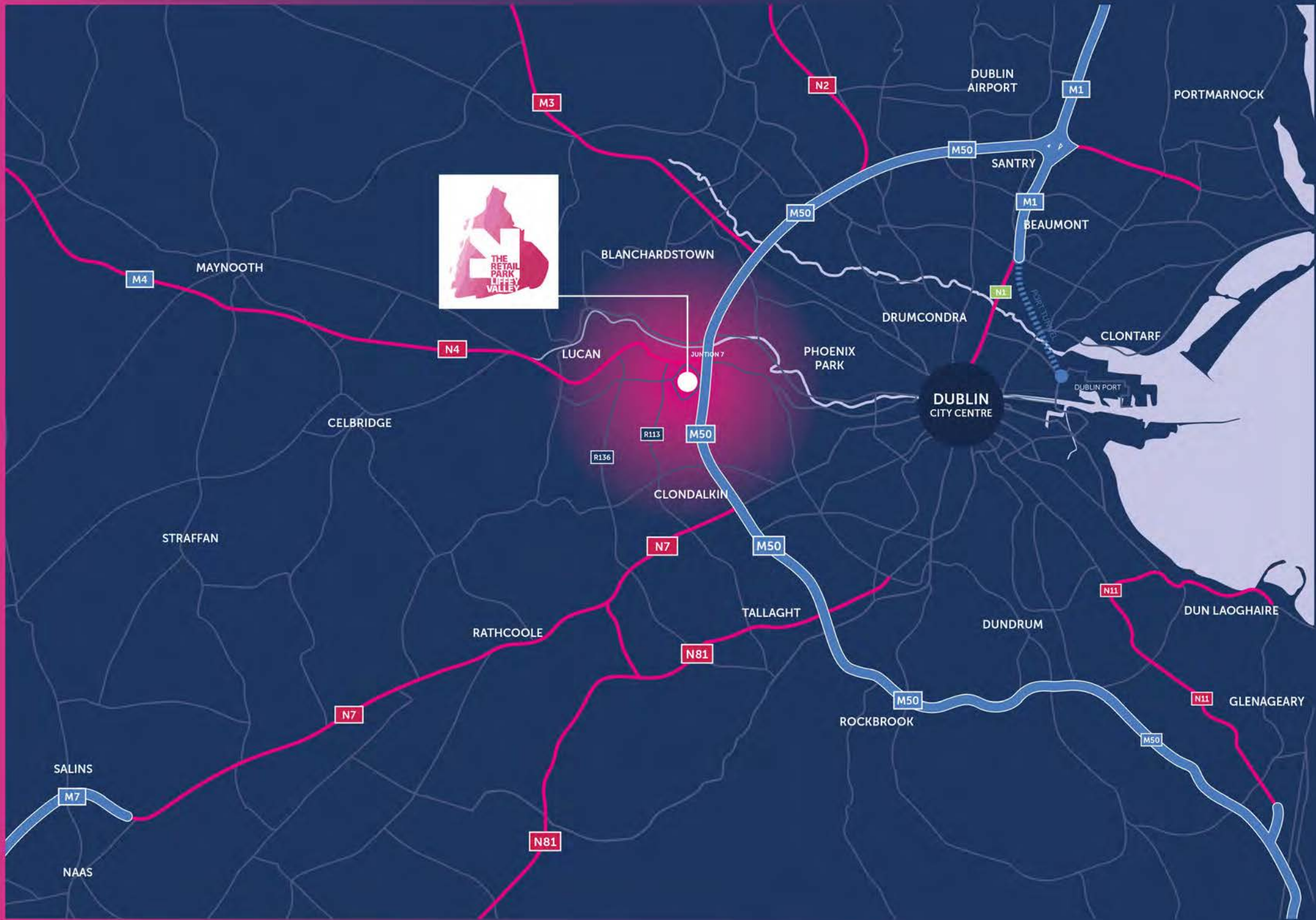




## VIBRANT RETAIL PARK







## 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











## DESCRIPTION

18,961 SQ.M

