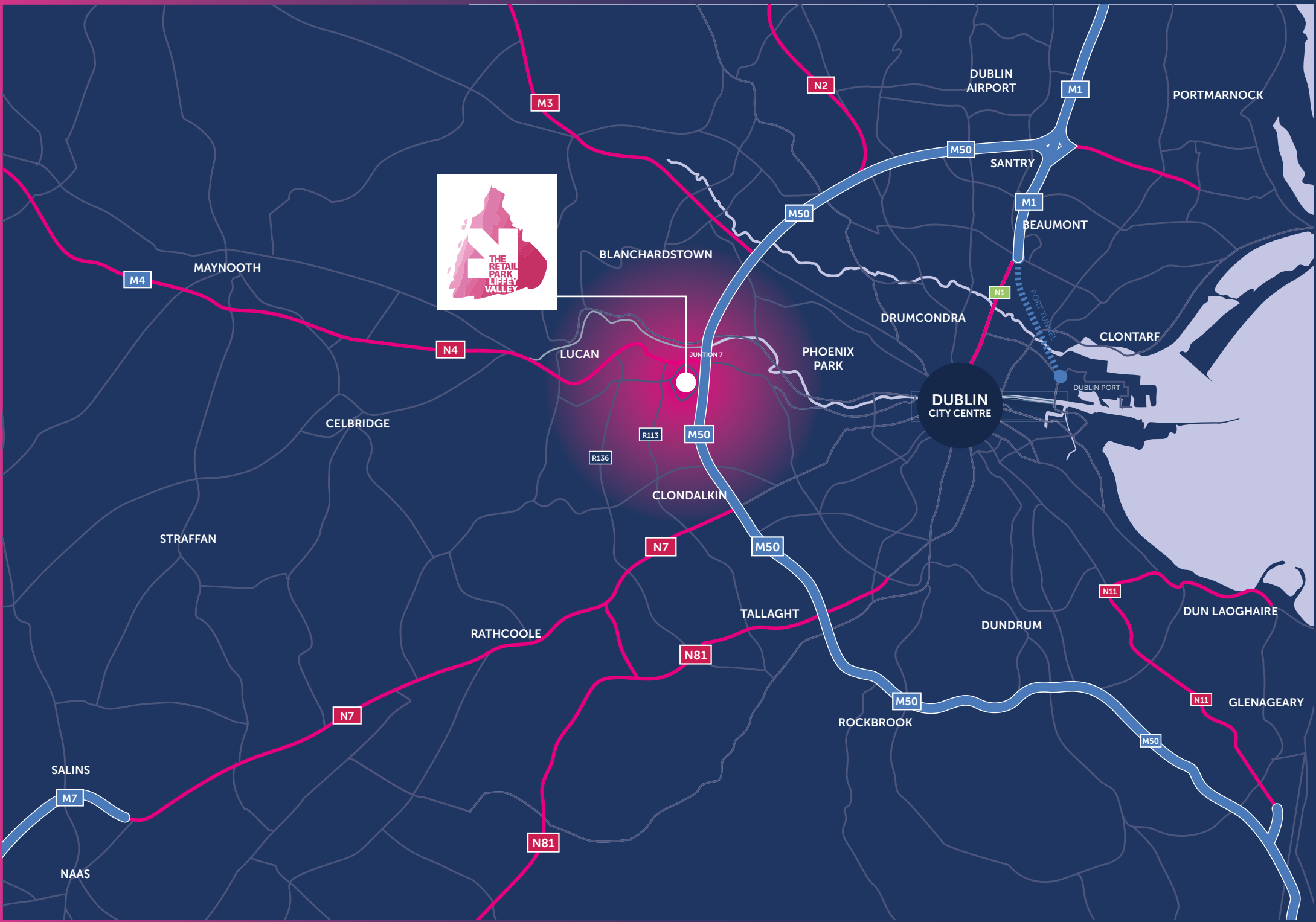




VIBRANT RETAIL PARK





LOCATION



Located
just off the N4
Sligo / Galway
Road to the west
of Dublin City



Situated
close to Junction
7 of the M50
Motorway



Approx.
10 minute drive
time to Dublin
City Centre



**Catchment
population**
of 439,653 people
(Census 2011)



Adjacent
to the prominent
Liffey Valley
Shopping
Centre



**Numerous
bus routes**
to Dublin City
Centre and
surrounding suburbs



**Neighbouring
occupiers**
include B&Q's
largest store in
Ireland





Dublin City Centre

Liffey Valley



B&Q

Proposed Liffey Valley Shopping Centre Extension

M50

N4

M50

M50

N4



DESCRIPTION

18,961 SQ. M

204,095 sq. ft of retail warehouse accommodation

13

13 Retail Warehouse units, anchored by The Range

670

Free surface car parking spaces

OTHER RETAILERS



CATCHMENT AREA





CATCHMENT/DEMOGRAPHICS



Catchment population of **439,653** people (Census 2011)



Catchment population increase **9.09%** (between Census 2006-2011)



Over **173,000** households within catchment



Average weekly spend of **€900** per household within catchment



Total expenditure within catchment area **€7,263,428** (inclusive of housing).



Planning exists for **3,800** new residential homes within catchment.



52% of the catchment are in **employment**, above national average of 50%



7.4% housing vacancy rate, below national average of 14.5% (Census 2011)

