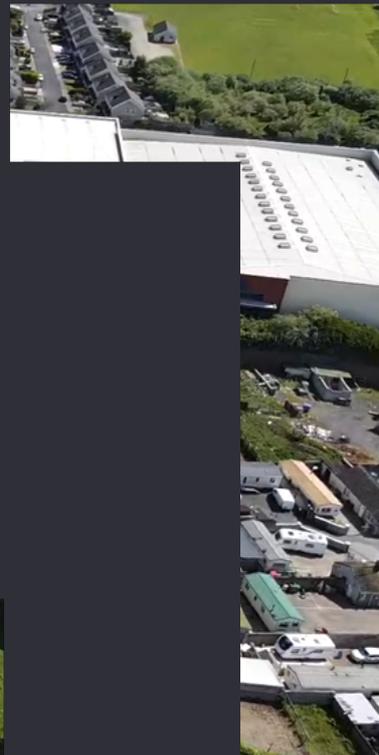
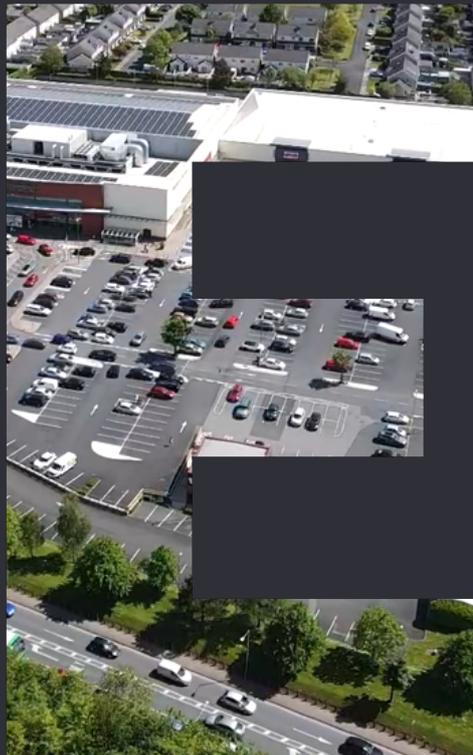


October 2025

Edition no. 46



# Bannon **Retail Pulse**



# Robust Leasing Activity

Occupancy rates across tracked retail schemes and high streets have remained strong throughout the year, with available space increasingly difficult to secure for expanding retailers. Demand continues across all sectors from both national and international brands including new entrants. To date, activity in take-up has been robust, and below we highlight some notable new openings and signings so far.

## Notable Openings / Signings

### The Fragrance Shop

have opened their first store in Blanchardstown

### ARKET

have opened their first Irish store on the corner of Dawson and Nassau St

### Normal

have signed for their first Irish store on the Ilac Centre, due to open mid-November



