

FOR LEASE

OFFICE / WAREHOUSE / FLEX SPACE

706-708 S Clark St, Rockwall, Texas



AVAILABLE:

706: ±1,900 SF

708: ±3,500 SF

PRICE:

Contact Broker

ZONING:

PD-52 - Allows all heavy commercial uses along with hotel, restaurant, office, retail, and others. Full list available upon request.

TRAFFIC COUNTS:

Hwy 205: 42,950 VPD (TXDOT 2021)

PROPERTY INFORMATION:

708 Clark: formerly used for a recording studio and office space

706 Clark (portion): open warehouse

16' tall ceilings; skylights; 3 - 12' x 10' roll up doors in front

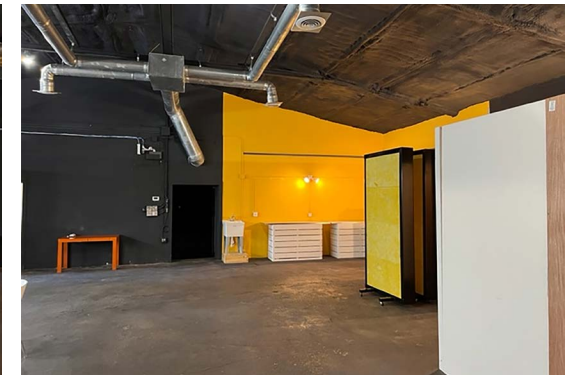
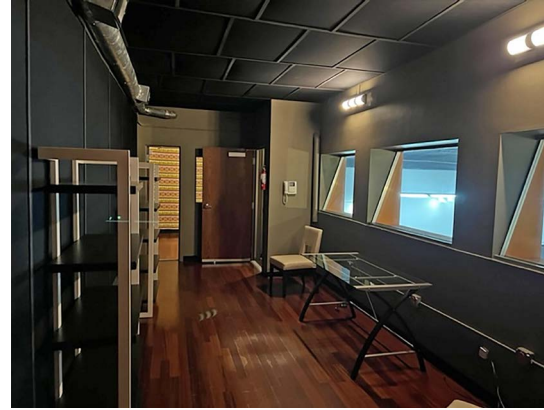
The entire property is secured with perimeter fencing and a gated entrance

AT&T Fiber Internet available to premises

DEMOGRAPHICS:	1 mile	3 miles	5 miles
2022 Population	6,723	43,382	104,534
2027 Proj. Population	7,067	46,450	112,462
Daytime Population	9,464	47,281	92,578
Average HH Income	\$109,383	\$136,071	\$143,599

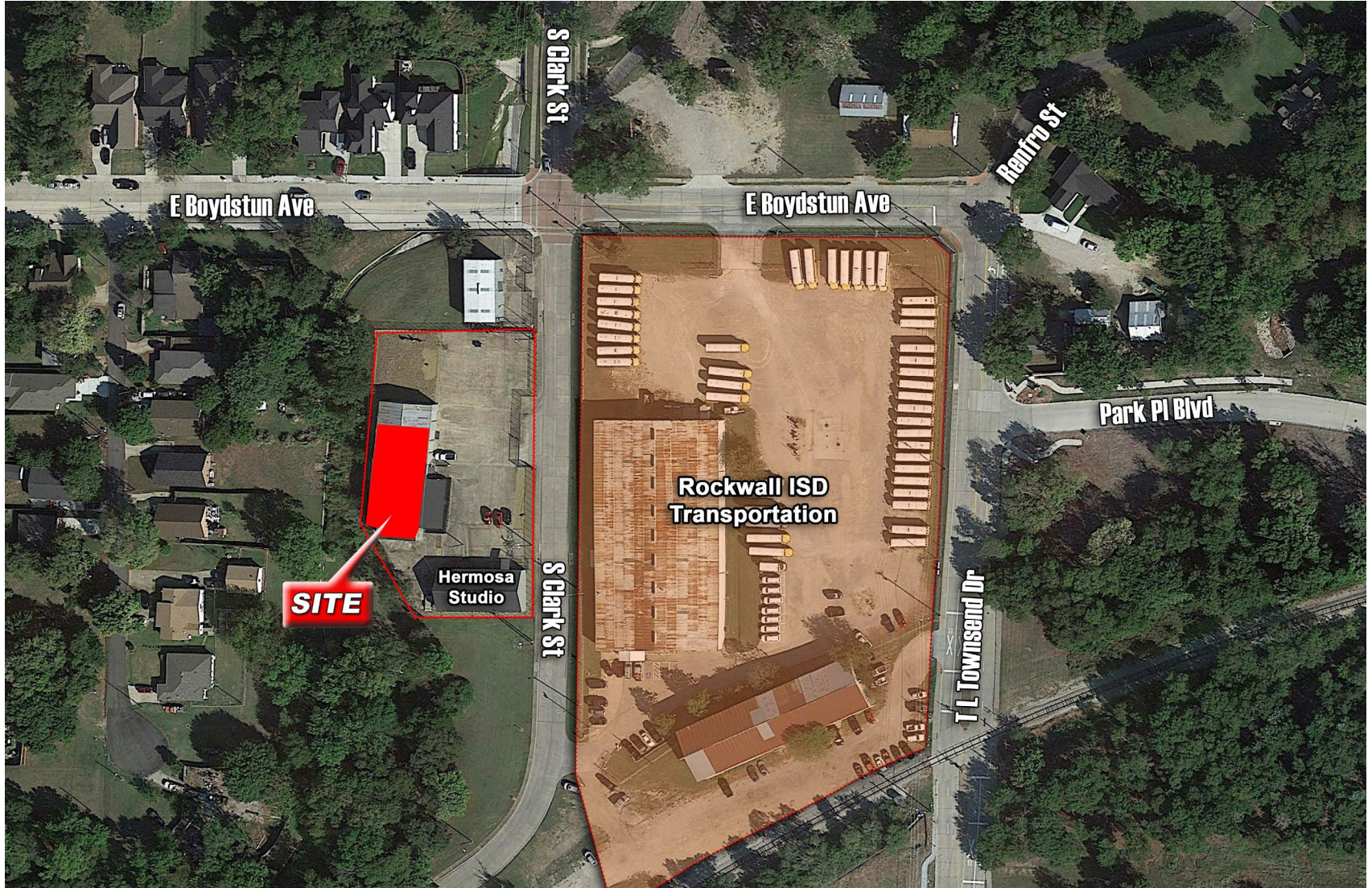
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