POPULATION GROWTH







halfords

HARRY CORRY

halfords

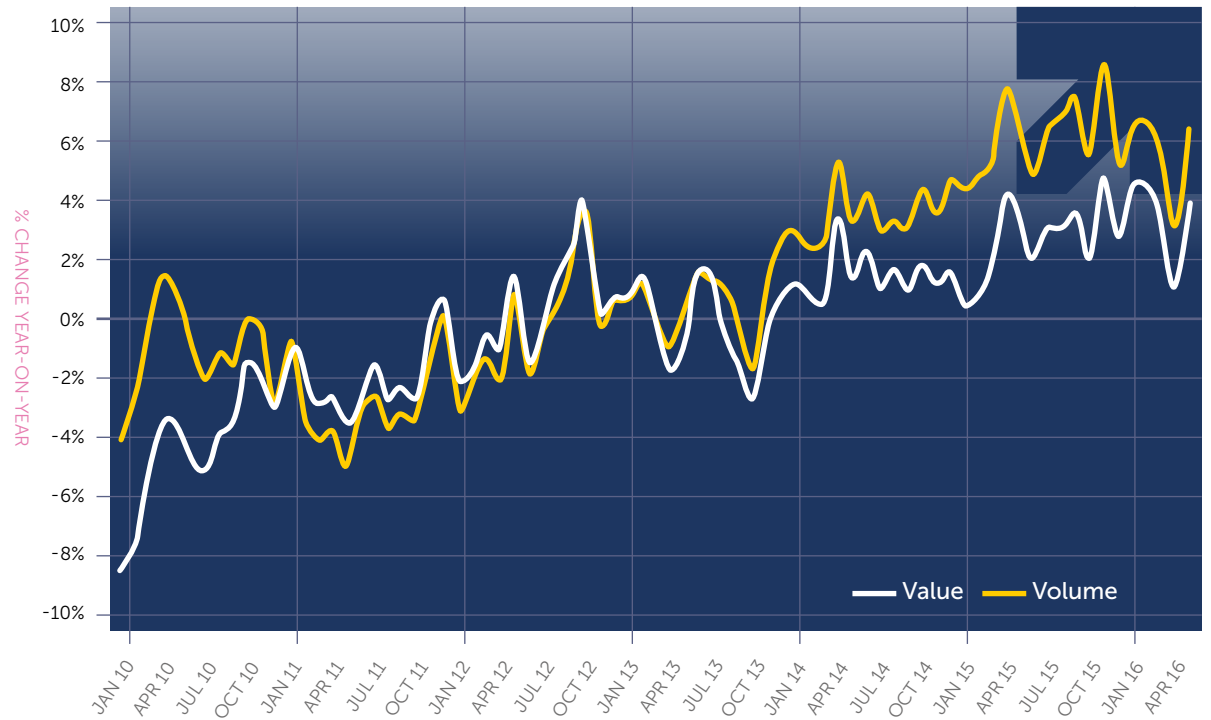
For life's journeys

Harry Corry

Blue 21

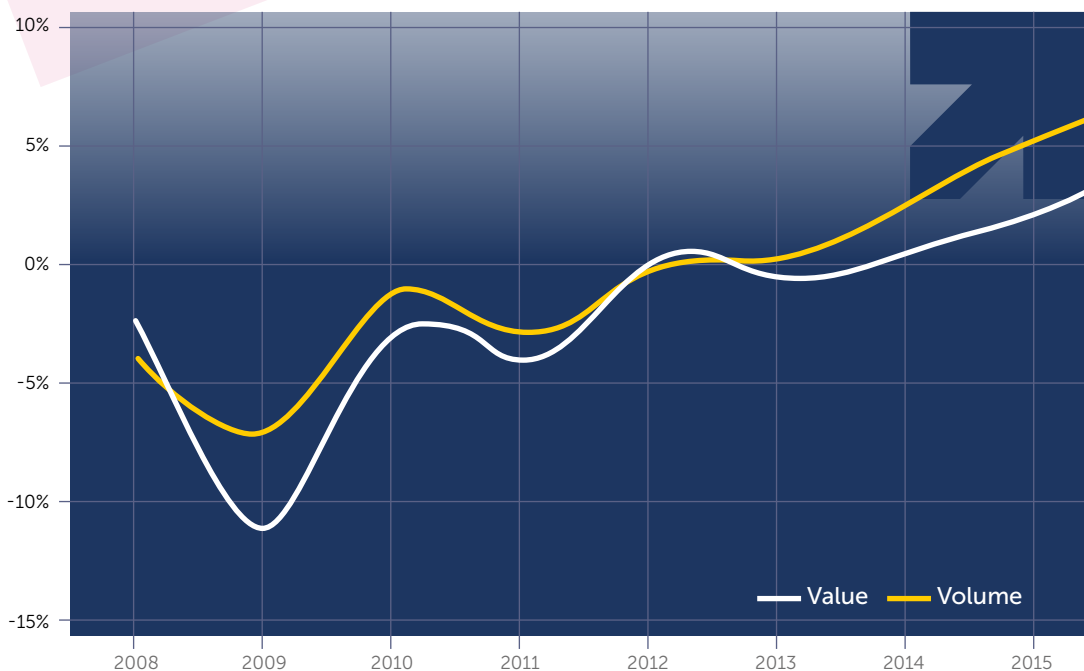


ANNUAL GROWTH IN RETAIL SALES





VALUE AND VOLUME OF RETAIL SALES YEAR-ON-YEAR % CHANGE



Value of retail sales increased by 5% in 2015 compared with 2014 while the volume of retail sales increased by 8.3% year-on-year.



Sharp increase in the Retail Park Sales sector as vacancy rates in Prime Retail Parks decreasing.



Trend likely to continue given recent resurgence in residential construction.



