



# The Square Town Centre | Dublin

Prime retail and leisure opportunities within a true town centre





# Ireland / Dublin Stats

Ireland has been the fastest growing economy in the EU for the past 4 years (2014 - 2017) and set to continue until at least 2020 (Eurostat)

“ Ireland has one of the most educated workforces in the world. The share of 25-34 year olds in Ireland with a third level qualification is 52%, compared to an OECD average of 43%. (OECD) ”



Ireland has been named the best country in the world for the past six years in attracting high-value foreign direct investment (Global Locations Trends)



16/20 of the top global software companies have operations in Ireland (IDA)



The private consumption of goods and services in Ireland has grown by nearly 2% for the past four consecutive years (CSO)



Ireland has the youngest population in Europe with one third under 25 years of age and almost half the population under the age of 34 (IDA)



54% GDP growth since 2013 (CSO)



Unemployment levels approaching 6% (CSO)



Disposable income has never been higher (OECD)



Consumer sentiment trending at high levels





## The Square Stats

**13.5** MILLION FOOTFALL per annum | **577,500** SQ. FT RETAIL & LEISURE SPACE

**29** FOOD OUTLETS

**160** RETAIL OUTLETS

**13** SCREEN CINEMA



Superbly located retail and leisure destination on Dublin's M50 aerial route



Key anchor tenants include Tesco, Dunnes Stores and Debenhams



2,400 car parking spaces



Core catchment of 278,085 people and growing



Planned retail extensions



## Location

Highly accessible location - The Square Town Centre has an enviable position close to the junction of the N81 and the M50 Motorway.

Excellent road and public transport infrastructure servicing The Square Town Centre

- 19.8 million annual LUAS Red Line users - The LUAS Red line, which has its terminus adjacent to The Square, provides a direct and rapid link between The Square Town Centre and Dublin City Centre
- 11 Dublin Bus Routes service the centre with a number of these routes terminating at the centre - Tallaght is the third most densely populated area in the country after Dublin City Centre and Cork City Centre
- 20,000 employees in the area, Tallaght is the major commercial hub and social activity centre of South West Dublin. Major employees include Tallaght Hospital, The Civic Offices, Heaton's, Jacobs and Institute of Technology, Tallaght



