



# WATERFORD RETAIL PARK

SOUTH EAST'S PREMIER RETAIL PARK

**Harvey Norman**

**halfords**

*EZ living*  
FURNITURE



home store  
+ more

HOME  
FOCUS  
AT HICKETS

Currys PCWorld

snap fitness <sup>24/7</sup>



# WHY WATERFORD?

IRELAND'S  
**5TH LARGEST**  
CITY WITH  
FORECASTED  
**59%**  
POPULATION  
GROWTH  
PER  
PROJECT  
2040



WATERFORD  
**LARGEST**  
**URBAN**  
CENTRE IN  
THE SOUTH  
EAST REGION



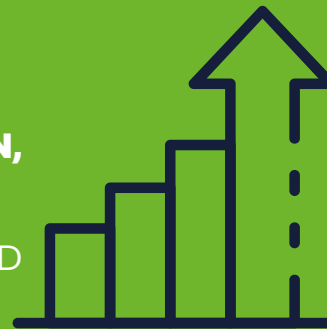
WATERFORD  
IS THE  
SOUTH EAST  
OF IRELAND'S  
**RETAIL AND**  
**TOURISM**  
CAPITAL



**1400 NEW**  
**HOMES**  
**REQUIRED**  
**ANNUALLY**  
TO 2040  
TO MEET  
**PROJECTED**  
**POPULATION**  
**GROWTH**



WATERFORD  
IS IRELAND'S  
**LARGEST**  
**GROWING**  
**CITY REGION,**  
BASED ON  
GROSS  
VALUE ADDED  
PER CAPITA



WATERFORD  
HAS THE  
**6TH HIGHEST**  
**RATING**  
**WITHIN EU,**  
BASED ON  
**JOB**  
**CREATION**  
**GROWTH**



# WATERFORD | DRIVE TIMES



**135,369**  
People in  
Core  
Catchment  
Area

**c. 700,000**  
People within  
60 Minute  
Drive

## WHY WATERFORD RETAIL PARK?

EXISTING  
HIGHLY SUCCESSFUL RETAIL PARK,  
OPERATING AT 100% OCCUPANCY

CLOSE PROXIMITY TO N25  
(WEXFORD TO CORK CITY) AND M9  
MOTORWAY PROVIDES EASY ACCESS  
FROM THE SURROUNDING AREA

SIGNIFICANT PROFILE ON THE  
WATERFORD OUTER RING ROAD AT  
CORK ROAD JUNCTION

4KM SOUTH OF  
WATERFORD CITY CENTRE

ESTABLISHED  
RETAIL DESTINATION  
FOR SOUTH EAST REGION

LOCATED CLOSE TO  
SOUTH EAST TECHNOLOGICAL UNIVERSITY  
(EX WATERFORD INSTITUTE OF TECHNOLOGY)  
WITH OVER 10,000 STUDENTS

# LOCATION ADVANTAGES

PROXIMITY TO  
M9 / CITY BY-PASS

JUST OFF MAIN  
CORK - ROSSLARE  
CORRIDOR (N25)

