



athlone
towncentre

JACK & J
VERO

VERO MODA

The Edinburgh Woollen Mill

GRAB TO GO

Nutri Range

Ireland

Key facts



Youngest population in Europe



Irish population
4,700,000 in 2016 (CSO estimate) with currently the highest growth rate in the EU (Eurostat)



Youngest population in Europe, with 40.2% of the population aged under 30



Irish economy is the fastest growing in Europe for the past two consecutive years



8.6 million overseas visitors came to Ireland in 2015



Ireland ranked 1st in the world for foreign direct investment (Adecco 2016)



Ireland ranked 1st in the world for business productivity and efficiency (Financial Times fDi Magazine 2016)



Ireland ranked 4th in the world in Forbes Best Countries for Business report (Forbes 2015)



Employment at highest level in 7 years - c. 2m (Close to 2006 Level) (CSO)



Disposable incomes have returned to 2005 levels



Gross disposable income has increased by approximately €3.8 billion since Q1 2014 (CSO)



Overall retail sales increased by 2.5% in value terms and 5.1% in volume terms in 2015



Consumer Sentiment up 159% since its lowest point in 2008 (ESRI)

Athlone



Athlone is situated in the heart of Ireland



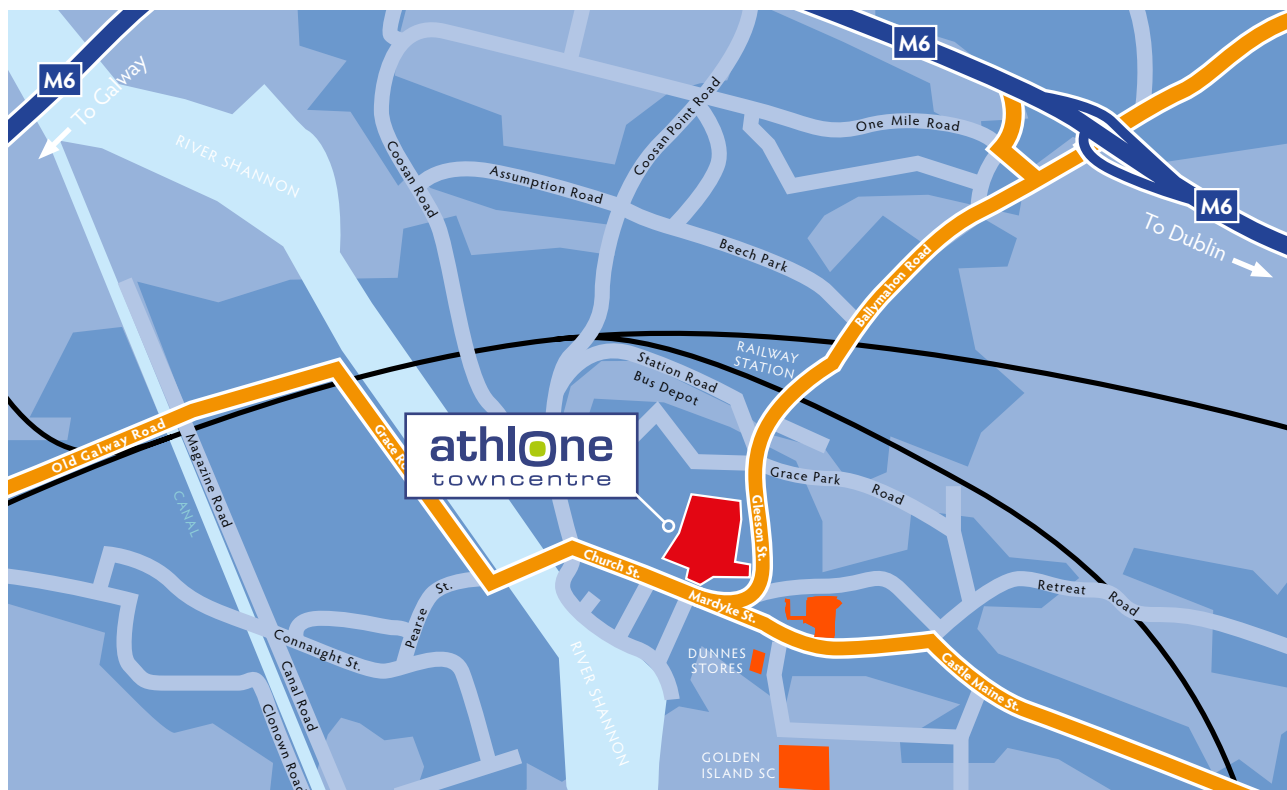
1hr and 10mins from Dublin and 55 minutes from Galway along the M4 M6 Motorway



