

# 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, Eqqsquisite Café, Pizza Hut, Which Wich, & Smile Works



## RETAIL SPACE NEXT TO KROGER AVAILABLE FOR LEASE

### David English

Principal  
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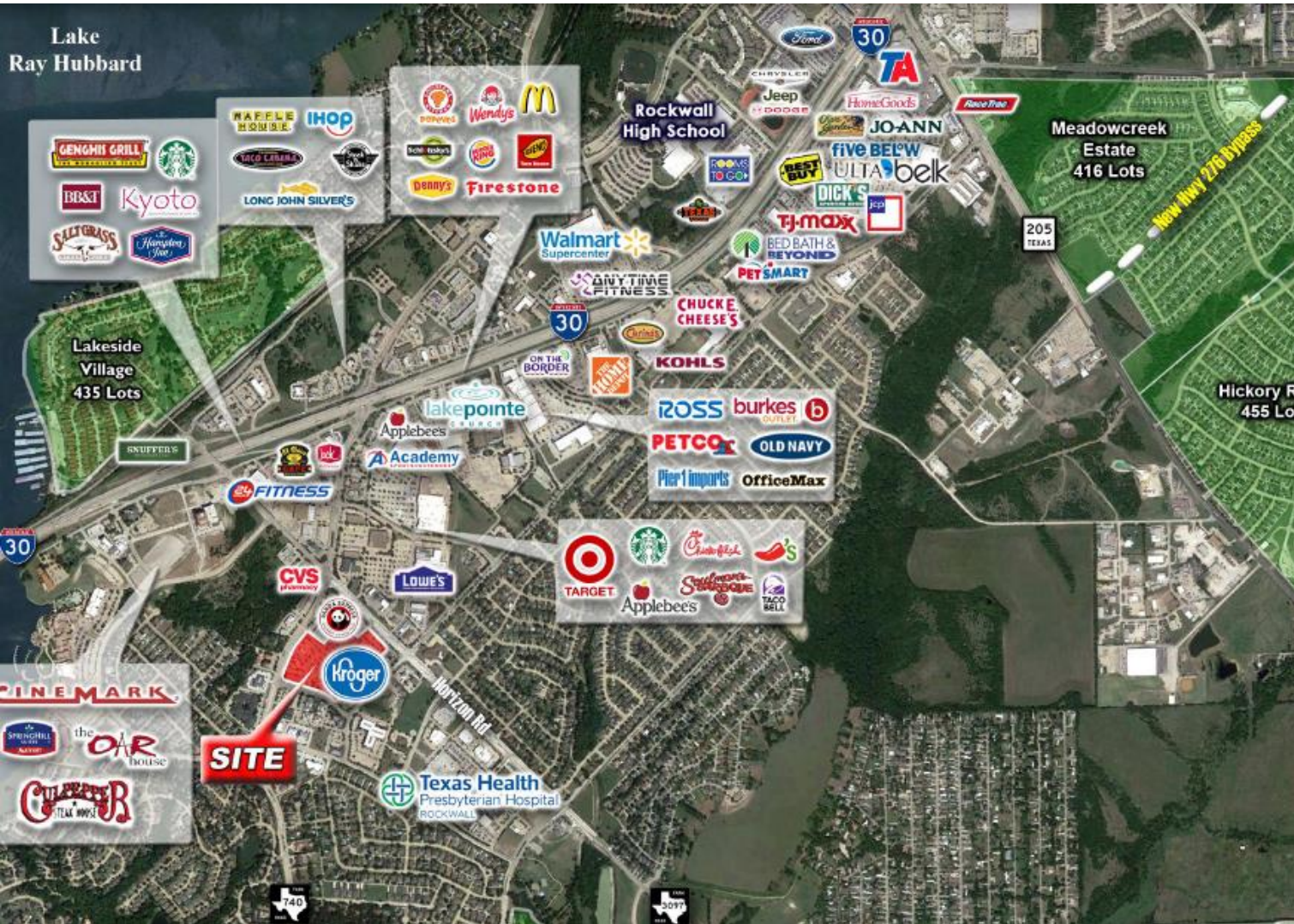
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commercial real estate

PROPERTY MANAGED BY



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## Property Description

- **Total Square Footage**  
128,821 SF
- **Available Space**  
Suite 305: 2,996 SF (former ER)  
Suite 210: Lease Pending  
Suite 135: Lease Pending  
Suite 350: 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

