

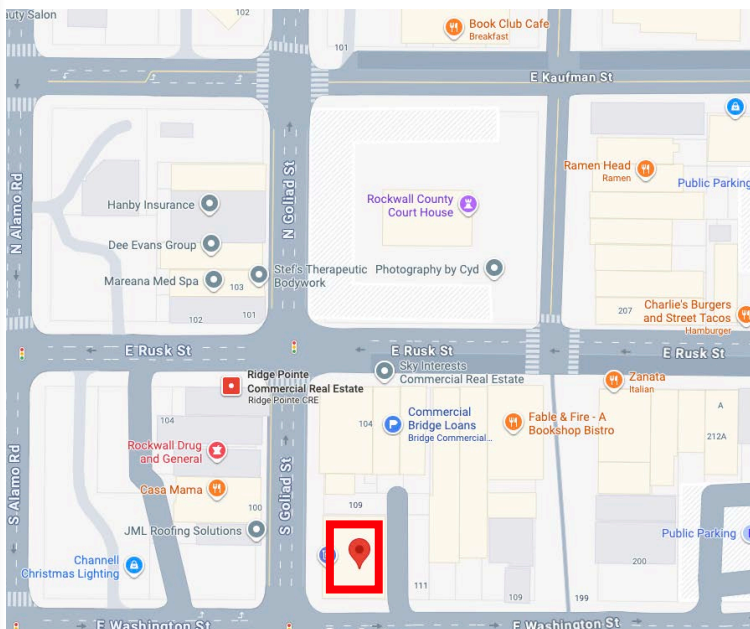
FOR LEASE

115 S. Goliad St. | Rockwall, Texas



CREATIVE RETAIL / FITNESS / STUDIO SPACE / OFFICE

- ~2,400 RSQFT – 4,800 SF Available
- High Ceilings (~13') and Large Floor to Ceiling Windows
- Open Floor Plan Ideal for Studio Concepts
- Corner Visibility at S. Goliad & E. Washington
- Located Near Rockwall Downtown Square
- Options Feature an Overhead Door + Dedicated Storage Area
- Flexible Layout – Customize to Your Needs
- Located along the S. Goliad (SH-205) corridor with over 30,000 vehicles per day
- Heavy Foot Traffic (New Apartment Complex Coming SOON)
- Reserved Parking, Free Public Parking Nearby



