

# ROCKWALL CENTRAL | Rockwall, Texas



**2006-2014 South Goliad  
Rockwall, Texas 75087**

Northwest corner I-30 and Goliad (Hwy 205)  
Rockwall, TX

**SHOPPING CENTER SIZE:** 5.83 +/- Acres  
37,032 Sq. Ft.

(Hobby Lobby=66,273 Sq.)

**AVAILABLE SPACE:** 1,125 Sq. Ft.

**TRIPLE NETS EXPENSES:** \$4.92

**TRAFFIC COUNTS (2006)**

East of Interstate 30 – 79,000 per day

West of Interstate 30 – 91,000 per day

**MAJOR TENANTS:**

Hobby Lobby, Joe Willy's, Subway, Taco Casa,  
Batteries Plus, Fairy Tale Frog, The Furniture Deal

**2009 DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	6,125	38,747	78,350
# of Households	1,961	13,422	25,919
Avg. H.H. Income	\$93,415	\$107,106	\$107,463

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### PROPERTY DATA

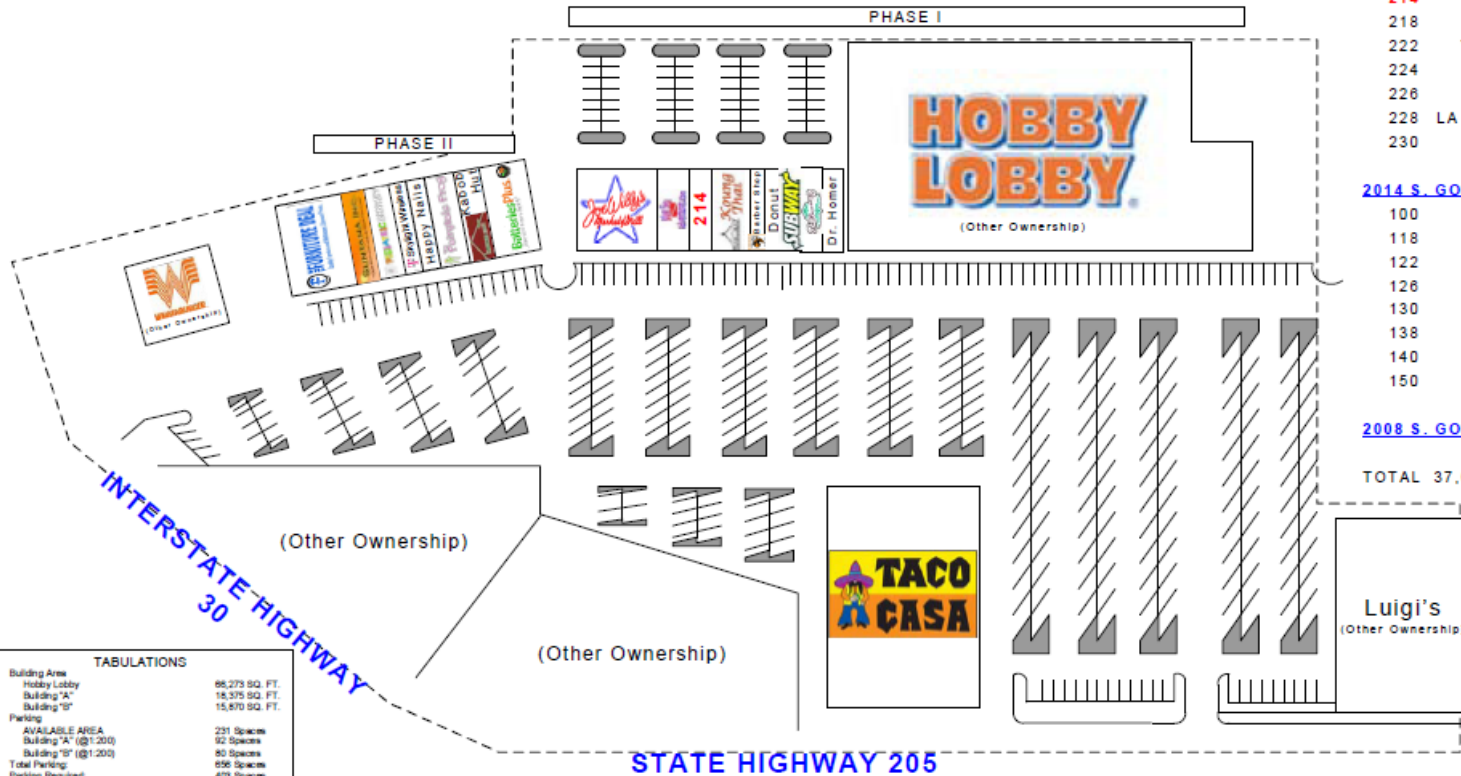
2006 S. GOLIAD		
200	JOE WILLY'S	5,250 SQ. FT. 70X75
216	BLUE SEA ADVENTURES	2,250 SQ. FT. 15X75
214	<b>AVAILABLE</b>	<b>1,125 SQ. FT. 16X75</b>
218	KOUNG THAI	3,000 SQ. FT. 55X75
222	YELLOW JACKET BARBER	1,125 SQ. FT. 15X75
224	DONUT SHOP	1,125 SQ. FT. 15X75
226	SUBWAY	1,500 SQ. FT. 20X75
228	LA BONNE VE' SALON & SPA	1,500 SQ. FT. 20X75
230	DR. HOMER	1,500 SQ. FT. 20X75

2014 S. GOLIAD		
100	THE FURNITURE DEAL	3,896 SQ. FT. IRREG
118	SUNTANA INC.	1,875 SQ. FT. 25X75
122	SMILEY TOOTH DENTIST	2,625 SQ. FT.
126	SKYLIGHT WIRELESS	1,125 SQ. FT. 15X75
130	HAPPY NAILS	1,125 SQ. FT. 15X75
138	FAIRYTALE FROG	1,875 Sq. Ft. 25X75
140	KABOB HUT	1,500 SQ. FT. 20X75
150	BATTERIES PLUS	1,811 SQ. FT. IRREG

2008 S. GOLIAD		
	TACO CASA	2,825 SQ. FT. IRREG

TOTAL 37,032 SQ. FT.

Triple Nets:  
 Phase I & Phase II \$4.92



TABULATIONS	
Building Area	86,273 SQ. FT.
Hobby Lobby	18,375 SQ. FT.
Building "A"	15,670 SQ. FT.
Building "B"	15,670 SQ. FT.
Parking	
AVAILABLE AREA	231 Spaces
Building "A" (Q1-200)	92 Spaces
Building "B" (Q1-200)	80 Spaces
Total Parking	696 Spaces
Parking Required	402 Spaces

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations, and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.