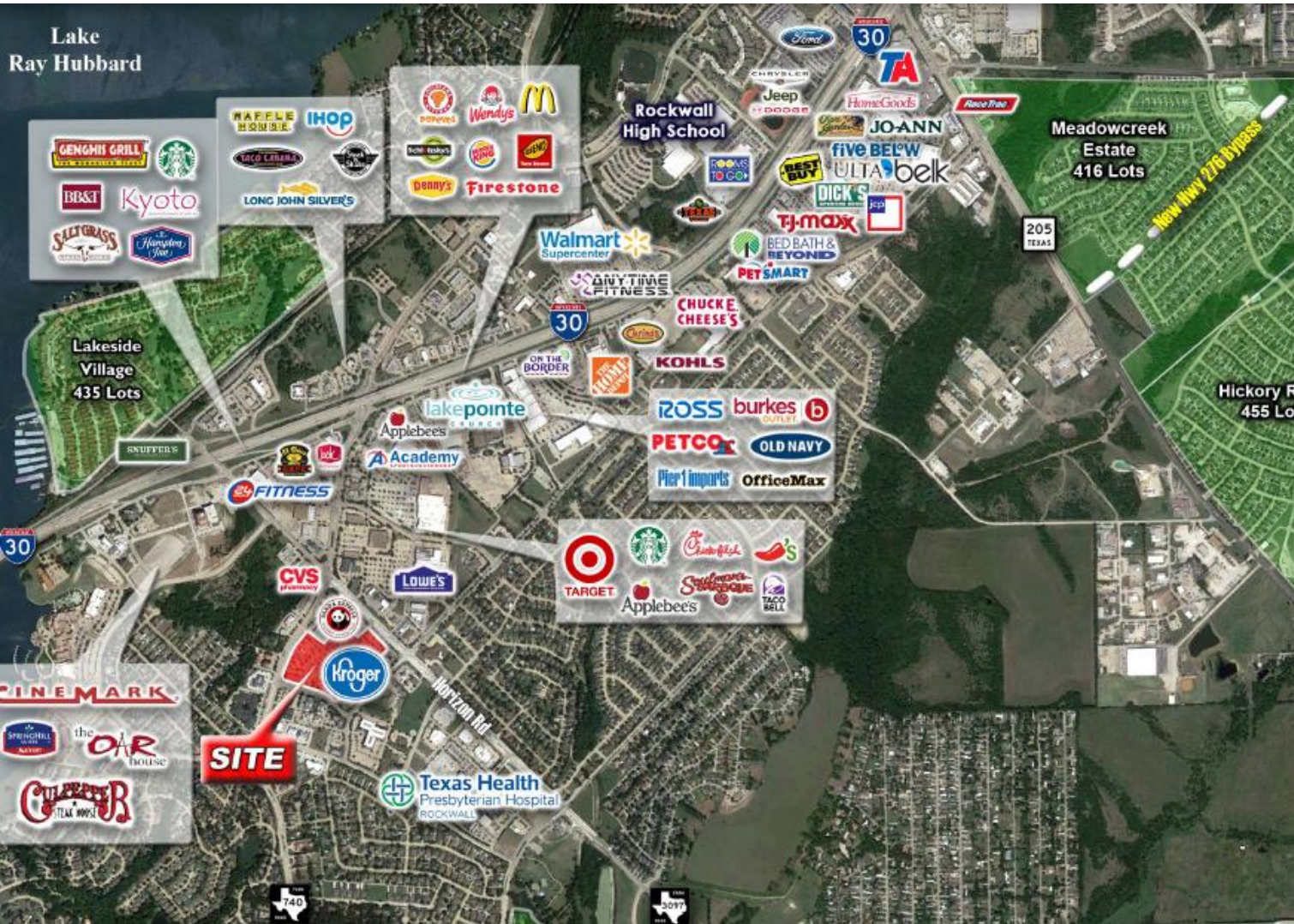
Principal
972 961 8532
denglish@ridgepcr.com

LISTED BY  **RIDGE POINTE**
commercial real estate

PROPERTY MANAGED
BY 

ROCKWALL TOWN CENTER

2935 RIDGE RD, ROCKWALL, TX



Property Description

- **Total Square Footage**
128,821 SF
- **Available Space**
Suite 120: Lease Pending
Suite 135: Lease Pending
Suite 210: 2,665 SF
Suite 330: Lease Pending
- **Lease Rate**
Contact Broker
- **Zoning**
Commercial
- **Traffic Counts**
Ridge Rd: 38,528 VPD
Horizon Rd: 39,311 VPD

