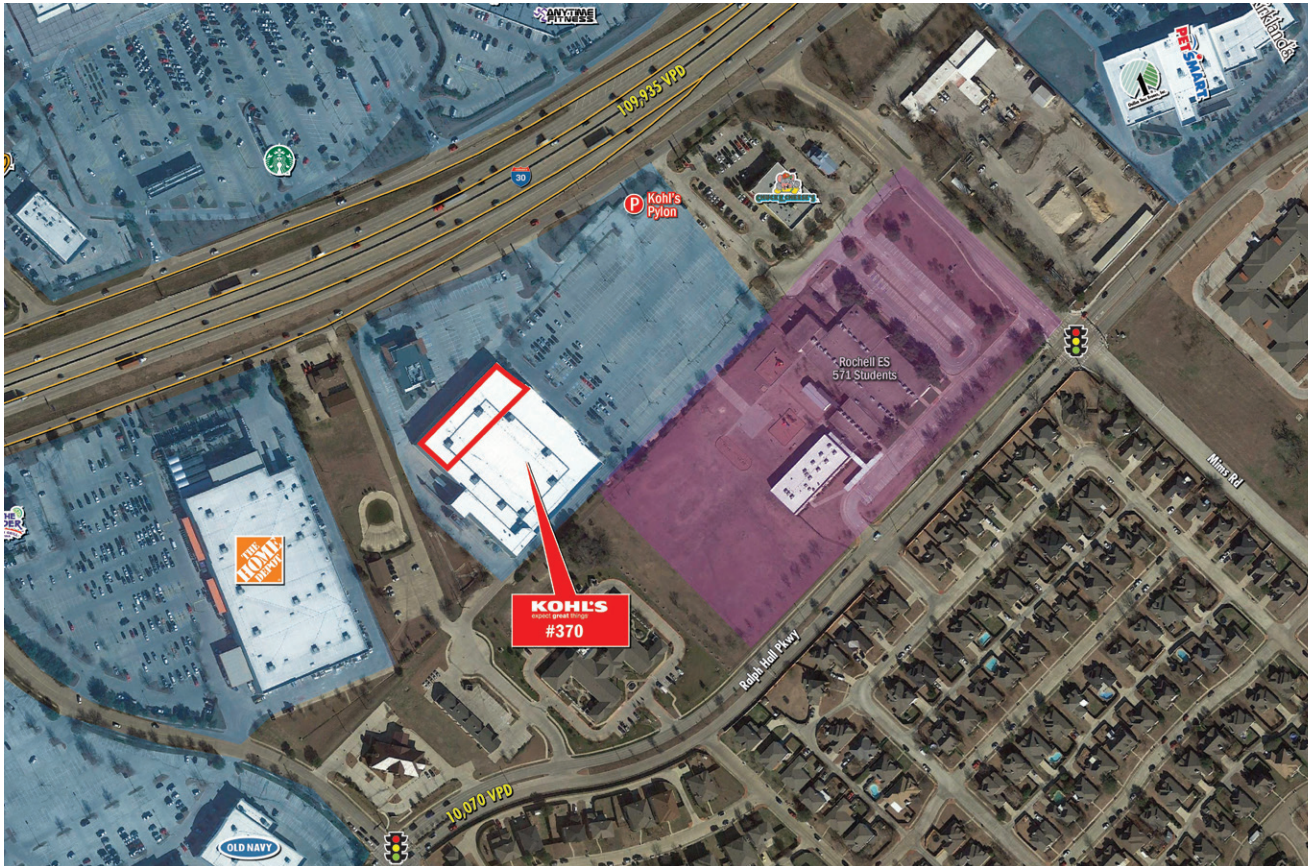


# PRIME RETAIL SPACE ADJACENT TO KOHL'S

ROCKWALL, TX 75087 | 823 I-30 FRONTAGE ROAD | SWQ I-30 AND MIMS ROAD | #370



- One of the highest growth trade areas in DFW
- Strong retail demand and limited space availability
- Affluent and well-educated population
- Located 23 miles east of Dallas

## DEMOGRAPHICS:

	3 MILE	5 MILE	7 MILE
2018 Population	38,385	88,092	141,320
2018 Daytime Population	47,389	80,332	119,259
2018 Average HH Income	\$106,547	\$111,089	\$105,796
2018 Median HH Income	\$85,028	\$90,724	\$86,016