Location Description

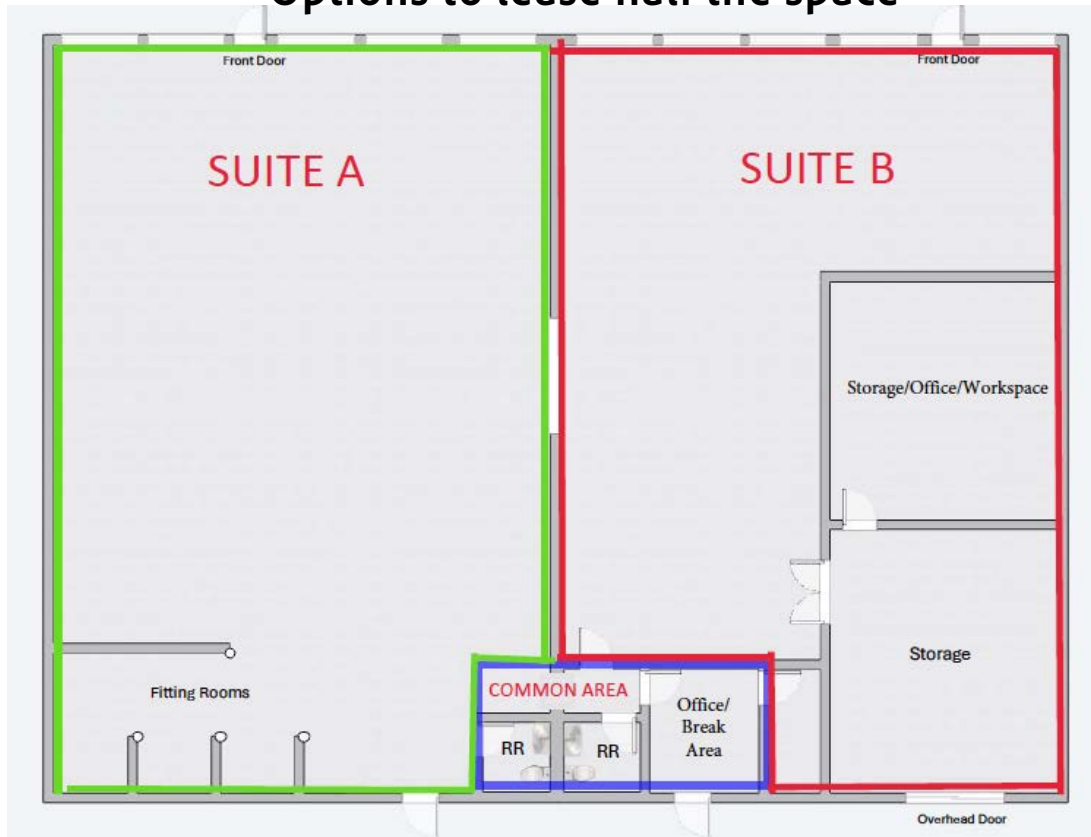
Located just steps from the Rockwall Downtown Square, 115 S. Goliad offers a highly visible corner location with strong vehicle traffic and easy access to nearby public parking areas. The space features large storefront windows, high ceilings, and an open layout that works well for studio, fitness, office, experiential retail concepts and more!

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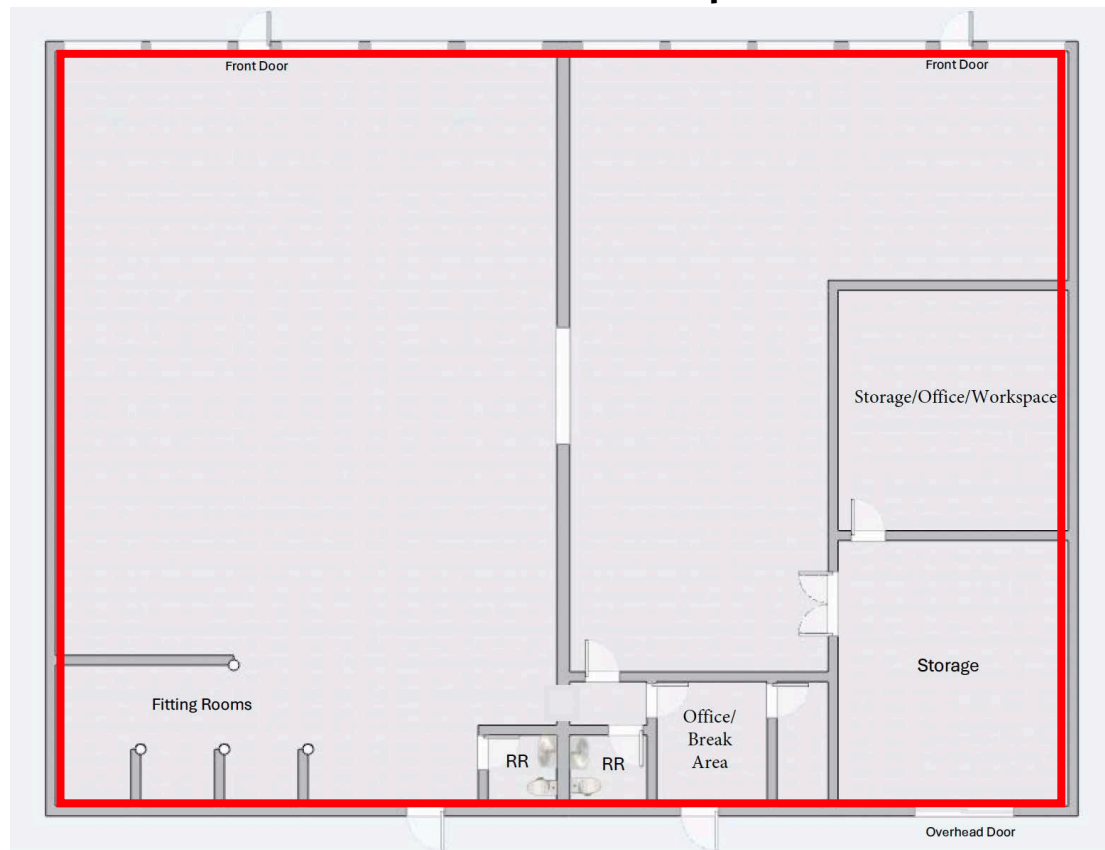
106 E. Rusk, Suite 200
Rockwall, Texas 75087
www.skyrei.com