have opened on Dawson Street

### MANGO

opened their flagship store on Grafton Street

### Subdued

opened their first Irish store on Grafton St

### pampling

have signed their first Irish store on Grafton St

### REISS

opened their first shopping centre store in Dundrum



Opening in Cork early November



have signed for a new store in The Square Tallaght



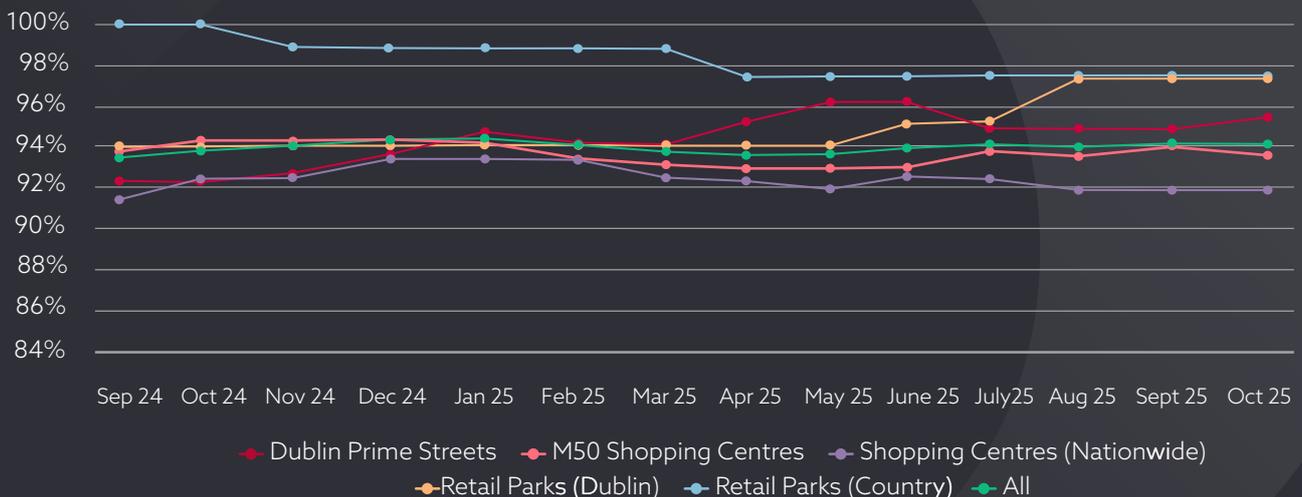
have agreed a deal for Liffey Valley



have signed for their first Irish store in Dundrum

## Bannon Retail Occupancy Tracker

Tracked Representative Sample



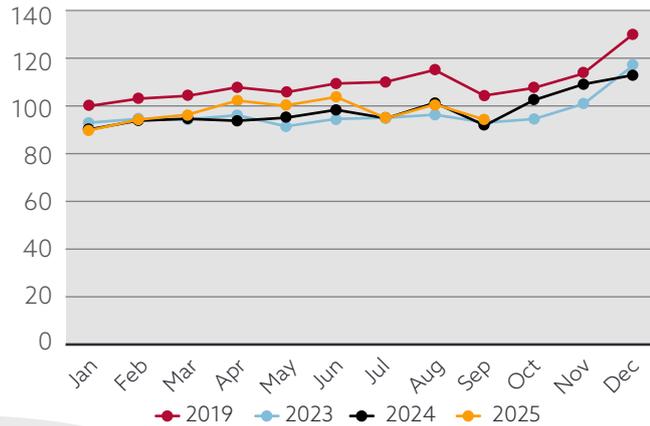
# Bannon Trading Analysis

As at 30th September 2025



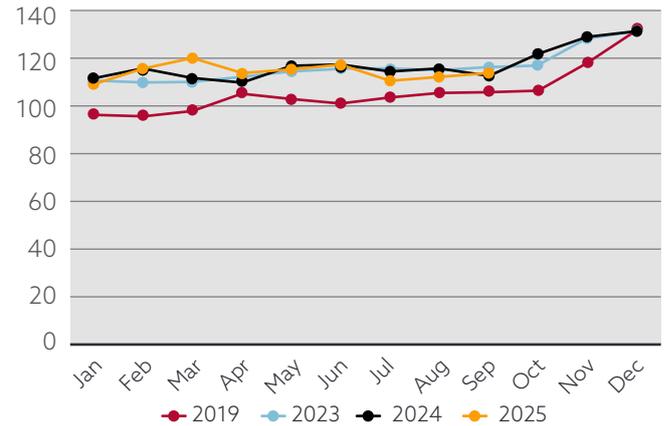
## Shopping Centre Footfall

(Indexed: Based = Jan '19)



