

# FOR LEASE

## 115 S. Goliad St. | Rockwall, Texas



### Building Features

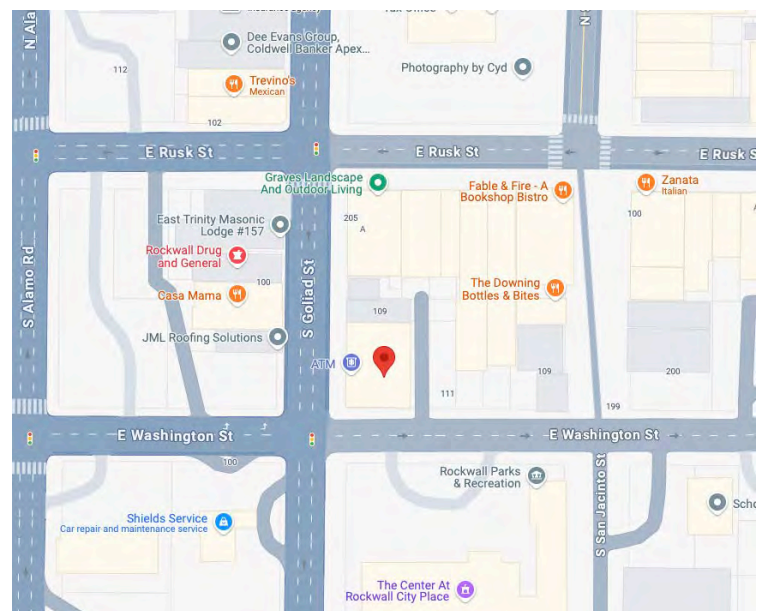
- Reserved Parking
- Storefront Retail Space
- Heavy Foot Traffic
- Prime High-Traffic Location: 2024 Traffic Volume is 33,369
- 2024 Population: Growth 5% (2 Miles)

### Available Space

- Approx. 2,400 RSF- 4,800 SF
- Spacious, Light-Filled Retail Suite
- Dedicated Storage Area featuring an Overhead Door for easy Loading/ Unloading
- High Visibility
- Open Floor Plan Allows for Flexibility

### Location Description

Positioned at the corner of S. Goliad St. and E. Washington St, this retail space boasts prime visibility with signage opportunities along both major roads. Nestled in the heart of Rockwall's Historic Downtown Square, it offers reserved parking at the rear and is only steps from charming boutiques, restaurants, and thriving local businesses—an ideal setting to capture consistent foot and vehicle traffic.



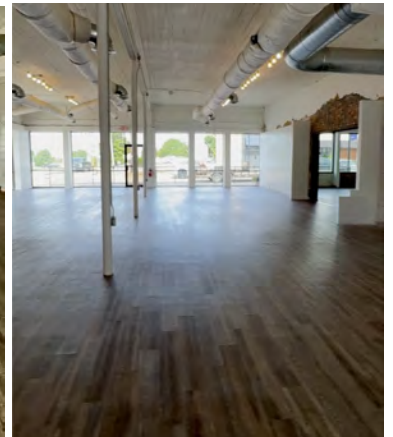
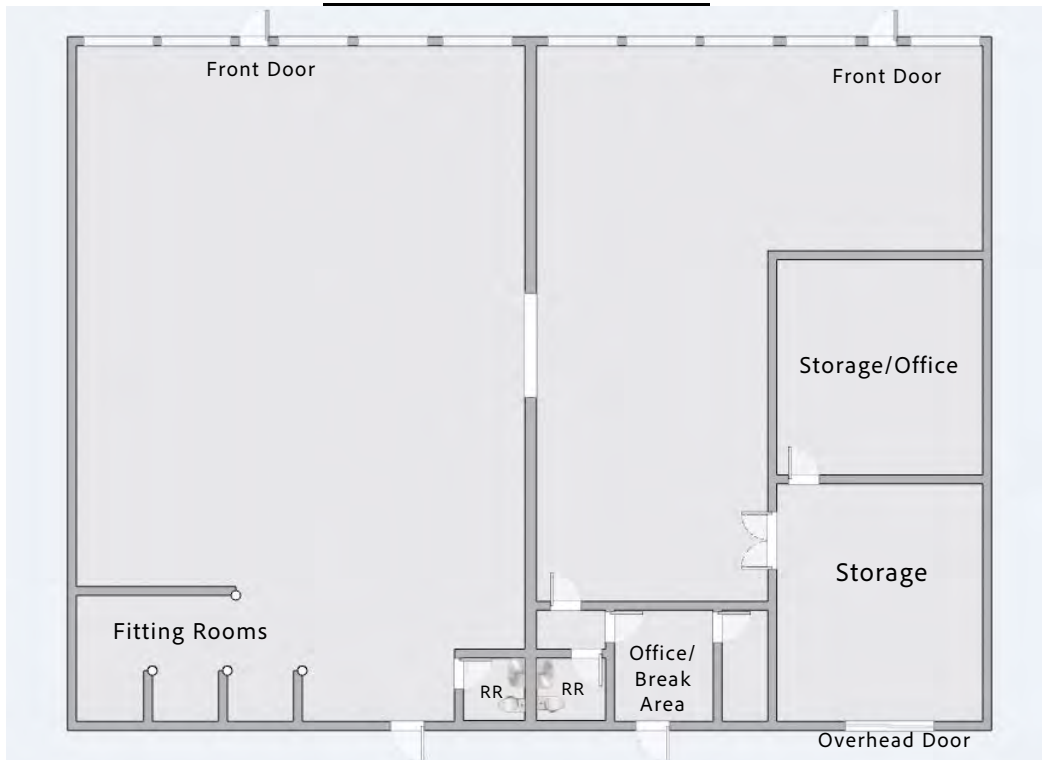
### Lexie Tanner

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## FLOOR PLAN ENTIRE BUILDING:



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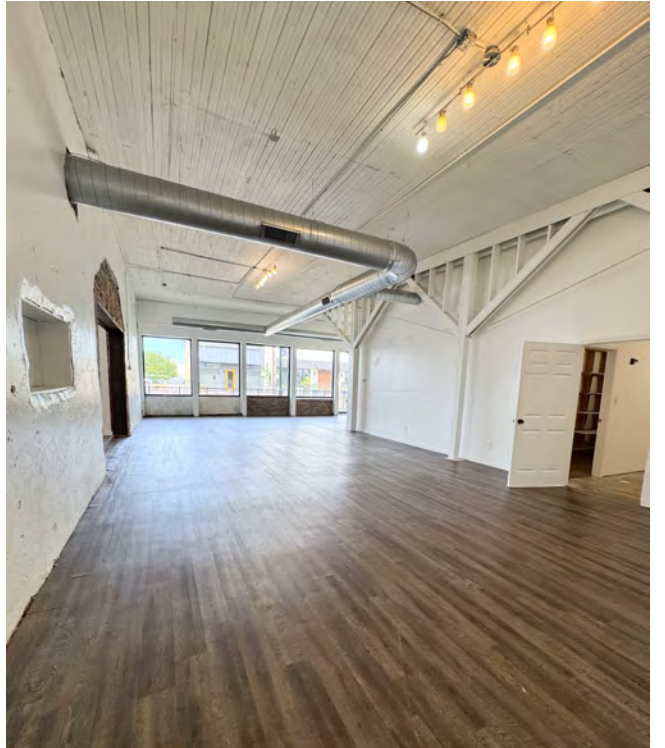
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# Downtown Rockwall

## FREE Public Parking