FLOOR PLAN

Options to lease half the space



Lease the entire space



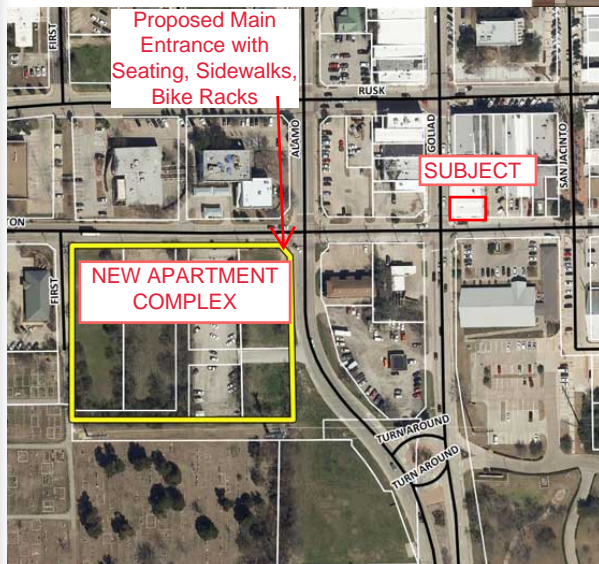
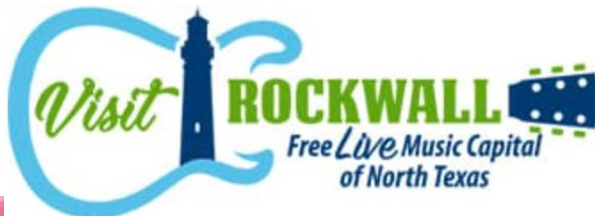
JOIN THE MOMENTUM IN DOWNTOWN ROCKWALL

Historic Square - Growing Population - Year Round Events

Downtown Rockwall continues to experience strong growth and revitalization. A newly completed office building nearby and a 300+ unit apartment community currently under construction just a few blocks away will further increase the area's residential density and daytime population.

The historic Downtown Square serves as a central gathering place for the community, hosting live music, seasonal farmers markets, sip and shop events, holiday festivals, and other year round events that consistently attract visitors from across Rockwall and surrounding communities.

Rockwall Downtown Square is Your One Stop Destination Spot!



ROCKWALL FARMERS MARKET
VISIT DOWNTOWN

DOWNTOWN EVENTS

SAN JACINTO PLAZA MUSIC SERIES
Every Friday and Saturday
evening beginning
May thru October
7:00-9:30 pm

PROPOSED USES

Fitness Studio - Creative Studio - Nail Salon- Office -
Retail - Coffee Shop- Children's Play - Virtual Golf



*Conceptual renderings shown for illustrative purposes only.

