



**SWAN**  
RATHMINES





## STRATEGICALLY LOCATED



Located in the Heart of Rathmines.



3 kilometres south of the City Centre



Easily accessible from all major transportation links



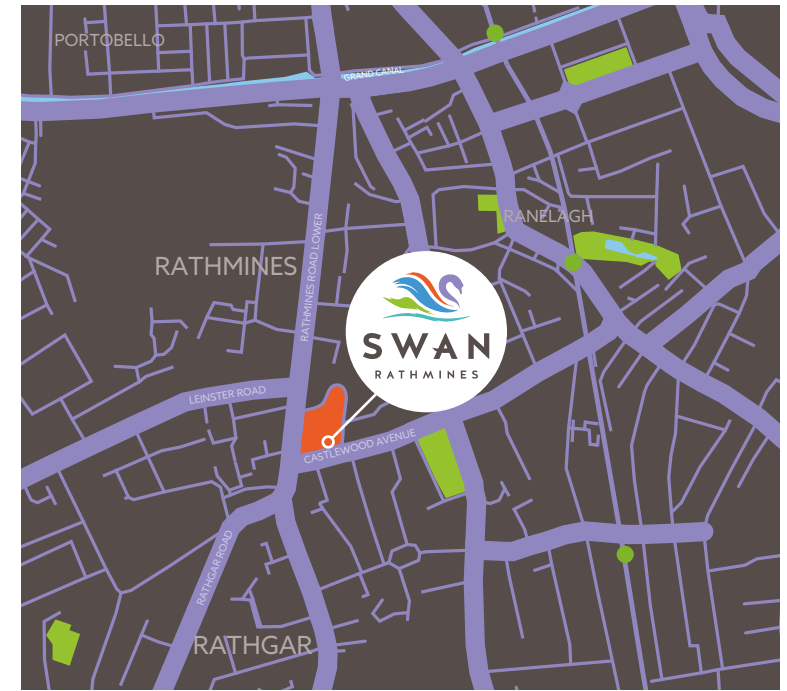
Luas Stations at Ranelagh and Beechwood within 10 minutes walk



20 minutes' walk from the City Centre



199,766 people within a 2 mile catchment area\*



## CATCHMENT & DEMOGRAPHICS

- 84,000 affluent A and B profile catchment within 2 mile radius
- 47% of 2 mile catchment aged between 20-39
- 26,747 students within a 2 mile radius

\*Ref: one-eighty-degrees



## KEY FACTS

- C. 16,000 sq. m (173,000 sq. ft) of Retail & Leisure Accommodation
- 50 Shops
- 8 Screen Omniplex Cinema
- 327 Underground Car Parking Spaces
- Anchored by Dunnes Stores and Omniplex

**DUNNES STORES** **OMNIPLEX**



# GROUND FLOOR UNITS

CASTLEWOOD TERRACE

- AVAILABLE UNITS
- TERMS AGREED
- UNDER OFFER
- IN LEGALS



- A Hale Vape
- B Bubble & Squeak
- C Image Express

BER B3 D2

LOWER RATHMINES ROAD

# FIRST FLOOR UNITS

CASTLEWOOD TERRACE

- AVAILABLE UNIT
- TERMS AGREED
- UNDER OFFER

CASTLEWOOD AVENUE



LOWER RATHMINES ROAD

- E OFFICES
- F MEDICAL CENTRE
- G OFFICES
- H OFFICES

BER B3 D2

## TENANTS INCLUDE

**DUNNES STORES**



**TIGER**



**OMNIPLEX**



DAVID CULLEN  
Jewellers

**HOLLAND & BARRETT**  
we're good for you



**Bookstation**



*The Art of Coffee*



## RETAIL OPPORTUNITIES

- Flexible lease terms
- Quoting terms and property costs available on request
- Units G&H – First Floor office/leisure opportunity extending to 138 sq.m (c. 1,485 sq.ft)
- E – 119 sq.m office / retail space
- Excellent retail/ restaurant opportunities from 138 sq.m to 270 sq.m



\*Ref: one-eighty-degrees



# SWAN

## RATHMINES

### CONTACT



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