UNIT	TENANT	SQ. FT.
100	Pizza Hut	1,500
105	Donut Station	1,050
110	Basil Café	1,682
120	Rossini Nail Bar	1,736
125	Rossini Nail Bar	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	LOI Pending	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	AVAILABLE (former ER)	2,996
325	Eqqsquisite Cafe	2,000
330	Aspire Allergy	2,812
340	Baskin Robbins	1,295
350	Lease Pending	2,706

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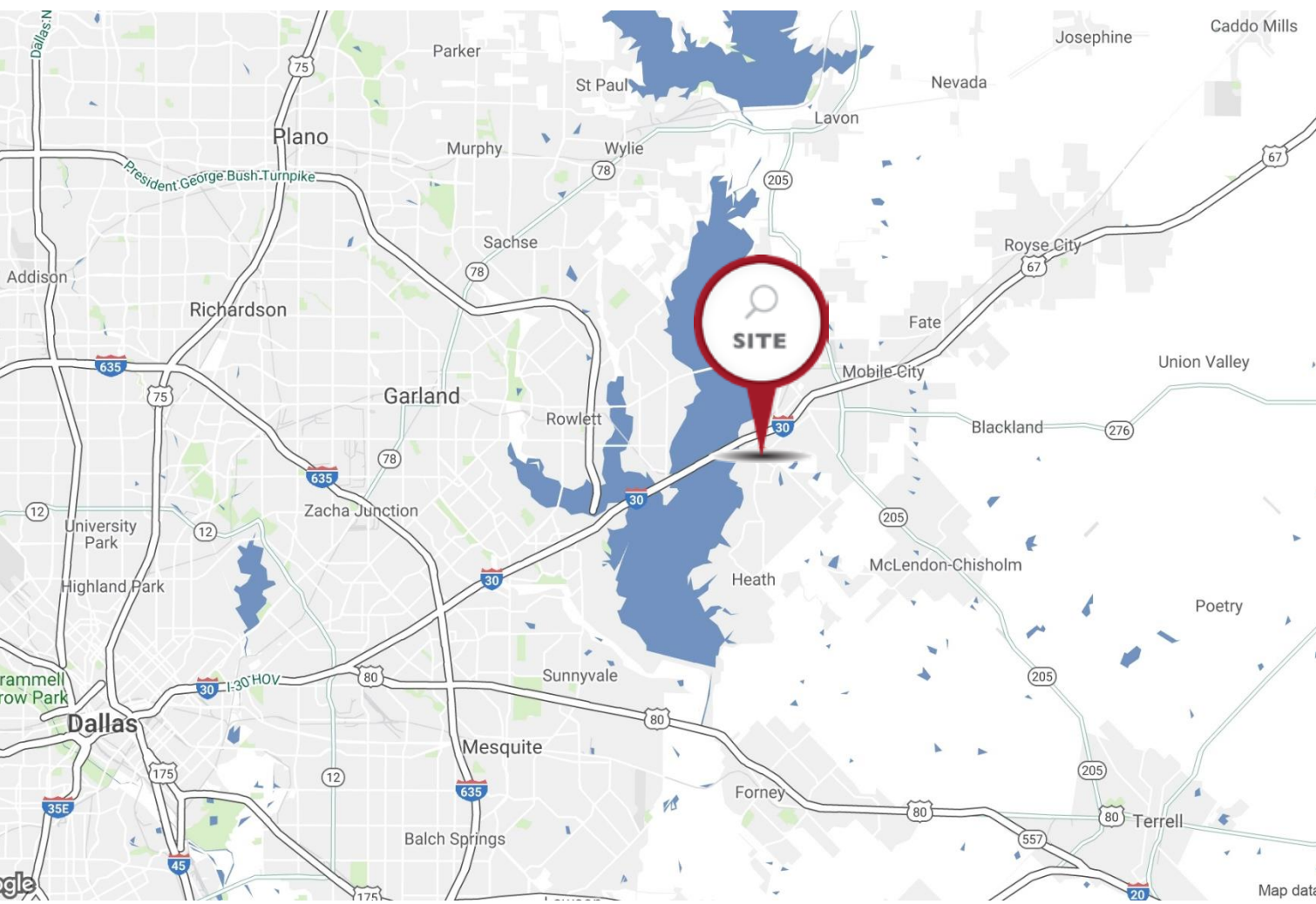
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## 2024 Demographics

### 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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