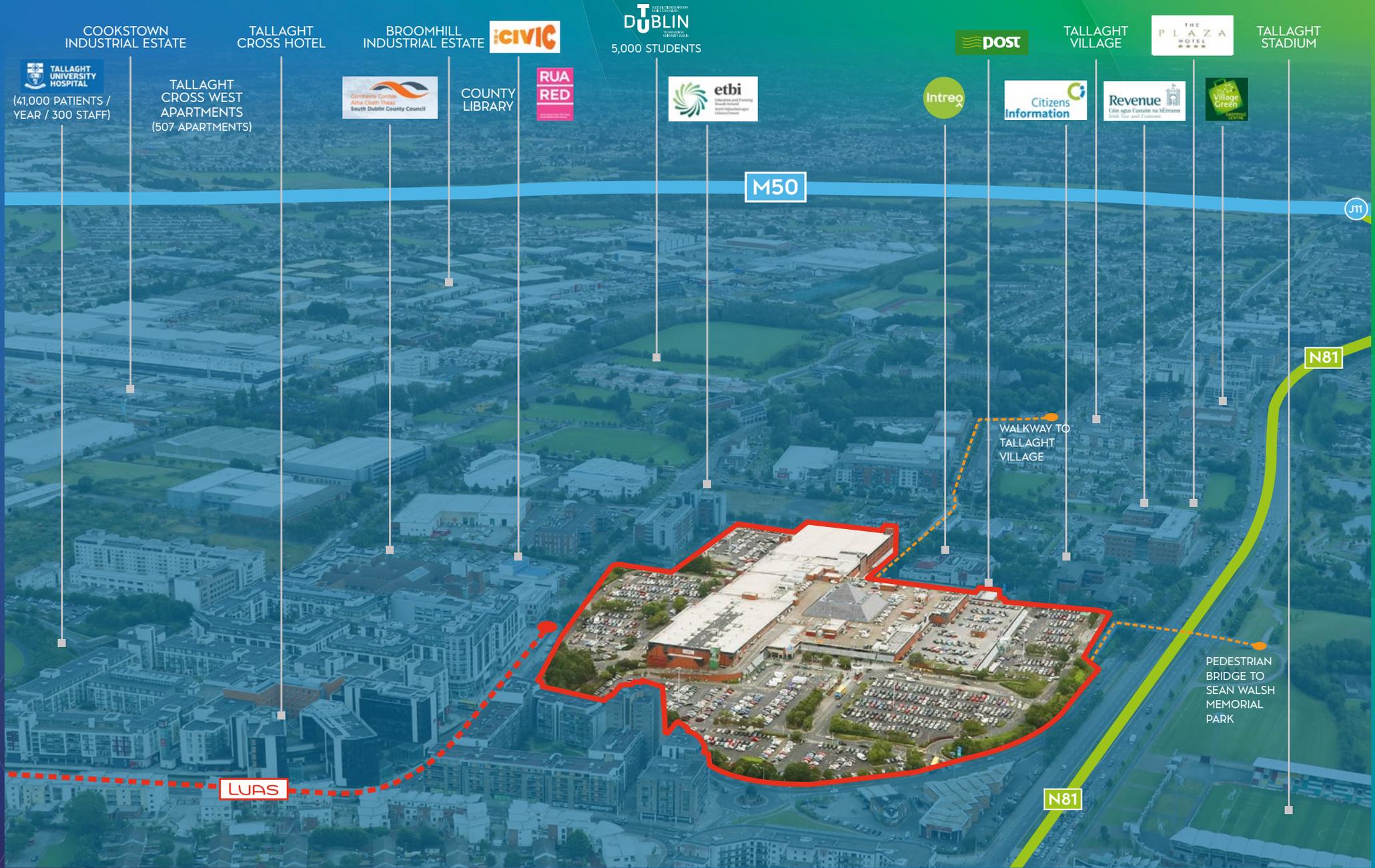


# Tallaght

“ An ideal retail and leisure destination on the M50 aerial route ”



# A true town centre



COOKSTOWN INDUSTRIAL ESTATE

TALLAGHT UNIVERSITY HOSPITAL  
(41,000 PATIENTS / YEAR / 300 STAFF)

TALLAGHT CROSS HOTEL

TALLAGHT CROSS WEST APARTMENTS  
(507 APARTMENTS)

BROOMHILL INDUSTRIAL ESTATE



COUNTY LIBRARY



DUBLIN  
5,000 STUDENTS



M50



TALLAGHT VILLAGE



TALLAGHT STADIUM

WALKWAY TO TALLAGHT VILLAGE

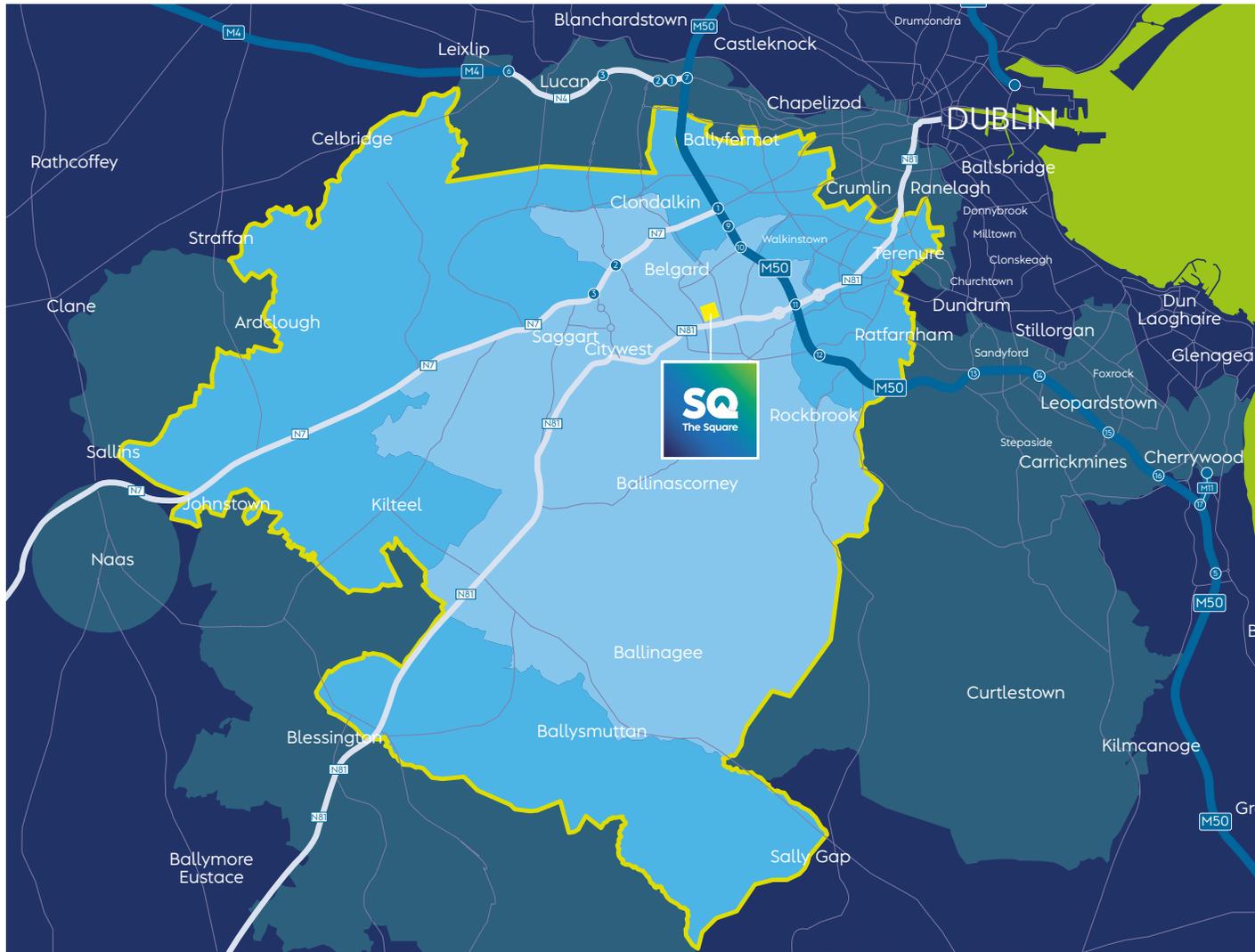
PEDESTRIAN BRIDGE TO SEAN WALSH MEMORIAL PARK

