



LAKESHORE COMMONS

For lease:
2268 N Lakeshore Dr
Rockwall, Texas 75087

Metrics

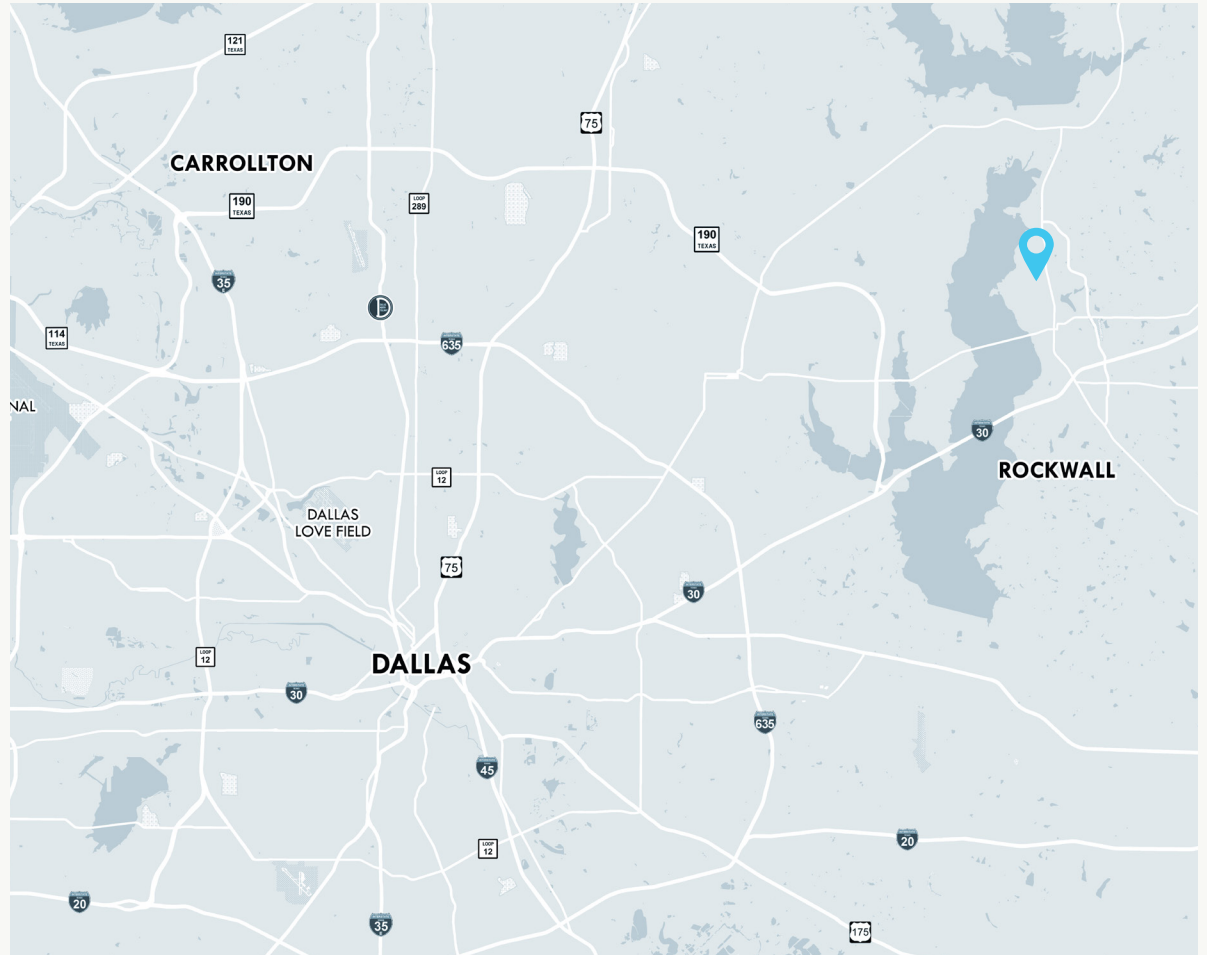
2268 N Lakeshore Dr
Rockwall, Texas 75087