PROPOSED USES

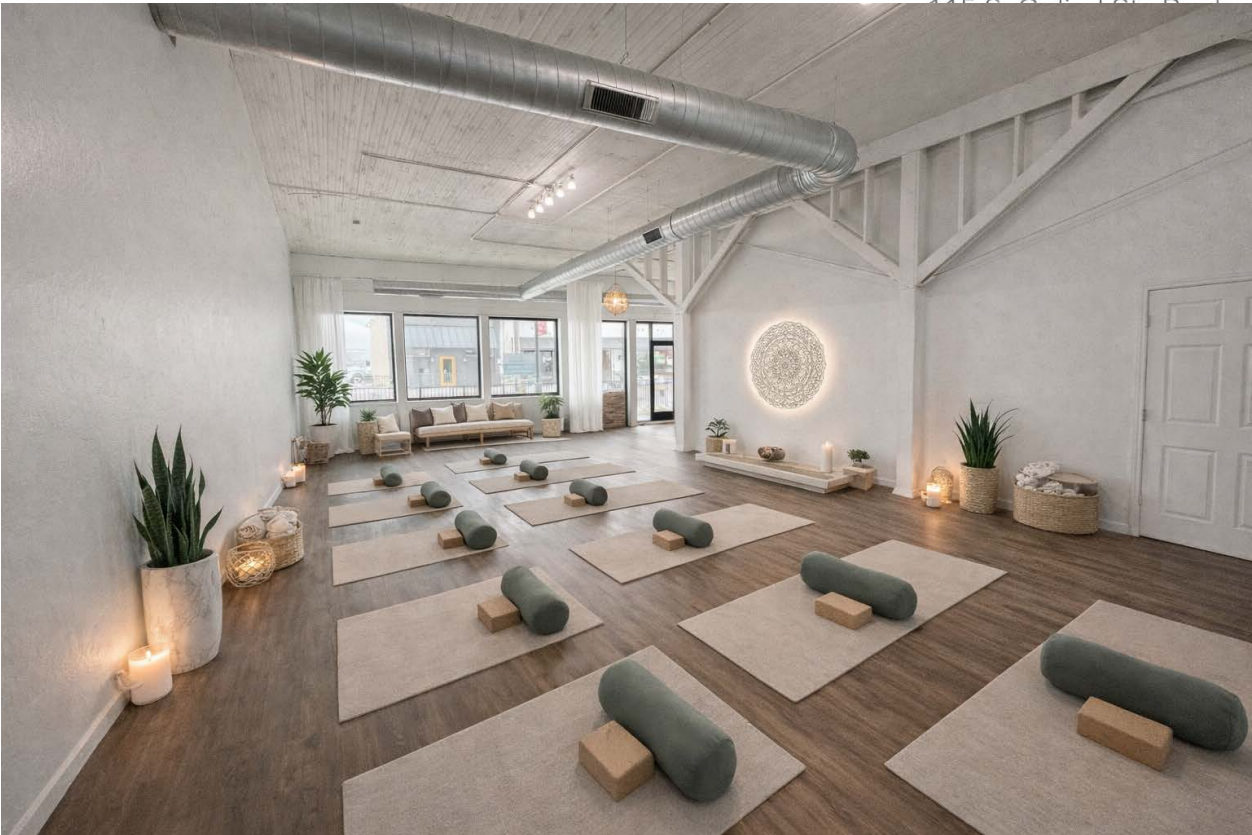
Fitness Studio - Creative Studio - Golf Simulation - Nail Salon-
Office - Retail - Coffee Shop- Children's Play - Dirty Soda Shop



