



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

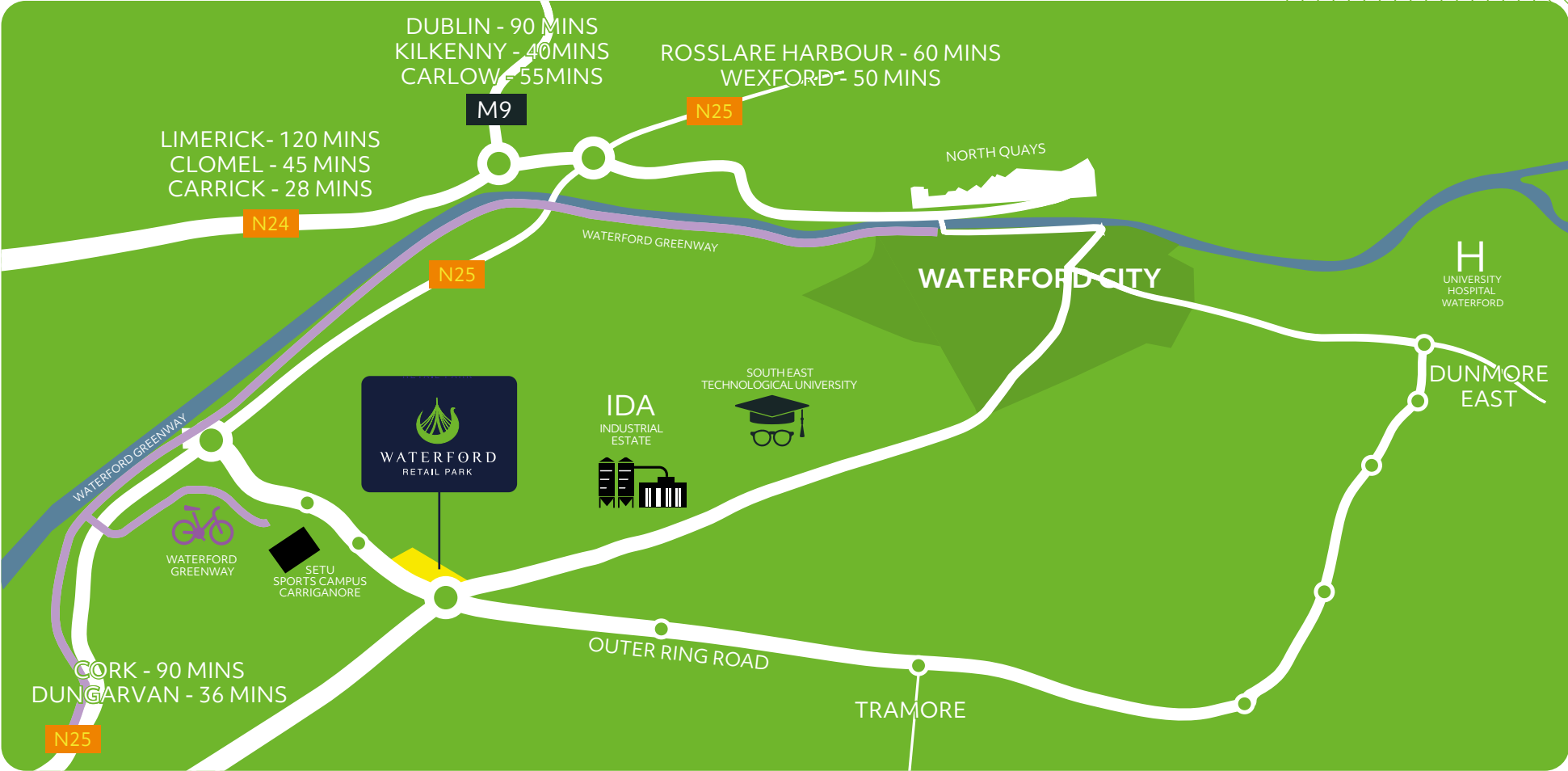
LOCATION ADVANTAGES

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
AT HICKEYS

Currys **PC World**

snap fitness 24/7

THE PARK



CURRENTLY COMPRISING
OF APPROX. **14,000 SQ. M**
(150,700 SQ. FT) OF RETAIL
ACCOMMODATION



940 EXISTING SURFACE
CAR PARK SPACES



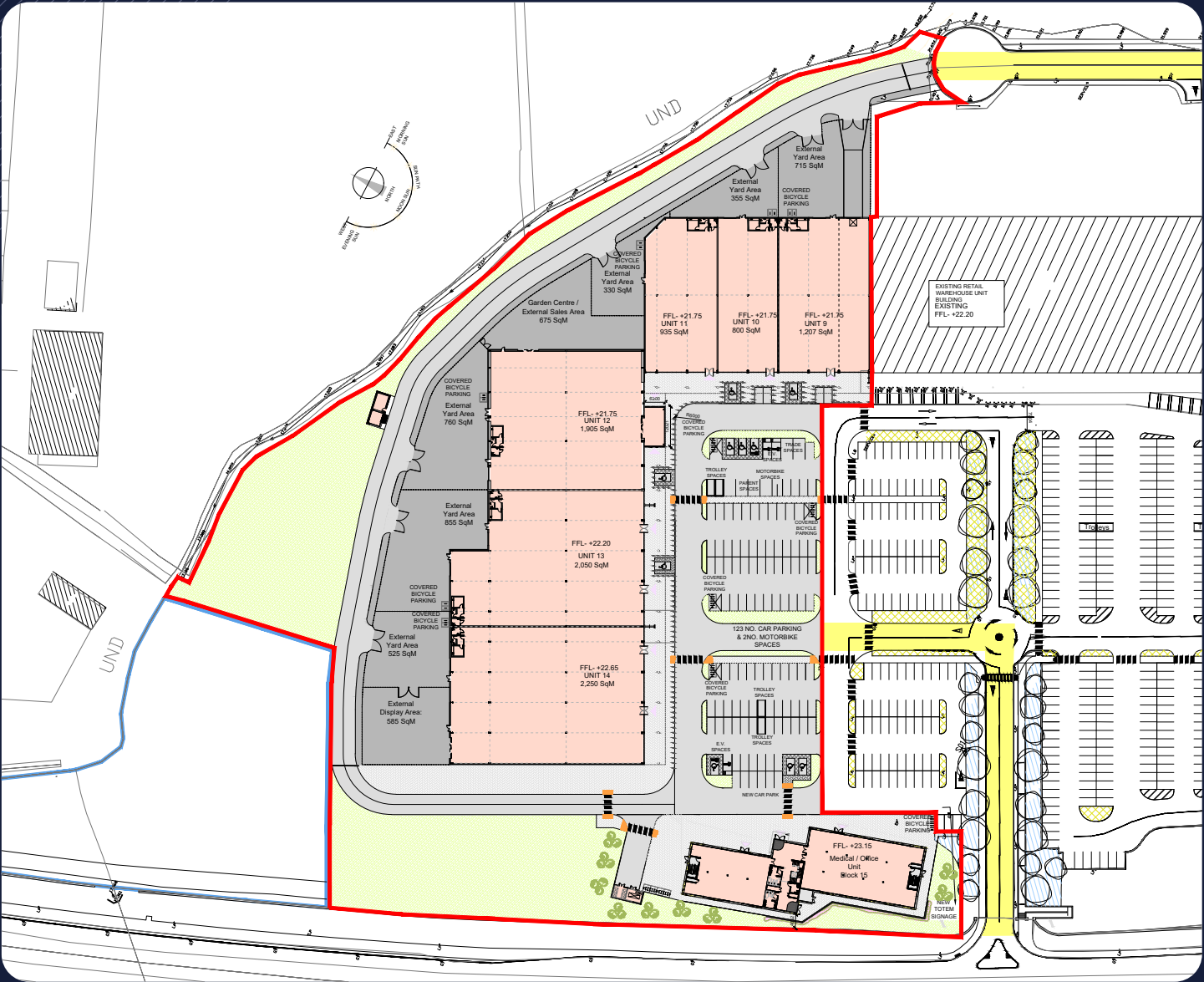
POST PHASE 2 DEVELOPMENT WILL BE
C. 23,146.95 SQ. M (249,151 SQ. FT) OF
RETAIL ACCOMMODATION AND 1,050
SURFACE CAR PARK SPACES



AERIAL | EXISTING AND PHASE 2 UNITS



FLOOR PLANS FOR PHASE 2 UNITS



ACCOMMODATION SCHEDULE

UNIT NO.	SQ. M	SQ. FT
9	1,207	12,992
10	800	8,611
11	935	10,064
12	1,905	20,505
13	2,050	22,012
14	2,250	24,219
TOTALS	9,147	98,457



WATERFORD

RETAIL PARK

AGENT



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