LUAS

N81

N81

J11



- Primary
- Secondary
- Tertiary
- Quaternary
- Core Catchment

Source CACI



## Demographics Key Stats



Total Catchment population  
**1.3 million**

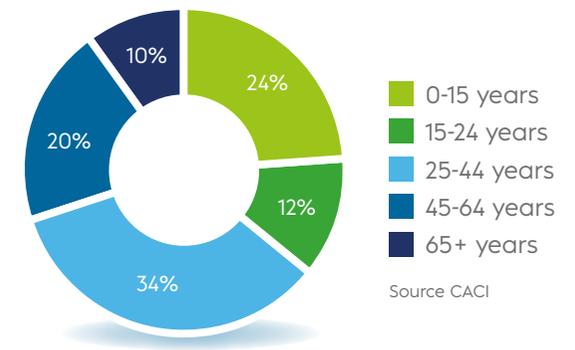


Current residential comparison  
goods spend of approximately  
**€202.4 million**



The catchment area of The  
Square has a population of  
**305,508** and has a potential  
comparison goods spend of  
**€637.90 million**

### Shopper Profile



Source CACI

# Centre Map



■ Transport Links  
■ Local Amenities/occupiers  
 For Indicative Purposes Only

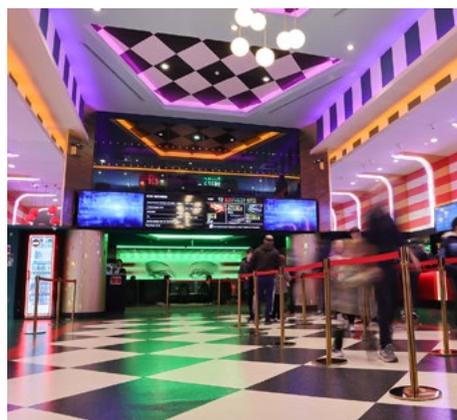
# SQ

## Retail Mix

“The Square Town Centre is the retail and leisure hub for the South West Dublin catchment area. It is the heart of the town, providing all of the town centre functions”

## Anchor Tenants

Strong tenant line up of International and National brands



## Retail & Leisure

Strong tenant line up of International and National brands;