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PROPERTY MANAGED BY **1045**
LLC

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Center Details

UNIT	TENANT	SQ. FT.
100	Pizza Hut	1,500
105	Donut Station	1,050
110	Basil Café	1,682
120	Lease Pending	1,736
125	Signature Nail Salon	2,500
130	Interstate Batteries	1,500
135	Lease Pending	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	Aspire Allergy	2,996
325	Eqqsquisite Cafe	2,000
330	Lease Pending	2,812
340	Baskin Robbins	1,295
350	Dickey's	2,706

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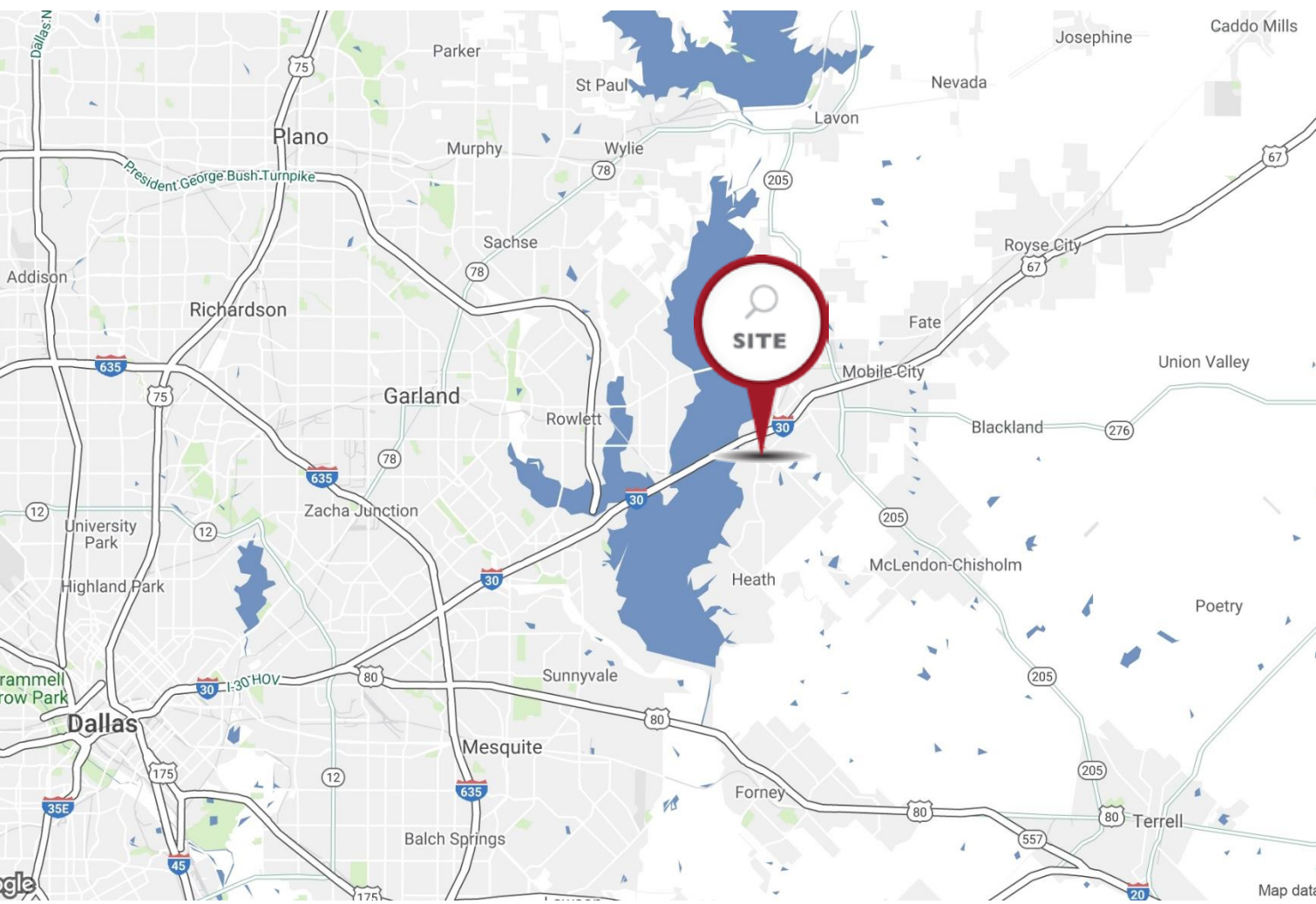
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2024 Demographics

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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