204,095 sq. ft of retail warehouse accommodation

13

13 Retail Warehouse units, anchored by The Range

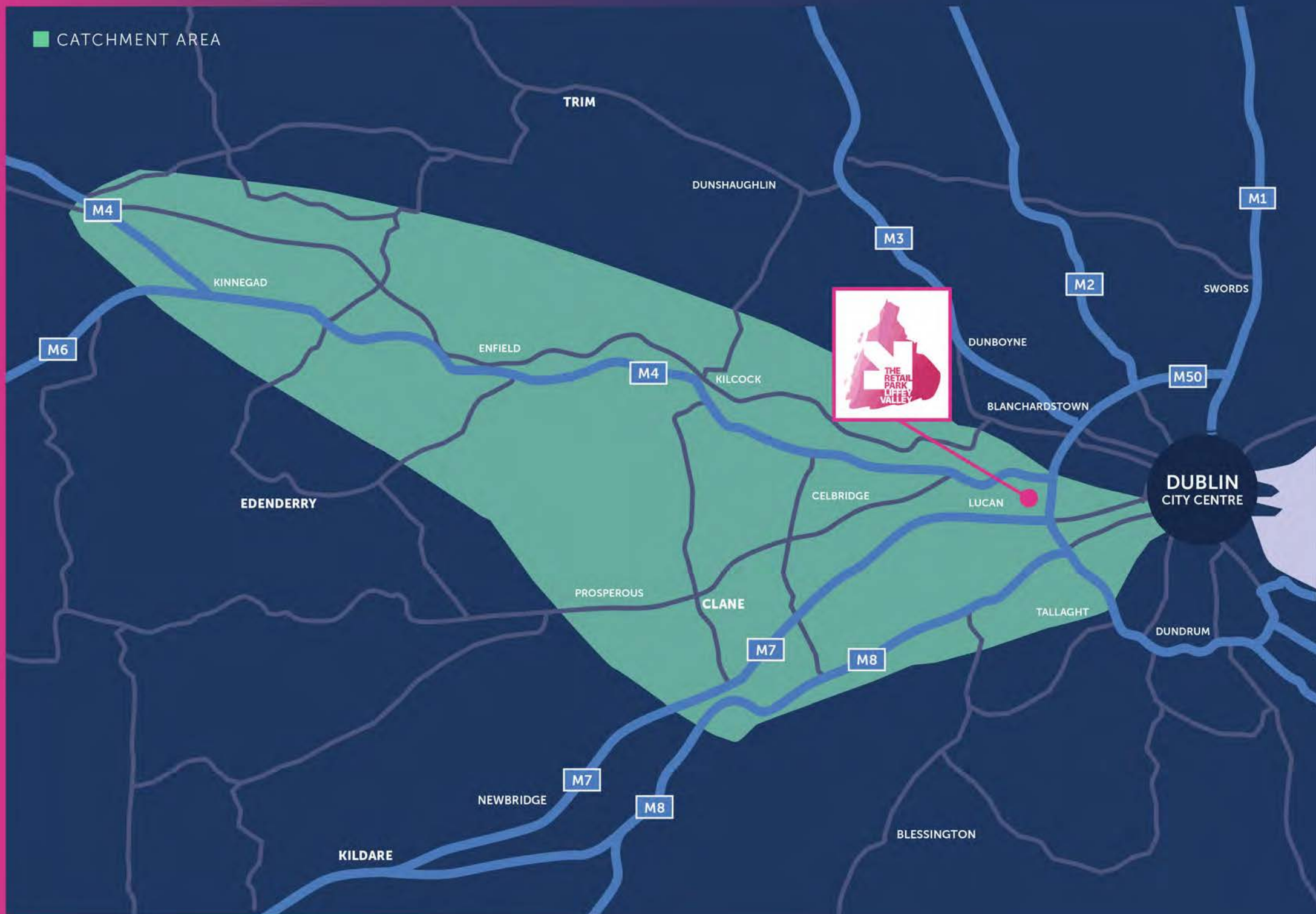
670

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.