RIVER ISLAND

PANDORA  
UNFORGETTABLE MOMENTS

H&M

SPORTS  
DIRECT.COM

Boots

MOVIES THE SQUARE

JD

SKECHERS

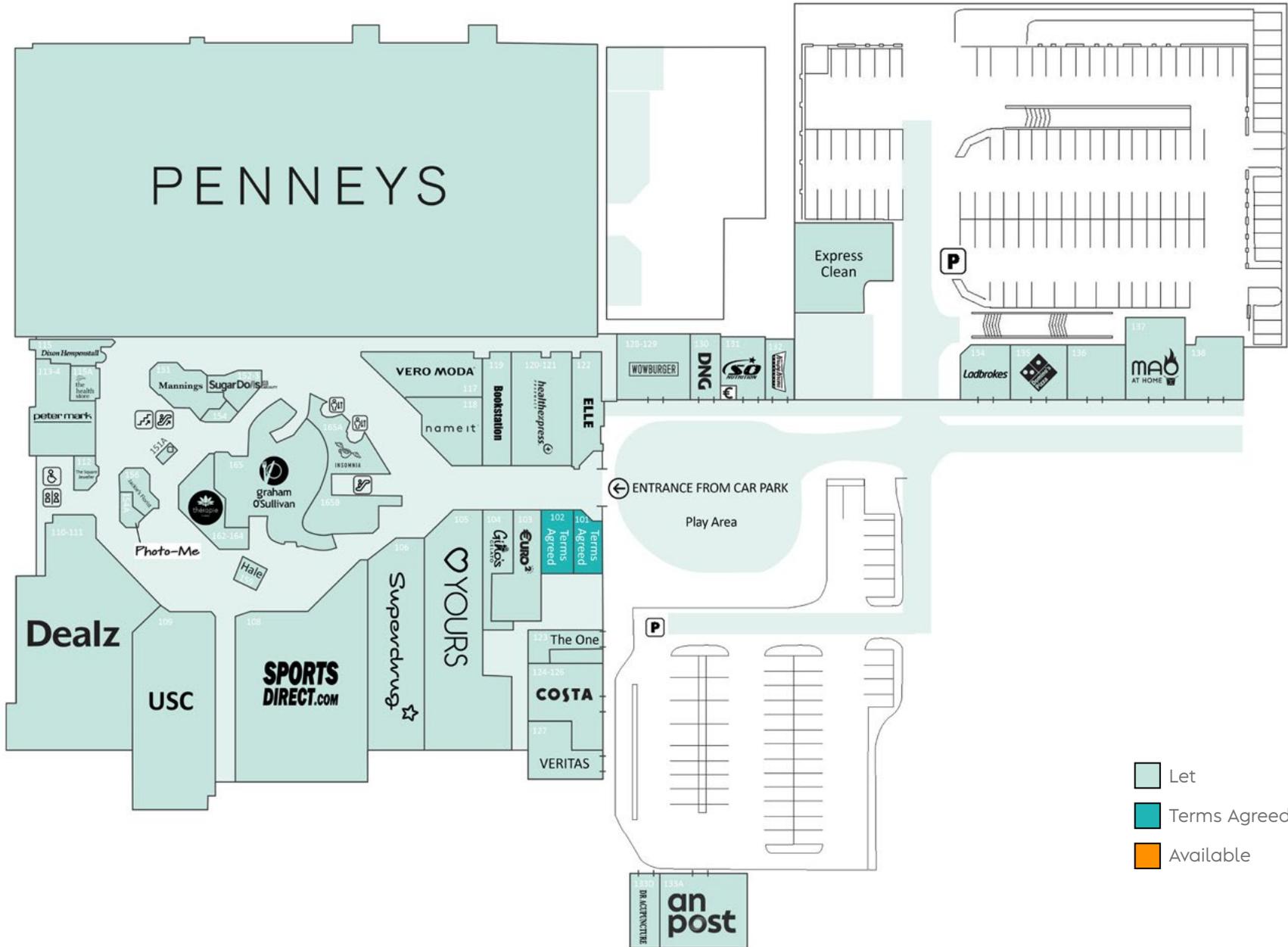
Nando's

McDonald's

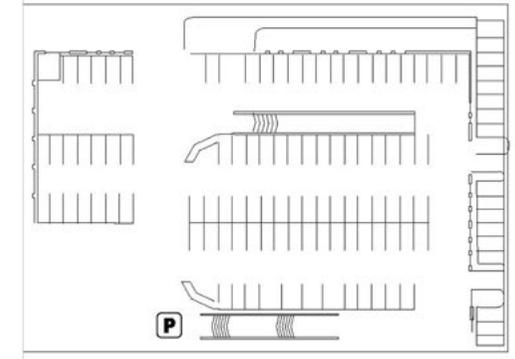
Krispy Kreme  
DOUGHNUTS



# FLOOR PLAN Level One



# FLOOR PLAN Level Two



- Let
- Terms Agreed
- Available





## Joint letting agents



Tel: +353 1 6477900  
www.bannon.ie

Hambleden House,  
19/26 Pembroke Street Lower,  
Dublin 2, Ireland

### Contacts

**Lorcan Keenan**  
lkeenan@bannon.ie  
+353 1 6477915

**James Quinlan**  
jqinlan@bannon.ie  
+353 1 6477900



+353 1 6399300  
www.cushmanwakefield.ie

164 Shelbourne Road,  
Ballsbridge, Dublin 4,  
Ireland

### Contacts

**Conor Niland**  
conor.niland@cushwake.com  
+353 1 639 9300

**Joanna Berry**  
joanna.berry@cushwake.com  
+353 1 639 9300

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