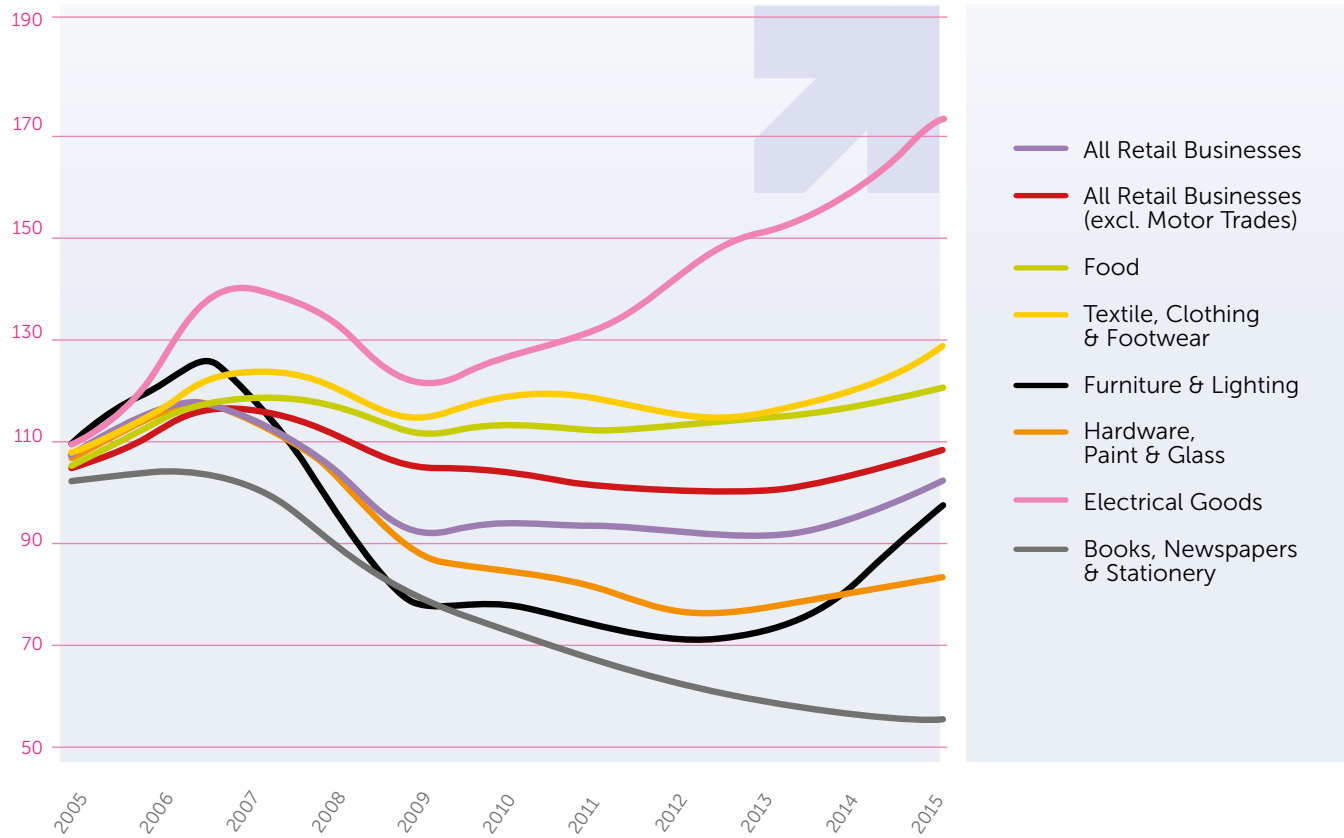
Increase in residential construction c. 15% in 2015 (house completions) or 5% in 2015 (house commencements) compared to 2014.



Retail market improving as more people carrying out home improvements, with hardware, paints and glass now the strongest performing retail category (registering a 19.6% year-on-year increase in sales volumes, while sales values are up 17.6% in the year to May 2016).

