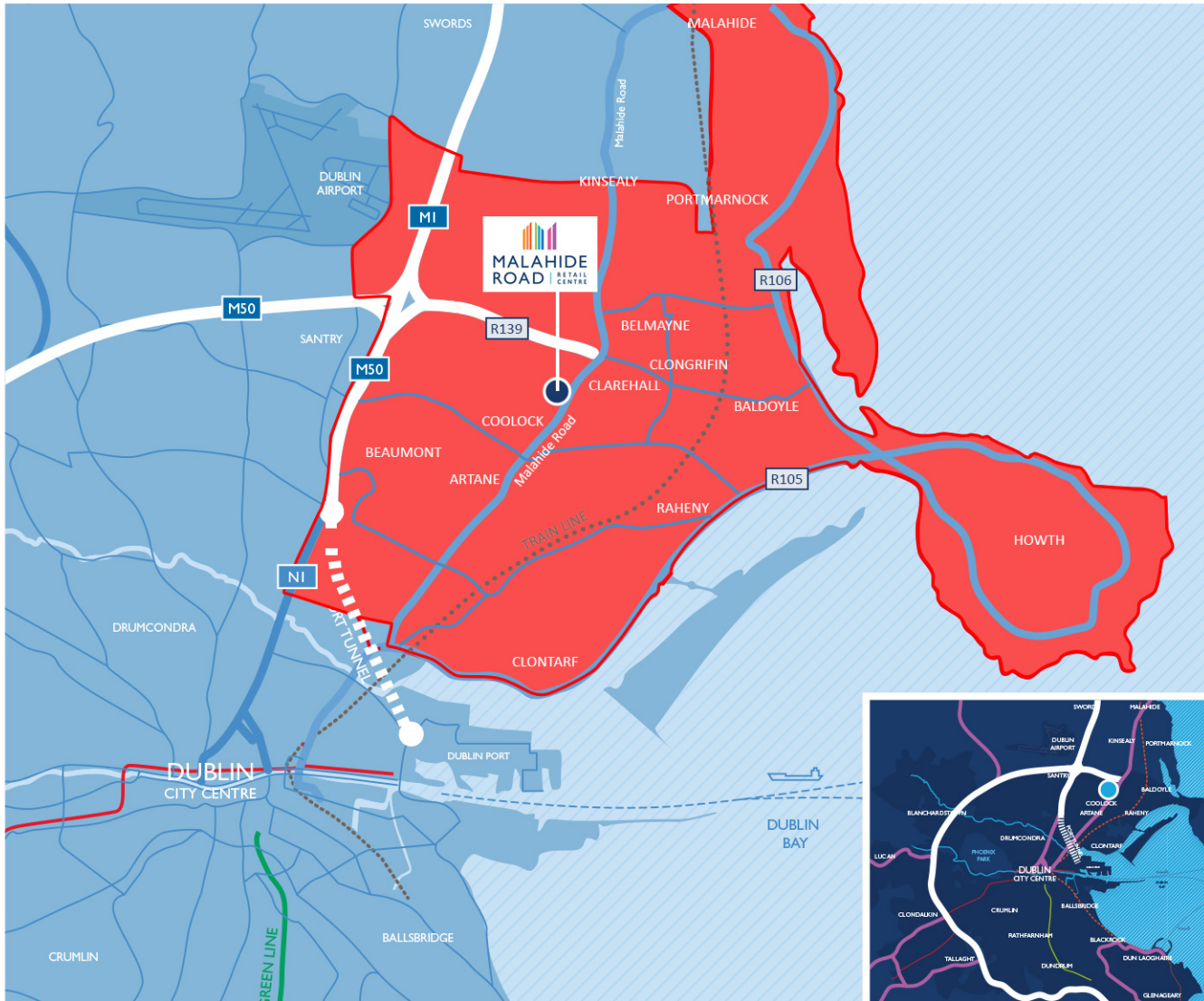




MALAHIDE ROAD | RETAIL CENTRE

HIGH PROFILE LEASING OPPORTUNITY

CATCHMENT



Catchment of 170,000 people
(over 45,800 households)



Access to the affluent
catchments of Clontarf, Howth,
Portmarnock & Malahide



High level of empty nesters,
young professionals and retirees
in the higher socio-demographic
in Clontarf, Howth and Malahide



High level of pre-family and
retirees in the higher
socio-demographic catchments
of Clontarf and Howth

LOCATION

Prime Retail Centre located on the Malahide Road, 8km North of Dublin City Centre & 4km from M50.

 <p>8 Minutes from M50</p>	 <p>Extremely high levels of daily vehicular traffic on Malahide Road Dual Carriageway</p>	 <p>High levels of employment in adjacent Malahide Road Industrial Estate</p>	 <p>Densely populated area - 170,000 people in catchment</p>	 <p>Strategic Development Zone within 2km (Clongriffin-Belmayne) with over 7,000 residential units planned</p>	 <p>Nearby occupiers include Supermacs, Topaz, Power City, Odeon Cinema, Clarehall and Northside Shopping Centres</p>
---	---	---	---	---	--



THE RETAIL CENTRE



RETAIL CENTRE OVERVIEW



Over 25,000 customer cars enter the Retail Centre per week



7 High profile retail units fronting onto Malahide Road

Existing Retailers include

Woodie's



halfords



right price tiles & wood flooring



Food & Beverage Offerings



COSTA



Easily accessible with ample free surface parking spaces on site



THE OPPORTUNITY



LAST REMAINING UNIT		
	GIA Sq.m	GIA Sq.ft
Unit 3	919 sq.m	9,892 sq.ft



MALAHIDE ROAD | RETAIL CENTRE

CONTACT



Tel: +353 1 6477900
www.bannon.ie

Hambleden House,
19/26 Pembroke Street Lower,
Dublin 2,
D02 WV96

JAMES QUINLAN

+353 (0)1 647 7900
jquinlan@bannon.ie
PSRA: 001830-002130

CIAN DUNNE

+353 (0)1 647 7900
cdunne@bannon.ie
PSRA: 001830-007119

BER D1

BER D2



St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2,
D02 PH42

EMMA COFFEY

+353 (0)1 638 2700
ecoffey@lisney.com
PSRA: 001848-004542

JENNIFER PRUNTY

+353 (0)1 638 2700
jprunty@lisney.com
PSRA: 001848-006409

These particulars are issued by the agents on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, the agents, for themselves and for the vendor/lessor whose agents they are, give notice that – (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither the agents nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU0047010 © Government of Ireland.