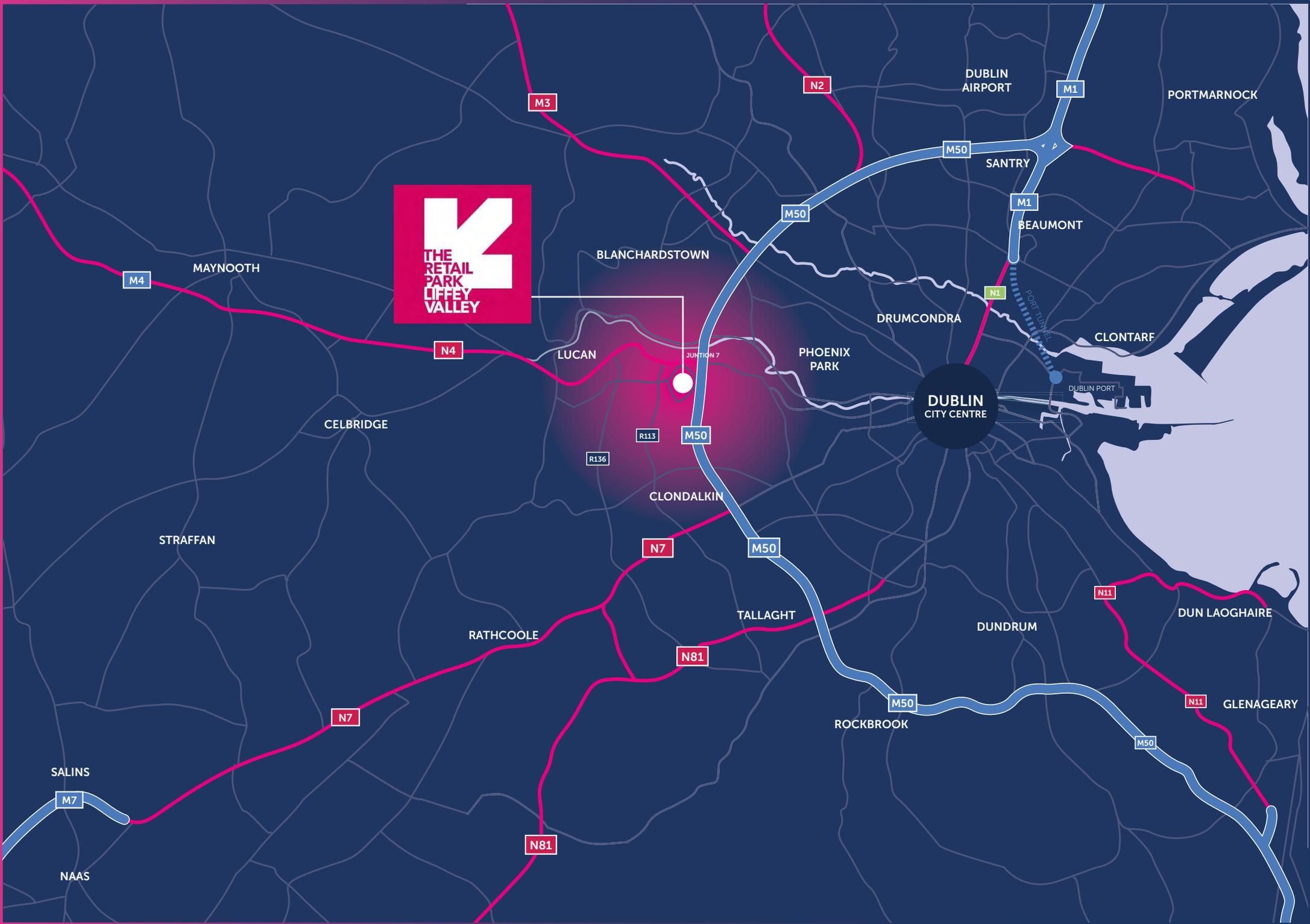




VIBRANT RETAIL PARK





**THE
RETAIL
PARK
LIFFEY
VALLEY**

**DUBLIN
CITY CENTRE**

M3

N2

M1

PORTMARNOCK

DUBLIN AIRPORT

M50

SANTRY

M1

BEAUMONT

M4

MAYNOOTH

BLANCHARDSTOWN

M50

N4

LUCAN

JUNCTION 7

DRUMCONDRA

PHOENIX PARK

CLONTARF

CELBRIDGE

R113

M50

R136

CLONDALKIN

M50

N7

STRAFFAN

RATHCOOLE

TALLAGHT

N81

DUNDRUM

N11

DUN LAOGHAIRE

SALINS

M7

ROCKBROOK

M50

N11

GLENAGEARY

NAAS

N81

M50

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 461,000 people
(Census 2016)



Adjacent
to the prominent
Liffey Valley
Shopping Centre



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



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