Tourism destination



Athlone is the largest town in the midlands with an estimated population of 22,022 (Midland Regional Planning Authority)



VIEW



Catchment and demographics



Athlone Towncentre is located in the heart of Athlone town



800 metres from the M6 Dublin - Galway motorway



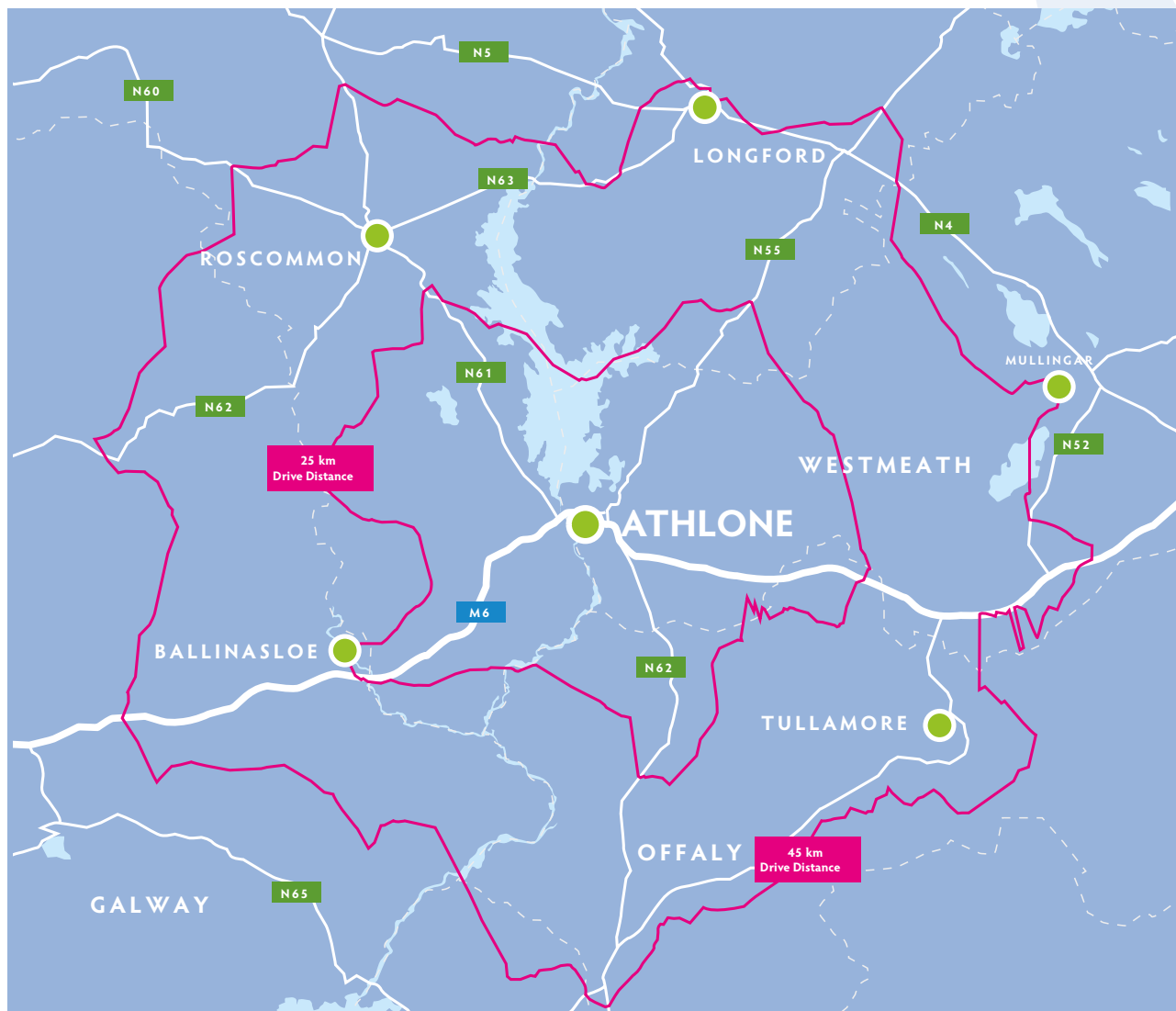
Athlone train station 400 metres North of the centre



Town benefits from a third level institute AIT with approximately 6,000 students



74,273 people within 30 minute drive time as at 2011 Census



Bespoke catchment of 223,468 people



Total available spend within bespoke catchment €1.31 billion



Athlone is home to a number of international companies including Alkermes, Covidien, Teleflex and Ericsson