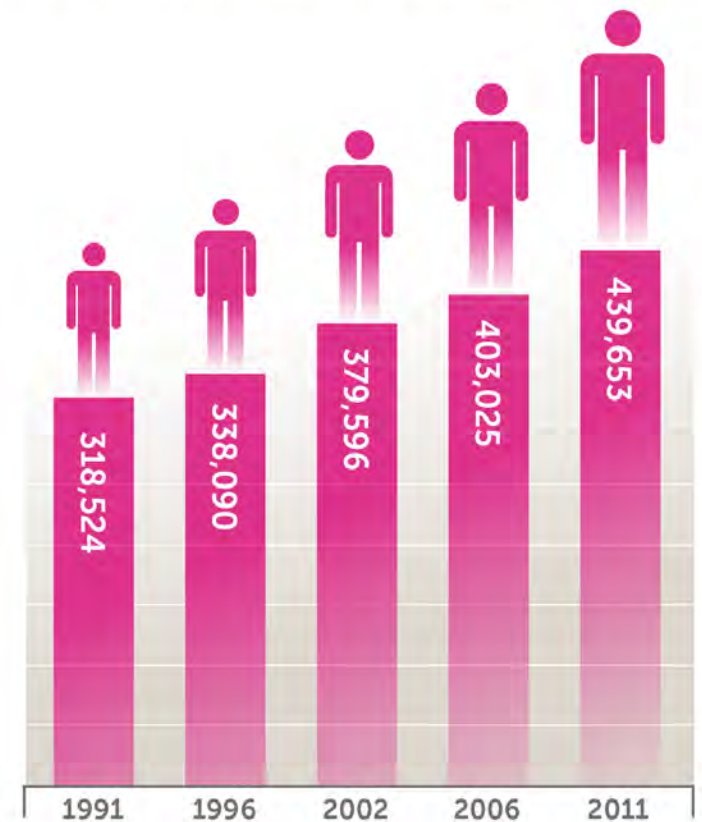


**52%** of the  
catchment are  
in **employment**,  
above national  
average of 50%



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

## POPULATION GROWTH





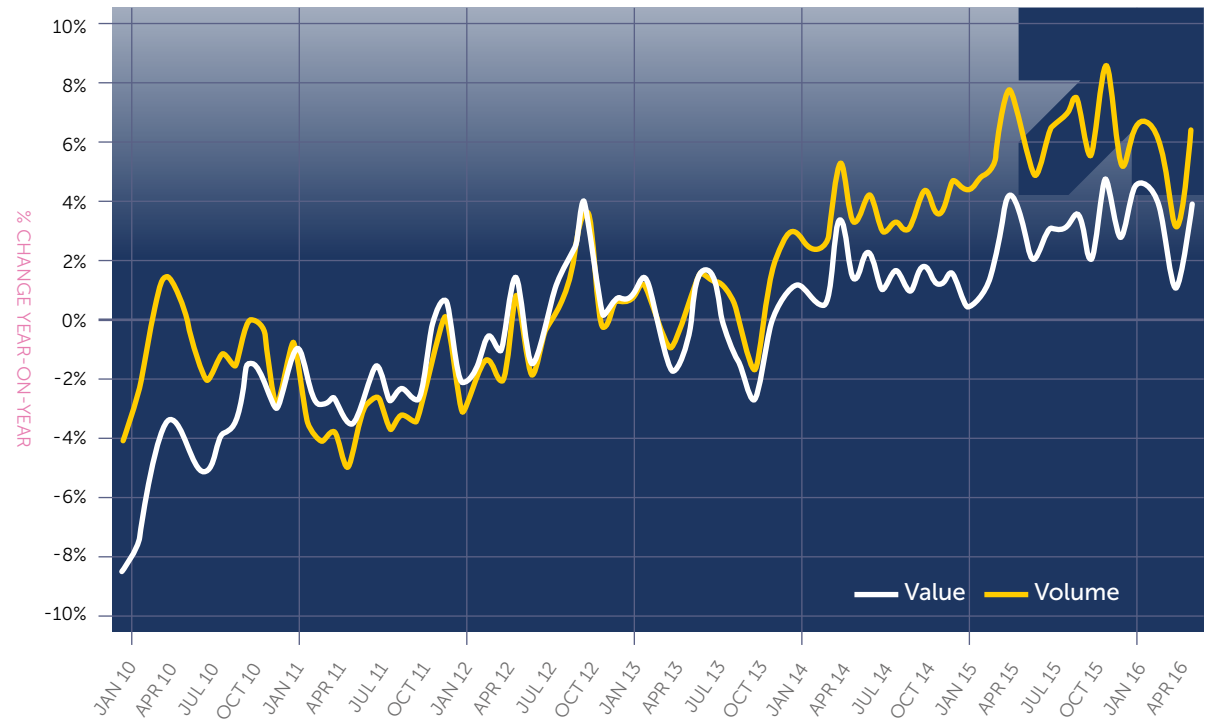






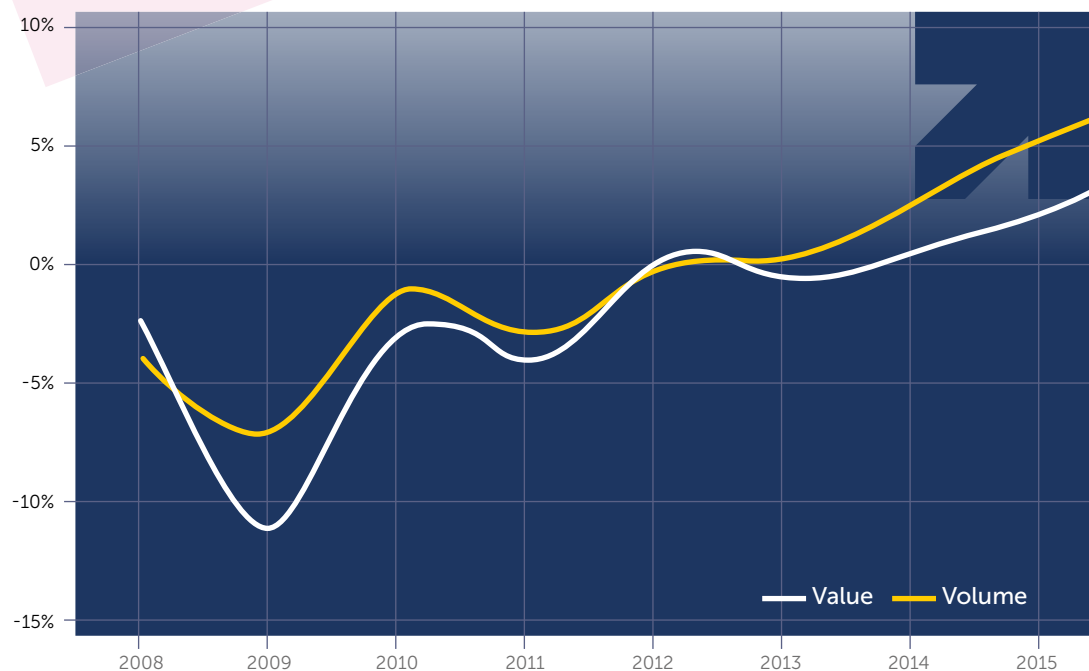


## ANNUAL GROWTH IN RETAIL SALES





## 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.