Pilates Studio



Boutique Retail



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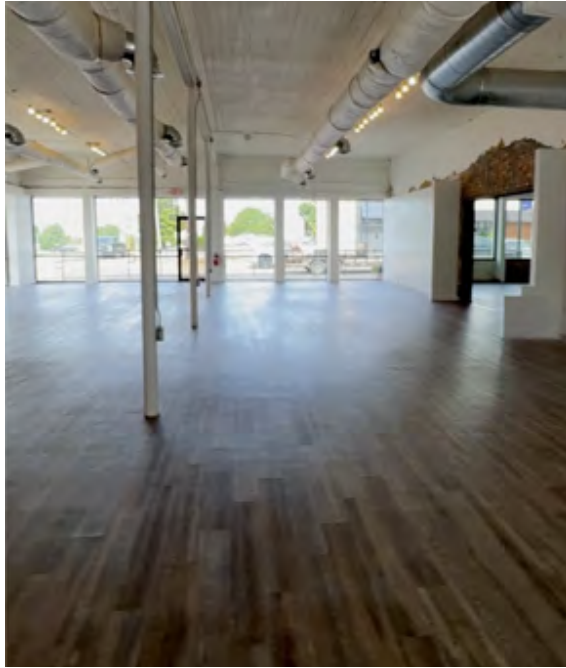
PROPOSED USES

Fitness Studio - Creative Studio - Golf Simulation - Nail Salon-
Office - Retail - Coffee Shop- Child's Play - Art Gallery



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CURRENT PHOTOS

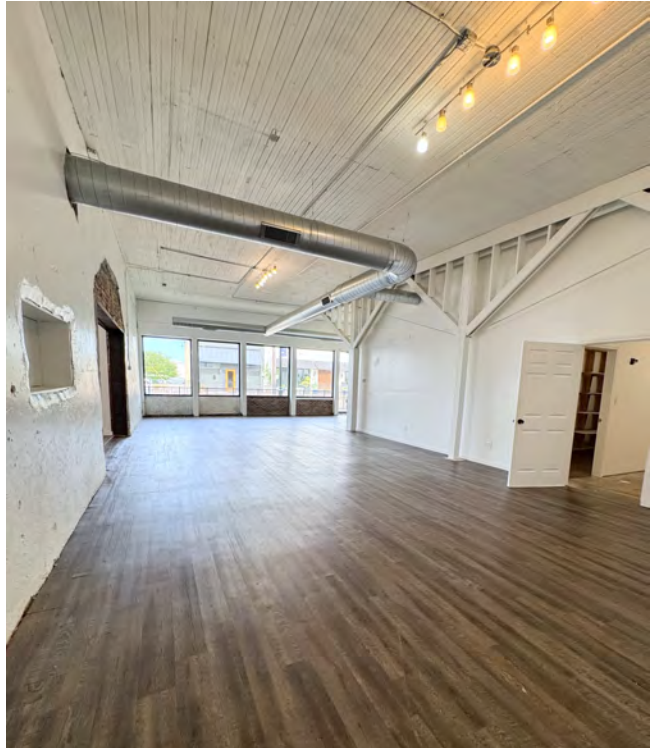


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DOWNTOWN ROCKWALL

PUBLIC PARKING

ALL PUBLIC PARKING IS FREE

ALL DISTANCES MARKED

START FROM THE SUBJECT

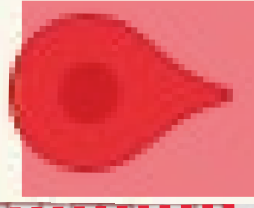
PROPERTY FRONT ENTRANCE

**NEW
OFFICE
BUILDING**

**FUTURE
APARTMENT
DEVELOPMENT**



SUBJECT



W WASHINGTON ST

1 Minute
190 ft

Police Dept

1 Minute
190 ft

< 1 Min.
98 ft

1 Minute
290 ft

2 Minutes
400 ft

1 Minute
305 ft

San Jacinto Plaza

Historic Courthouse

The Center

S FANNIN ST

HOUSTON ST

DENISON ST

S GOLIAID

S ALAMO RD

N SAN AUGUSTINE ST

S SAN AUGUSTINE ST

E RUSK ST

TEXAS