State agencies in the town include the Department of Education and the State Examination Commission



Athlone Town Centre

Keyfacts



c. 222,234 sq.ft of retail and office space



60+ Shops and Restaurants

ZARA
H&M

Only Zara and H&M in Midlands and West of Ireland

M&S TKMAXX H&M
ZARA next RIVER ISLAND

Anchored by M&S, TK Maxx, H&M, Zara, Next and River Island



150 Apartments



1,200 Underground Car Parking Spaces



Adjacent to the 167 bed Sheraton Hotel



Footfall 3.9 million (2015)

Key Retailers

ZARA

H&M

M&S

next

T.K.maxx

RIVER ISLAND



Shopping Destination of the Midlands & West

TOMMY HILFIFIGER name it. Clarks OASIS

SKECHERS



TIGER



TOPSHOP

eason



WAREHOUSE

THE BODY SHOP.

VERO MODA®

JACK JONES®



REGATTA GREAT OUTDOORS™

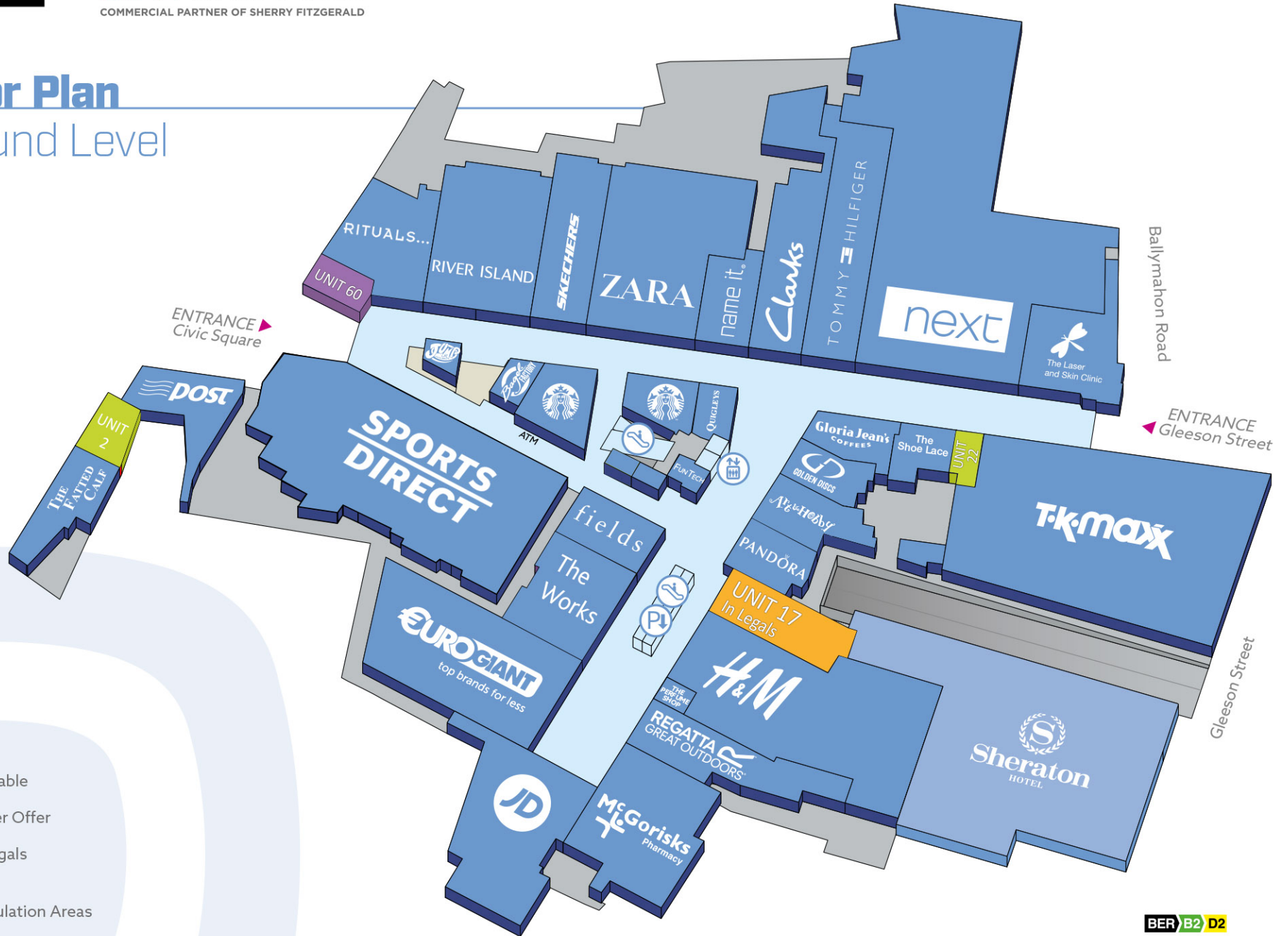


PAMELA SCOTT

60+ Shops and Restaurants

Floor Plan

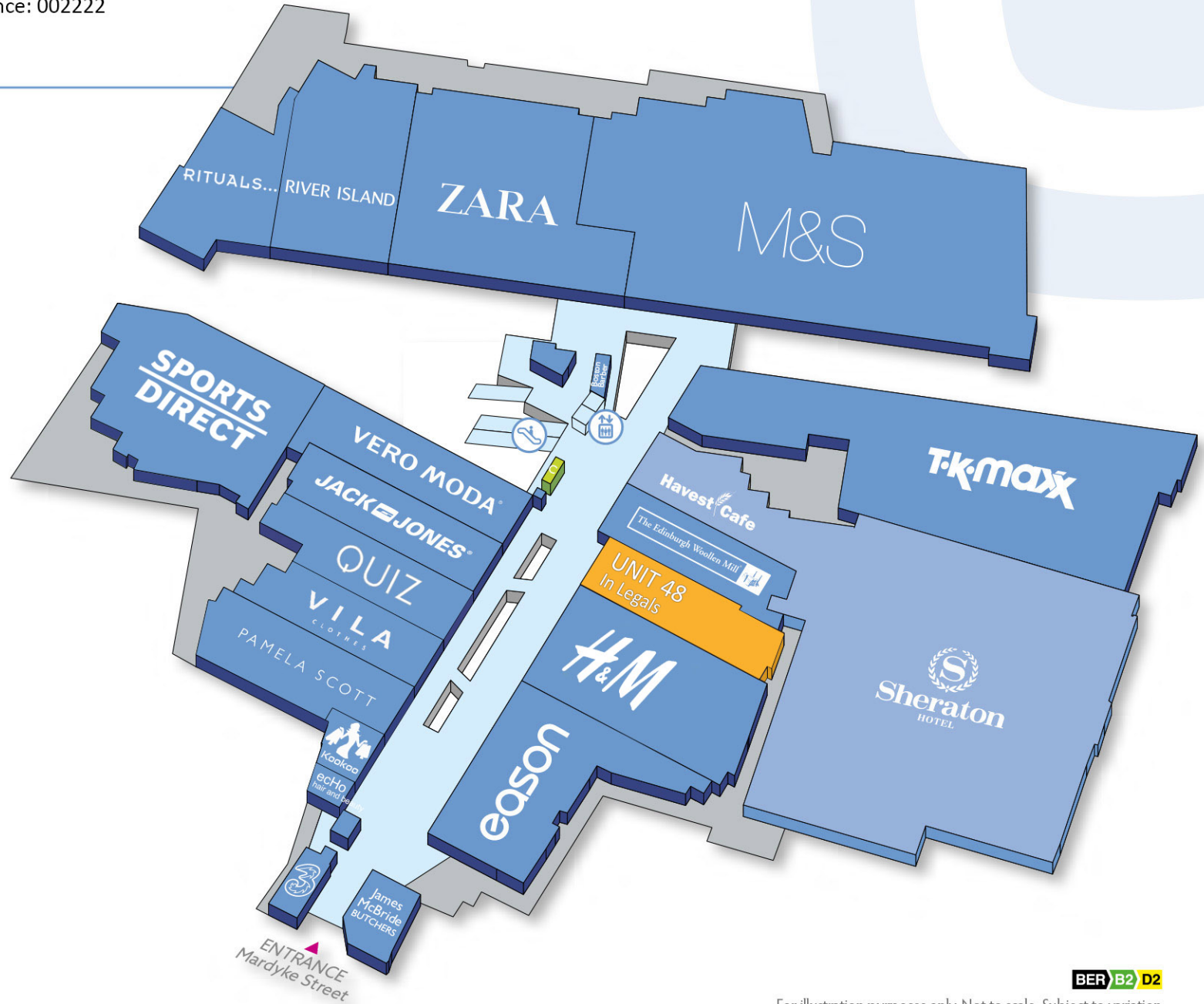
Ground Level



- Available
- Under Offer
- In Legals
- Circulation Areas

Floor Plan

Level One



- Available
- Under Offer
- In Legals
- Circulation Areas

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