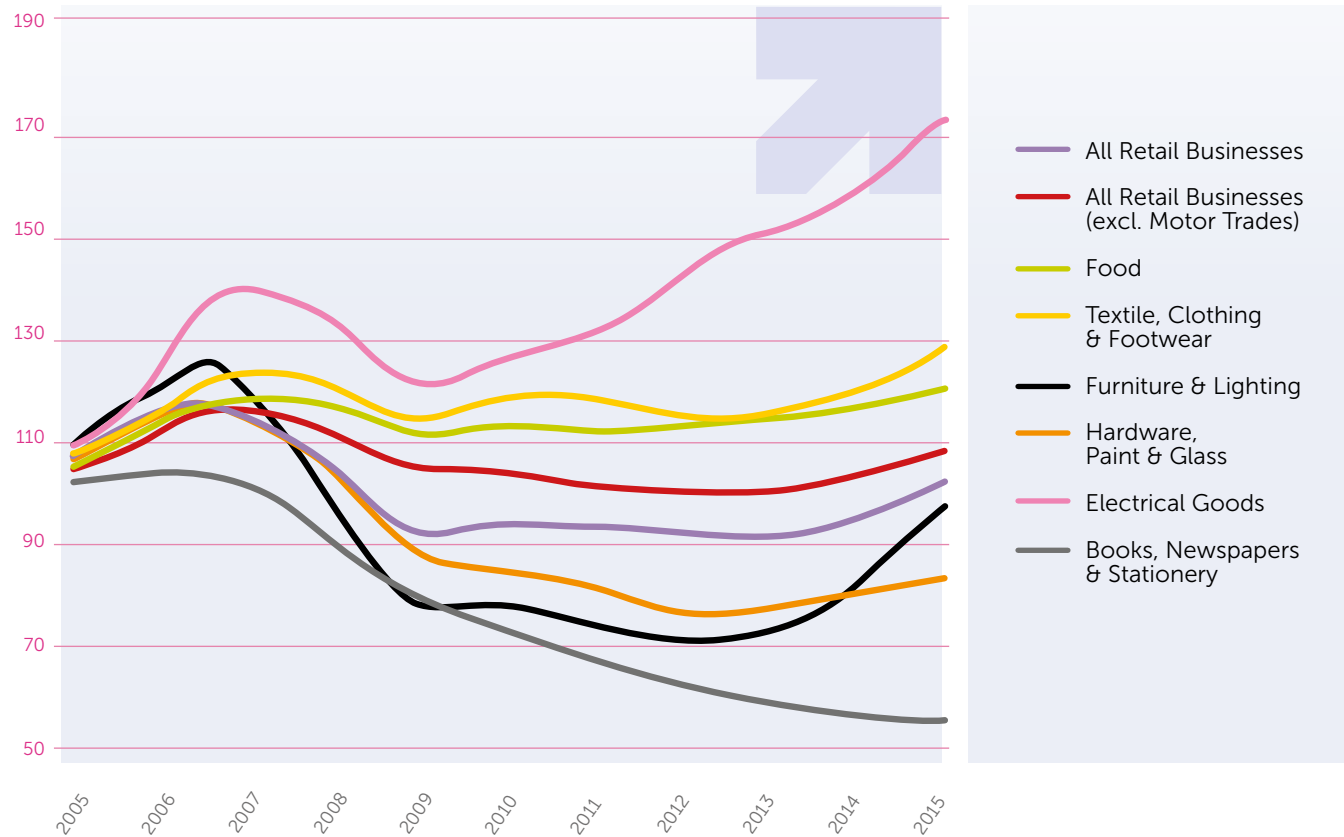


Increase in residential construction c. 15% in 2015 (house completions) or 5% in 2015 (house commencements) compared to 2014.



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%



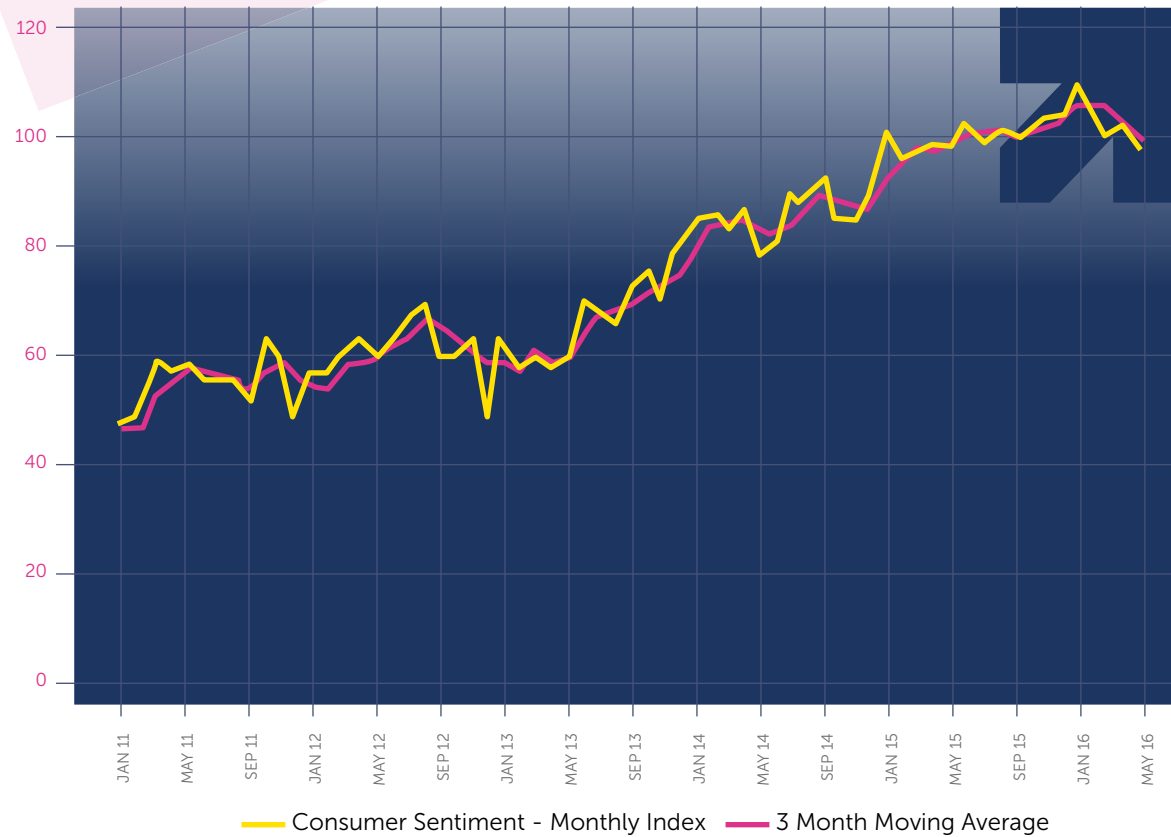
**Furniture & Lighting**  
Value ↑8.6% /  
Volume ↑14.4%



**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

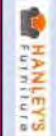
1,434 sq.m /  
15,438 sq.ft

## 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

COLDCUT ROAD





Soft Furnishings  
Petcare  
Lighting

Garden Centre

GALLERY  
Garden & Leisure

MAXI ZOO

Range

Aisle 7  
EXIT



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