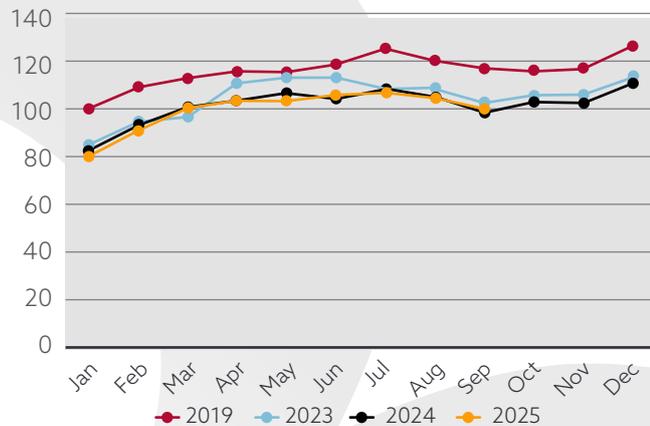
## Retail Park Footfall

(Indexed: Based = Jan '19)



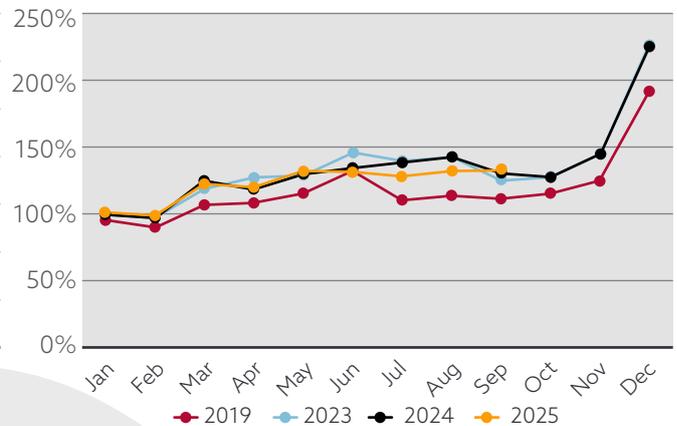
## High Street Footfall

(Indexed: Based = Jan '19)



## Ratio - Sales : Footfall

(Indexed: Based = Jan '19)



Footfall across our shopping centre portfolio in September 2025 was 1.1% ahead of September 2024. Sales for the month were 2.2% ahead of September 2024.



High street footfall in September 2025 was 1.0% ahead of September 2024 and 14.5% behind pre-COVID levels (September 2018).



Footfall across our retail park portfolio in September 2025 was 0.7% ahead of September 2024.

Data is preliminary in nature and subject to revision.

# Expert Insight

By Neil Bannon



## Demographics impact on more than voting



The recent presidential election saw a lot of discussion on Ireland's demographics with an anticipated schism between younger and older voters deemed to be key to the outcome by many commentators. Demographics are always in focus in the retail sector whether it is the focus of retailers who are targeting a specific cohort of customers, or an investor or developer assessing the depth of the available spend pool by analysing the catchment of an asset.

In the retail sector we are focused on very specific areas relevant to the client. Whether we are assessing the customers available to an expanding retailer in a target area or tailoring the occupier mix for a scheme to ensure it maximises its appeal to the local catchment, understanding and monitoring socio-demographic trends is key. At Bannon we have the advantage of having a leasing and or property management role in over 10m sq. ft. of Irish retail space attracting 130m+ customer visits per annum. This coalface knowledge and experience combined with data from the CSO, the census, the household budget survey, the ESRI, Eurostat and the Pobal index amongst others allows us to create customer profiles for clients.

The macro data underscores a positive picture for the retail landscape. Compared to Europe, a greater proportion of the Irish population is younger in every age category up to 45 and less of our population is between 45 and 84. There proportion of 25-29-year-olds in Ireland is 36% more than in Europe overall. However the macro data is of little relevance to each scheme, the catchment for Dundrum differs to Blanchardstown which differs to Blackpool in Cork. The age profile of Pavilion's catchment is different now than it was 25 years ago when it opened. The enormous growth in housing in locations such as Citywest and Adamstown means the catchment is evolving every week as new homes are occupied. The need for and value of granular customer data is why we established Real Estate Analytics Ireland (REAI), our research arm which is helping clients devise and implement strategies for their portfolios across the Irish market.

To quote W. Edwards Deming "In God we trust, all others must bring data".

October 2025

# Bannon Retail Pulse

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