## TRAFFIC COUNTS:

I-30: 109,935 VPD

AVAILABLE SF:  
UP TO 24,600 SF

FRONTAGE:  
APPROX. 100 FEET

ZONING:  
C-"COMMERCIAL"

RATES:  
CALL FOR DETAILS

## AREA ANCHORS:

**KOHL'S**  
expect great things

**Walmart**

**BED BATH & BEYOND**

**jcpenny**

**ROSS**  
DRESS FOR LESS

**belk**

**LOWE'S**  
Home Improvement Warehouse

**TARGET**

**THE HOME DEPOT**

**BEST BUY**

**TJ-maxx**

**COSTCO**  
WHOLESALE

**HomeGoods**

**DICK'S**  
SPORTING GOODS

**ULTA**  
BEAUTY

**PETSMART**

**Michaels**  
Where Creativity Happens™

THE **retail** CONNECTION

**JIM WEIR**  
214.572.0777  
jweir@theretailconnection.net

**SUSAN RIDLEY**  
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**CHAINLINKS**  
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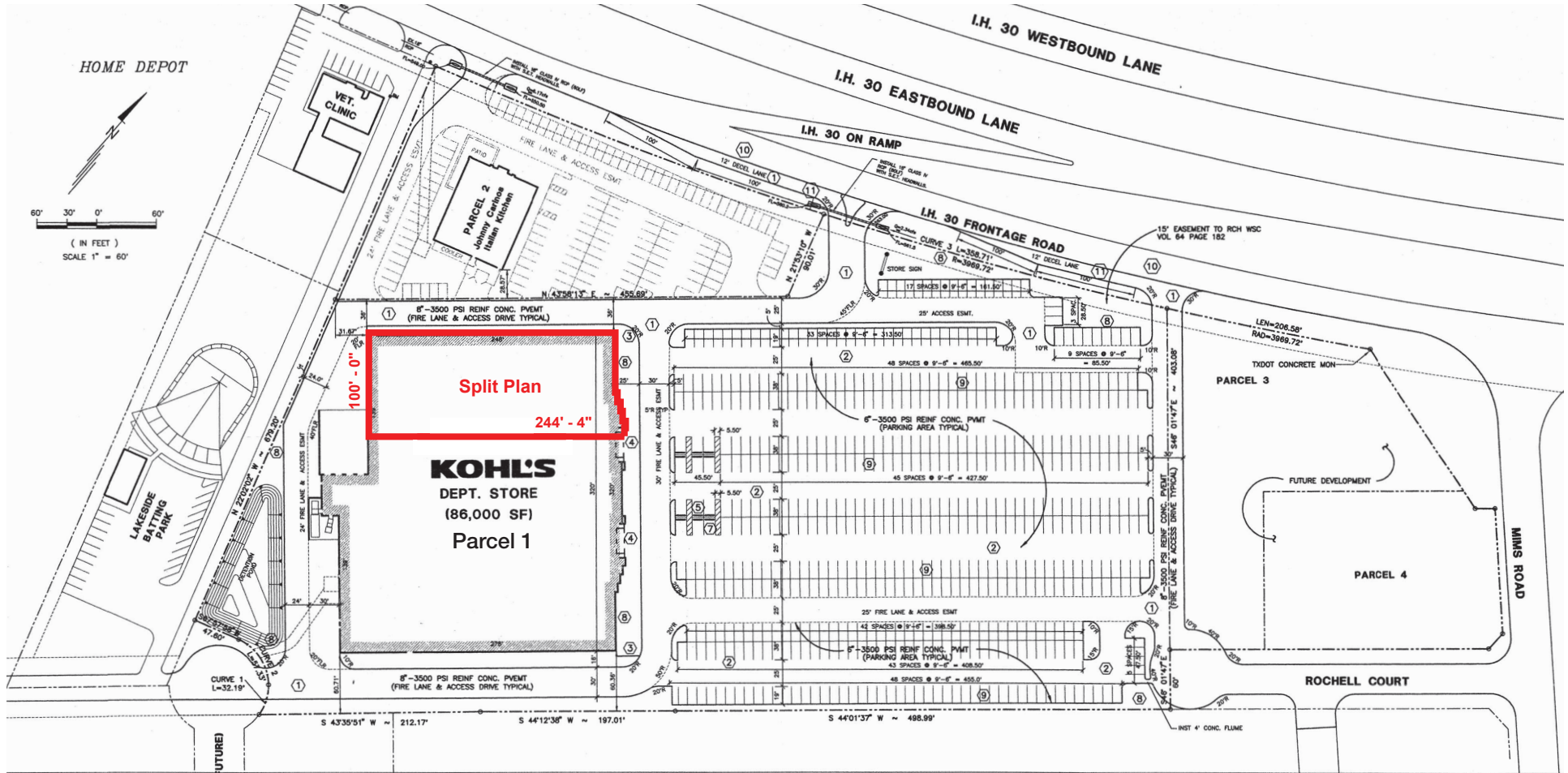
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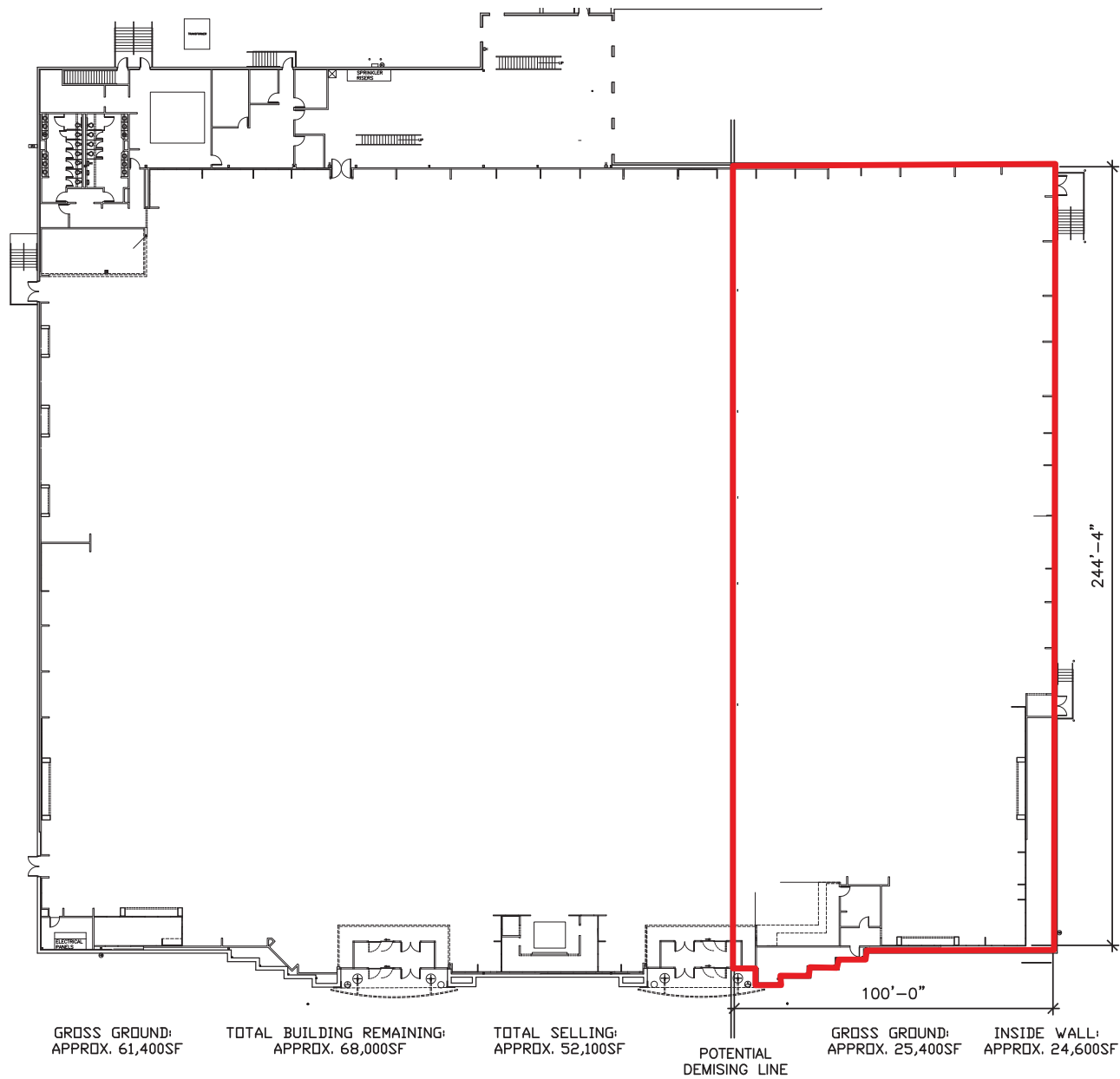
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