PROMINENT LOCATION  
ON MAIN ARTERIAL  
ROUTE INTO  
CITY CENTRE

ADJOINS OUTER RING  
ROAD, WHICH PROVIDES  
EASY ACCESS TO THE  
ENTIRE CITY + SUBURBS



# KEY FACTS

## TENANT LINEUP

**Harvey Norman**

**halfords**

*EZ living*  
FURNITURE



**home store**  
+ more

**HOME FOCUS**  
AT HICKEYS

Currys **PC World**

**snap fitness** 24/7



## THE PARK

CURRENTLY COMPRISING OF APPROX. **15,900 SQ. M** (170,500 SQ. FT) OF RETAIL ACCOMMODATION



**874** EXISTING SURFACE CAR PARK SPACES



POST PHASE 2 DEVELOPMENT WILL BE C. **24,200 SQ. M** (260,500 SQ. FT) AND **1,050** SURFACE CAR PARK SPACES



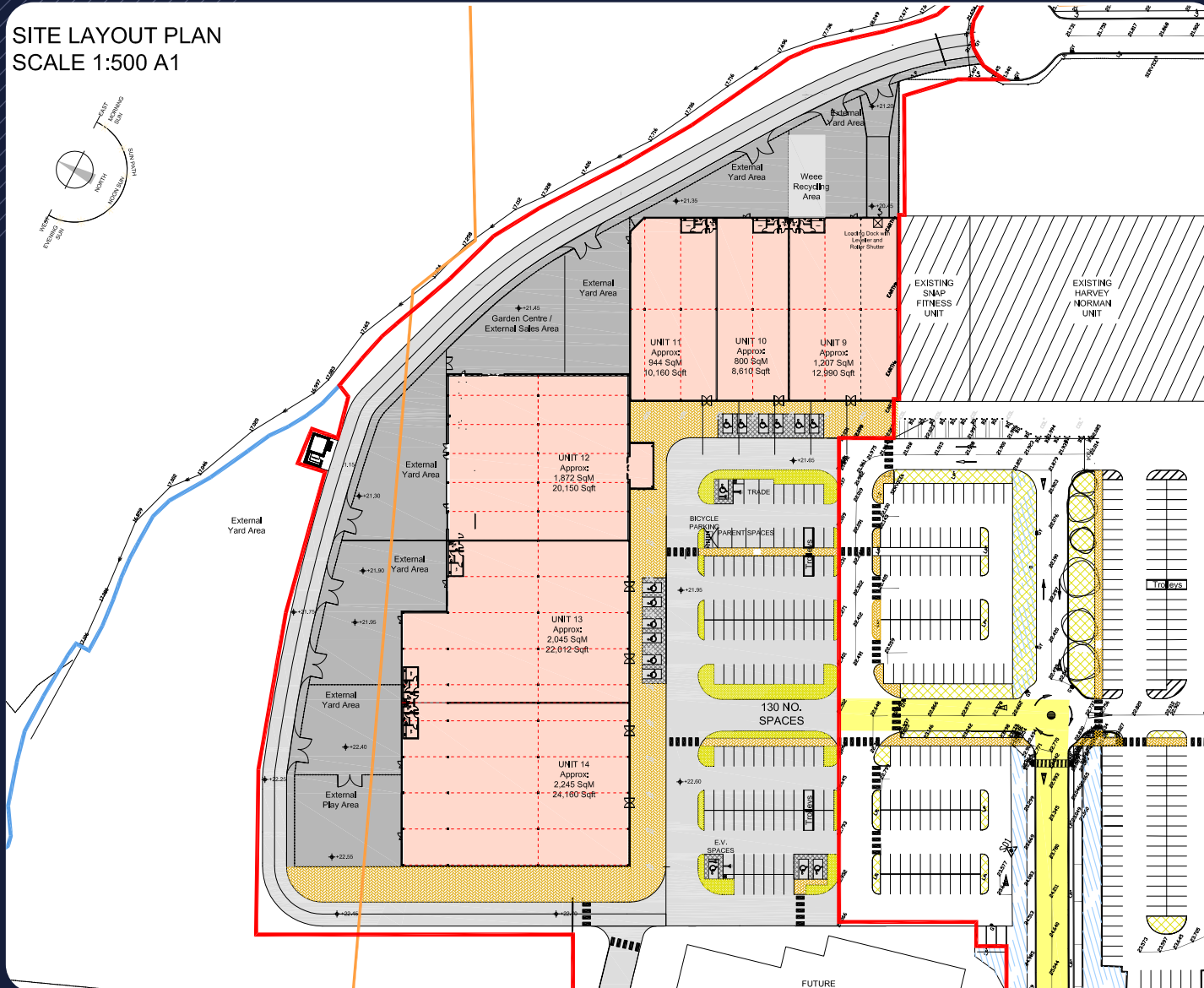


# AERIAL | EXISTING AND PHASE 2 UNITS



# FLOOR PLANS FOR PHASE 2 UNITS

SITE LAYOUT PLAN  
SCALE 1:500 A1



## ACCOMMODATION SCHEDULE

UNIT NO.	SQ. M	SQ. FT
9	1,207	12,990
10	800	8,610
11	944	10,160
12	1,872	20,150
13	2,045	22,012
14	2,245	24,160
<b>TOTALS</b>	<b>9,113</b>	<b>98,082</b>





# WATERFORD

## RETAIL PARK

AGENT



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