Liffey Valley

THE RETAIL PARK LIFFEY VALLEY

B&Q



DESCRIPTION

19,000 SQ. M

204,095 sq. ft of retail warehouse accommodation

12

Retail Warehouse units and a drive thru

550

Free surface car parking spaces

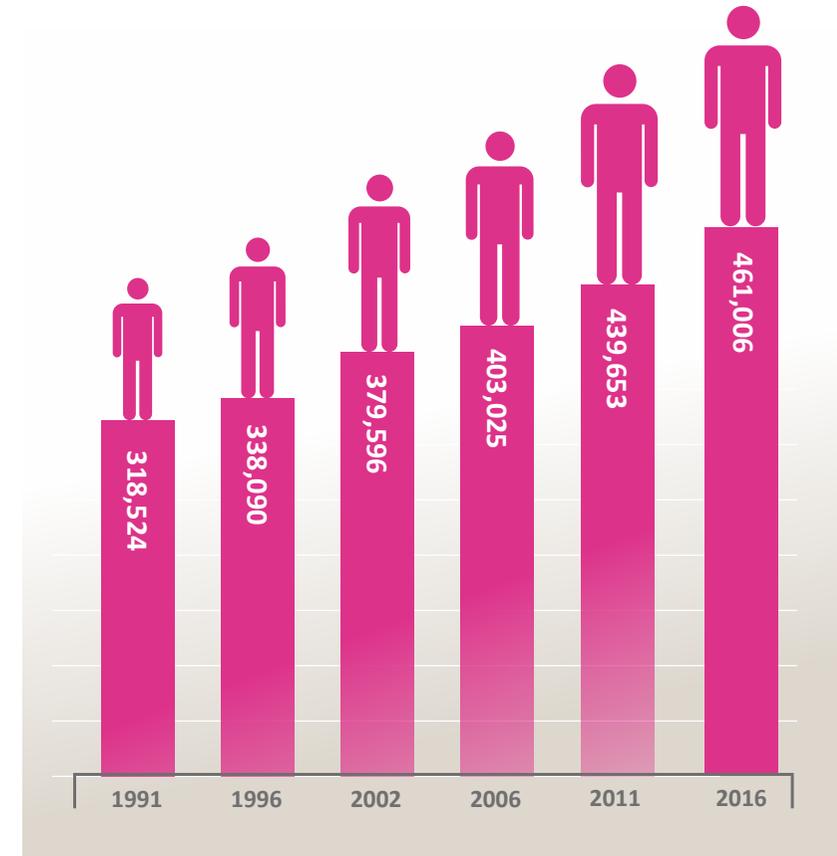
OTHER RETAILERS



CATCHMENT/DEMOGRAPHICS



POPULATION GROWTH



Catchment population of 461,000 people (Census 2016)



Catchment population increase 4.36% (between Census 2011-2016)



Over 173,000 houses as of 2016



56.6% of the catchment are in employment, above national average of 50%



The Range

Garden Centre

Home
Garden
Pet

Home
Garden
Pet

Entrance

Exit

THE RANGE



16TD-30292

05-KE-1060

181-KE-3770

1051

06-...

