

# ROCKWALL VILLAGE | Rockwall, Texas



**423 – 593 East I-30**  
**2850 Ridge Road**  
**Rockwall, Texas 75087**

On the south access road of East I-30 between Ridge Road and Horizon Road Rockwall, Texas

**SHOPPING CENTER SIZE:** 11.35+/- Acres  
115,626 Sq. Ft.

**AVAILABLE SPACE:** 1,600 - 1,875 Sq. Ft.

**TRIPLE NETS EXPENSES:** \$4.95

### TRAFFIC COUNTS (2006)

Interstate 30 – 109,000 per day  
Ridge Rd. Northbound – 24,000 per day  
Ridge Rd. Southbound – 25,000 per day

### MAJOR TENANTS:

Beall's, 24 Hour Fitness, Office Depot  
CiCi's Pizza, Blockbuster Video

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,694	42,339	84,066
# of Households	2,856	14,151	28,264
Avg. H.H. Income	\$102,838	\$102,2621	\$101,027

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**PROPERTY DATA**

423	PHO GARDEN	1,947 SQ. FT.	24.4X80
427	NAIL UNIQUE	1,200 SQ. FT.	15X80
429	LAD BARBER SHOP	1,440 SQ. FT.	18X80
433	AVAILABLE	1,740 SQ. FT.	80X21.9
439	ROCKWALL LIGHTING	8,640 SQ. FT.	
445	RADIO SHACK	2,400 SQ. FT.	30X80
447	PRISSY'S HALLMARK	2,400 SQ. FT.	30X80
449	SUNSTONE YOGA	4,986 SQ. FT.	IRREG.
457	MUSIC SHOP OF ROCKWALL	2,030 SQ. FT.	25.4X80
469	BEALL'S	24,955 SQ. FT.	161X155
479	CICI'S PIZZA	5,281 SQ. FT.	
481	BEST FOOT SPA	1,600 SQ. FT.	IRREG.
489	DON MARTIN TAQUERIA	1,937 SQ. FT.	IRREG.
491	DONUT PALACE	1,267 SQ. FT.	IRREG.
493	TEA HARMONY CAFE	1,235 SQ. FT.	19X65
513	ABSOLUTE FLOOR DESIGNS	2,100 SQ. FT.	30X70
515	COMFORT DENTAL	2,497 SQ. FT.	35.8X70
519	PAK N POST	1,265 SQ. FT.	18X70
539	EDWARD JONES	1,023 SQ. FT.	IRREG.
537	BLOCKBUSTER VIDEO	5,329 SQ. FT.	
547	GENESIS PHYSICAL THERAPY	1,800 SQ. FT.	24X75
549	EDIBLE ARRANGEMENTS	1,538 SQ. FT.	20.6X75
555	ROMA'S BOOKS	1,538 SQ. FT.	20.6X75
557	AVAILABLE	1,875 SQ. FT.	25X75
559	MAX MUSCLE	1,275 SQ. FT.	17X75
561	PIZZA GETTI	3,213 SQ. FT.	IRREG.
577	NU TAN	1,688 SQ. FT.	IRREG.
579	ROCKWALL SPORTS CENTER	2,250 SQ. FT.	30X75
583	ALBRECHT'S JEWELRY	1,106 SQ. FT.	14.9X75
585	BACK TO BASICS	1,875 SQ. FT.	25X75
587	DR. JOHN SCHNEIDER	2,825 SQ. FT.	37.7X75
591	K SHOE REPAIR	975 SQ. FT.	13X75
593	CELLULAR WORLD	2,250 SQ. FT.	30X75

**2850 RIDGE ROAD (former Cinemark Building)**

102	CHAN'S	2,842.75 SQ. FT.	41.5x68.5
106	KNOCKOUTS FOR MEN	1,370 SQ. FT.	20x68.5
108	SUBWAY	1,712.5 SQ. FT.	25x68.5
112	LIBERTY DIALYSIS	6,262 SQ. FT.	56.5x112
118	HI TECH SIGNS	3,763 SQ. FT.	37x101.5
	RISER ROOM/HALL	196 SQ. FT.	

**TOTAL 115,626 SQ. FT.**

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.