Location

2268 N Lakeshore Dr

Traffic Counts

Lakeshore Dr 7,187 VPD
Hwy 205 23,066 VPD



Area Attractions



Property Highlights

2268 N Lakeshore Dr
Rockwall, Texas 75087

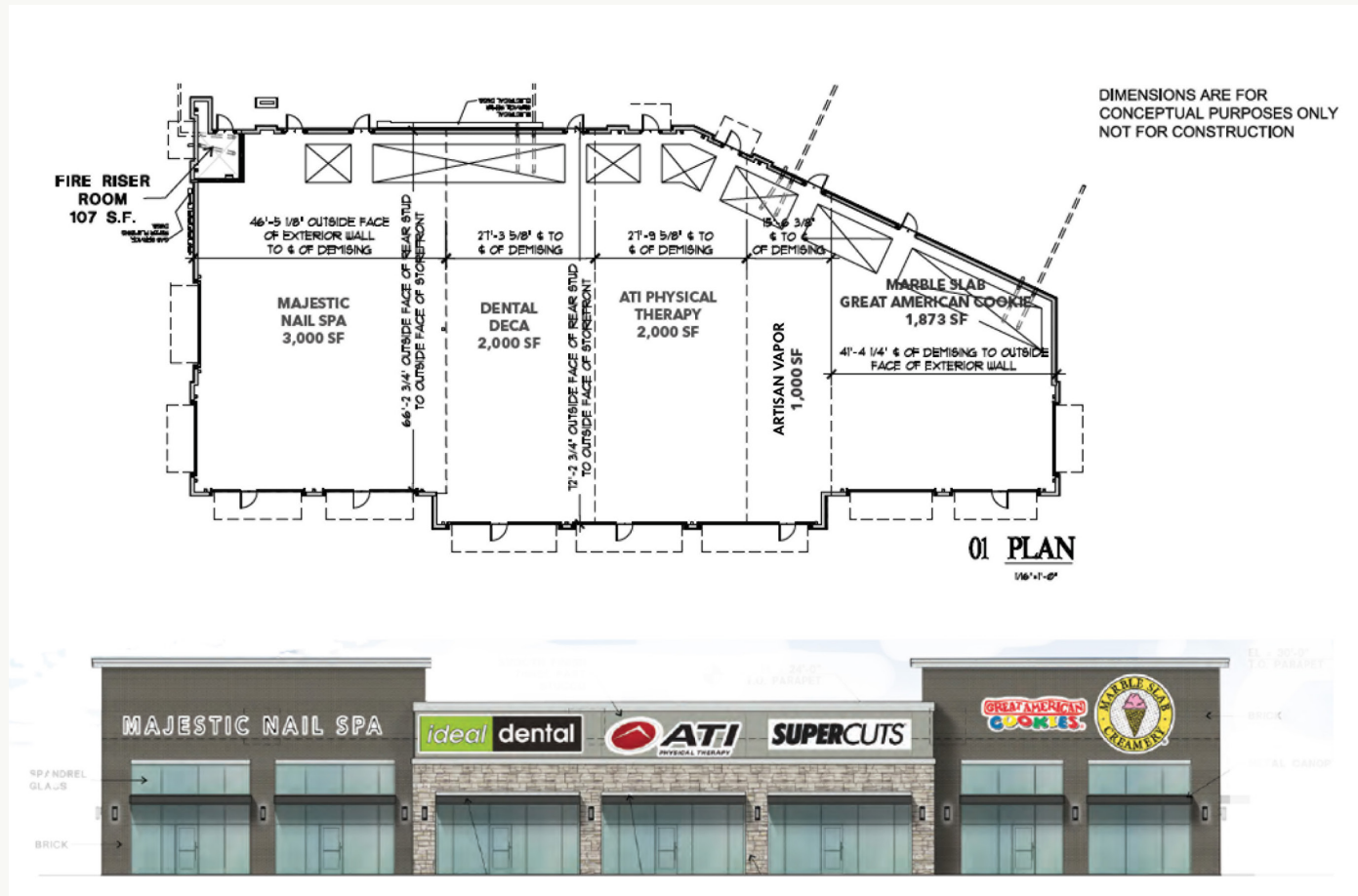
1. Excellent visibility to Lakeshore Dr
2. Superior northern Rockwall location
3. Easy access from all directions
4. Quality co-tenancy mix

2025 Demographic Summary

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION | 11,242 | 33,689 | 114,774 |
| EST. DAYTIME POPULATION | 1,190 | 13,657 | 34,640 |
| EST. AVG. HH INCOME | \$189,876 | \$173,474 | \$162,205 |