RETAIL SALES INDEX

SECTORS CURRENTLY SHOWING STRONG ANNUAL INCREASES
(in the year to May 2016) include;



Hardware, Paints & Glass
Value ↑17.6% /
Volume ↑19.6%

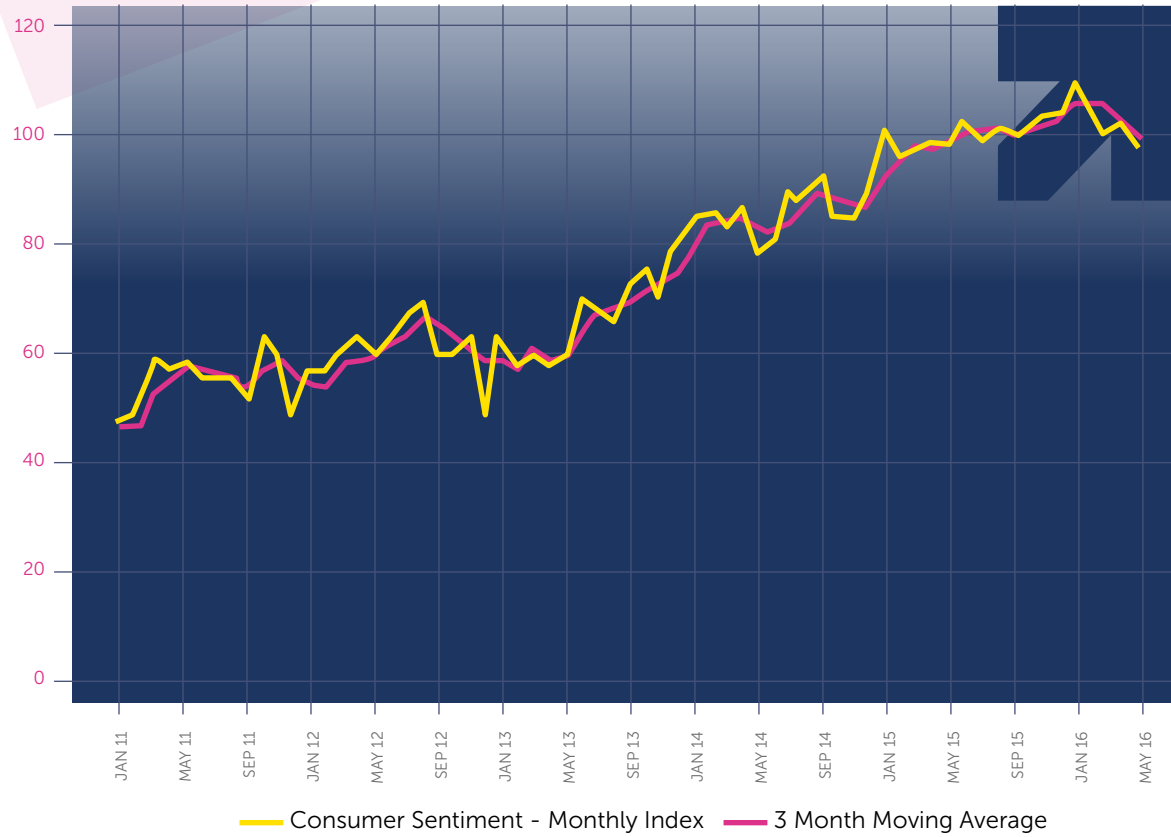


Furniture & Lighting
Value ↑8.6% /
Volume ↑14.4%



Household Equipment
Value ↑9.1% /
Volume ↑11%

CONSUMER SENTIMENT INDEX



OPPORTUNITIES

Proposed
Liffey Valley
Shopping Centre
Extension



AVAILABLE UNIT 1
1,121 sq.m /
12,075 sq.ft

AVAILABLE UNIT 3
1,434 sq.m /
15,438 sq.ft

AVAILABLE UNIT 9B
1,300 sq.m /
14,000 sq.ft

AVAILABLE UNIT 14
2,048 sq.m /
22,050 sq.ft



PROPOSED COFFEE POD
Subject to
Planning
Permission

PROPOSED DRIVE THROUGH RESTAURANT
Subject to
Planning
Permission

38kV ESB
SUBSTATION

BOUNDARY FENCE

COLDCUT ROAD



PC WORLD
The Computer Superstore

PC World

halfords

HARRY CORRY

halfords

Harry Corry

HANLEY'S

Argos



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