



WATERFORD

RETAIL PARK

SOUTH EAST'S PREMIER RETAIL PARK

Harvey Norman

halfords

EZ living
FURNITURE



home store
+ more

HOME
FOCUS
AT HICKEYS

Currys  **PC World**

snap fitness 24/7



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

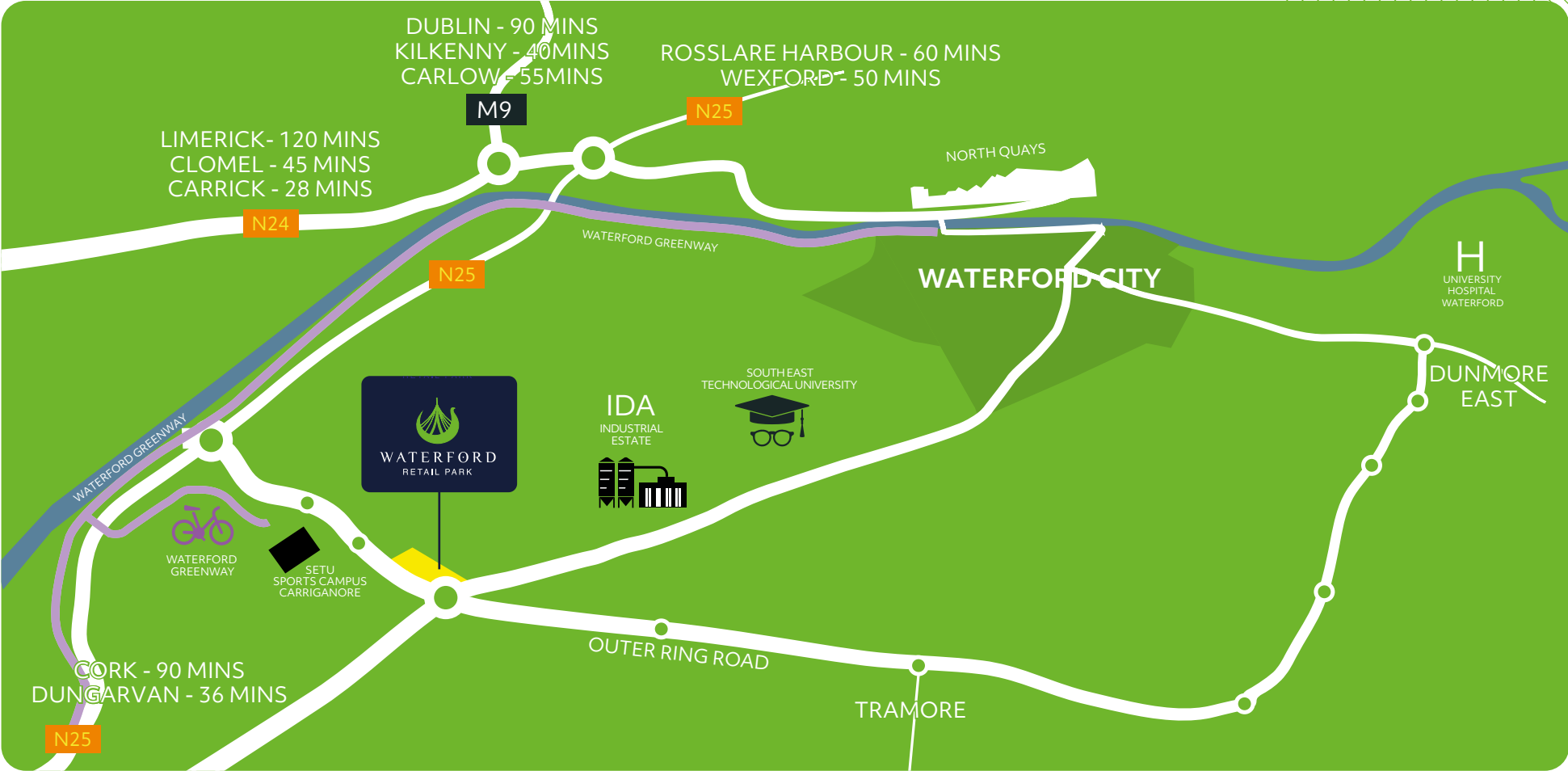
LOCATION ADVANTAGES

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
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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



[illegible]

UNIT NO.	SQ. M	SQ. FT
9	1,207	12,990
10	800	8,610
11	935	10,005
12	1,872	20,150
13	2,045	22,012
14	2245	24,160
TOTALS	9,104	97,927



WATERFORD

RETAIL PARK

AGENT



Tel: +353 1 6477900
www.bannon.ie

JAMES QUINLAN

jquinlan@bannon.ie

+353 (1) 6477900

PSR: 001830-002130

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