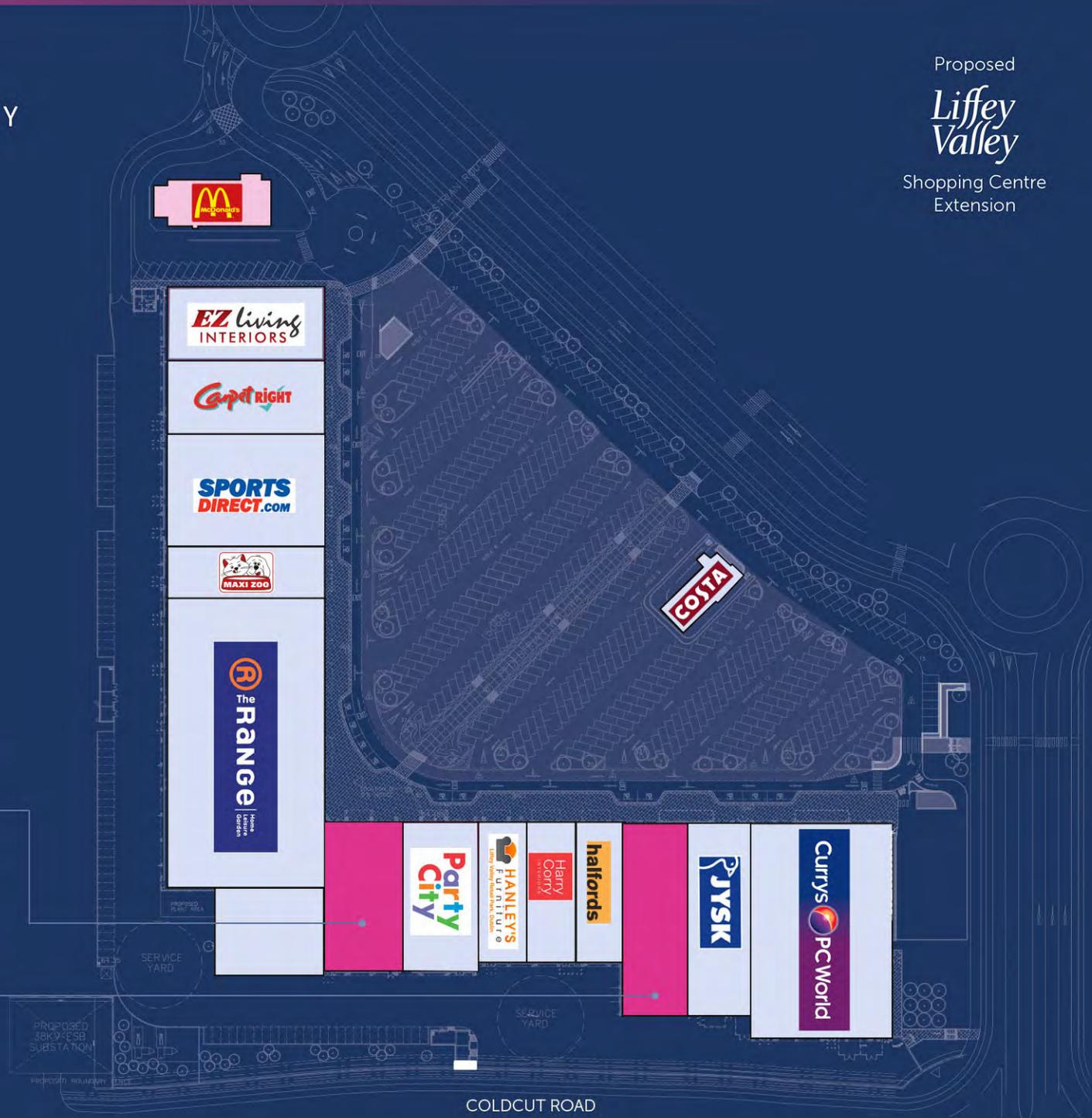
Paddy Connolly
4x4
Specialist 4x4 Repairs
Call 0800 400 400

OPPORTUNITY

Proposed
Liffey Valley
Shopping Centre
Extension

Unit 9A
To Let
9,975 ft² (GF)
+ 8,700 ft² (Mezz)

Unit 14B
To Let
10,721 ft²



COLDCUT ROAD



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