Site Plan

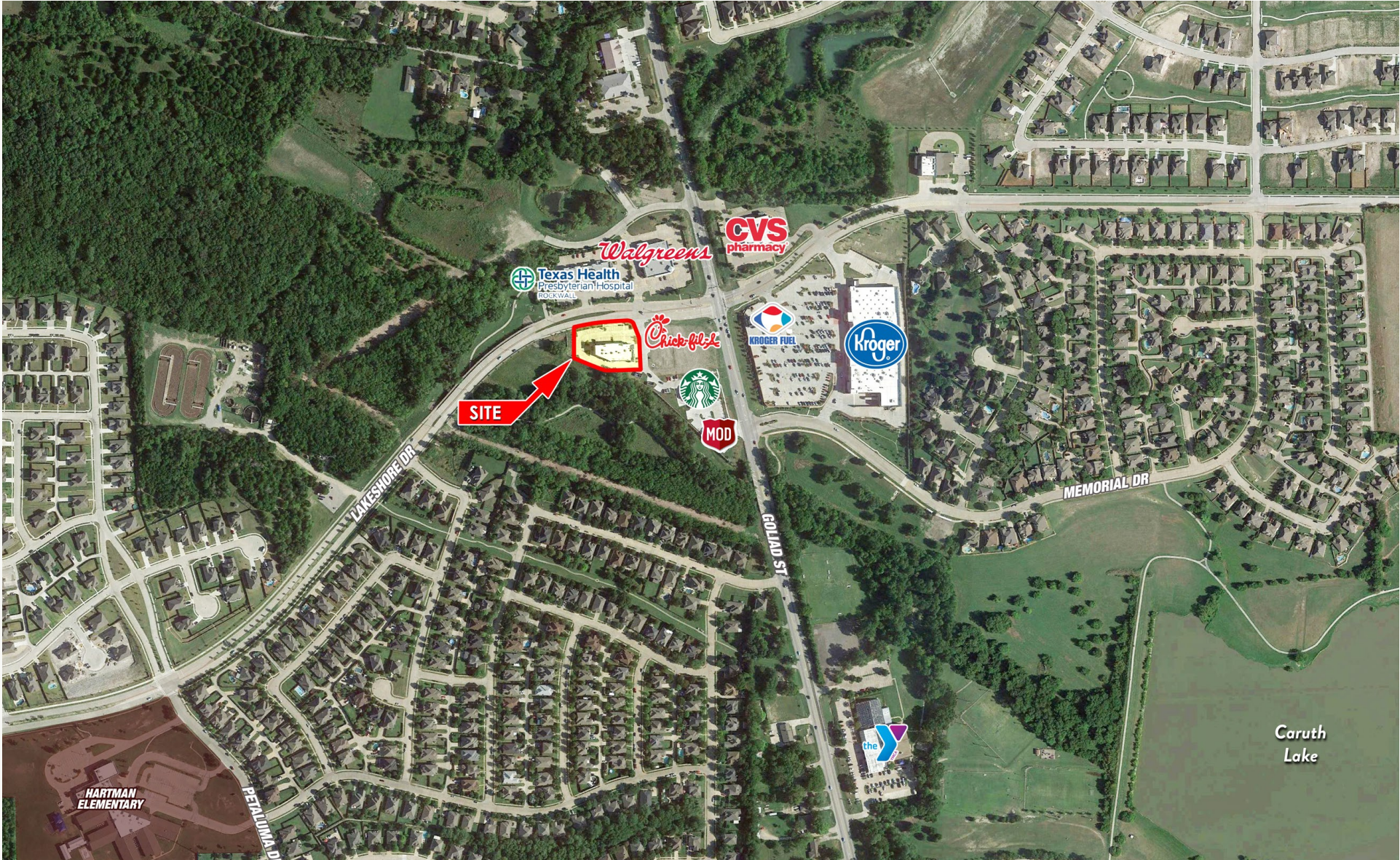
2268 N Lakeshore Dr
Rockwall, Texas 75087



| SUITE | TENANT | SQUARE FEET |
|-------|-----------------------------------|-------------|
| 1 | MAJESTIC NAIL SPA | 3,000 |
| 2 | IDEAL DENTAL | 2,000 |
| 3 | ATI PHYSICAL THERAPY | 2,000 |
| 4 | ARTISAN VAPOR | 1,000 |
| 5 | MARBLE SLAB/GREAT AMERICAN COOKIE | 1,873 |

Aerial

2268 N Lakeshore Dr
Rockwall, Texas 75087



2268 N
Lakeshore Dr
Rockwall, Texas
75087

Benjamin Hines
Partner
bhines@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

