



## The Square Town Centre | Dublin

Prime retail and leisure opportunities within a true town centre







## Ireland / Dublin Stats

Ireland has been the fastest growing economy in the EU for the past 4 years (2014 - 2017) and set to continue until at least 2020 (Eurostat)

“Ireland has one of the most educated workforces in the world. The share of 25-34 year olds in Ireland with a third level qualification is 52%, compared to an OECD average of 43%. (OECD)”



Ireland has been named the best country in the world for the past six years in attracting high-value foreign direct investment (Global Locations Trends)



16/20 of the top global software companies have operations in Ireland (IDA)



The private consumption of goods and services in Ireland has grown by nearly 2% for the past four consecutive years (CSO)



Ireland has the youngest population in Europe with one third under 25 years of age and almost half the population under the age of 34 (IDA)



54% GDP growth since 2013 (CSO)



Unemployment levels approaching 6% (CSO)



Disposable income has never been higher (OECD)



Consumer sentiment trending at high levels







## The Square Stats

**13.5** | **577,500** <sup>sq.</sup> <sub>ft</sub>

MILLION  
FOOTFALL  
per annum

RETAIL & LEISURE  
SPACE

**29**

FOOD  
OUTLETS

**160**

RETAIL  
OUTLETS

**13**

SCREEN  
CINEMA



Superbly  
located retail  
and leisure  
destination  
on Dublin's  
M50 aerial  
route



Key anchor  
tenants  
include  
Tesco,  
Dunnes  
Stores and  
Debenhams



2,400 car  
parking  
spaces



Core  
catchment  
of 278,085  
people and  
growing



Planned  
retail  
extensions



## Location

Highly accessible location – The Square Town Centre has an enviable position close to the junction of the N81 and the M50 Motorway.

Excellent road and public transport infrastructure servicing The Square Town Centre

- 19.8 million annual LUAS Red Line users – The LUAS Red line, which has its terminus adjacent to The Square, provides a direct and rapid link between The Square Town Centre and Dublin City Centre
- 11 Dublin Bus Routes service the centre with a number of these routes terminating at the centre • Tallaght is the third most densely populated area in the country after Dublin City Centre and Cork City Centre
- 20,000 employees in the area, Tallaght is the major commercial hub and social activity centre of South West Dublin. Major employees include Tallaght Hospital, The Civic Offices, Heatons, Jacobs and Institute of Technology, Tallaght







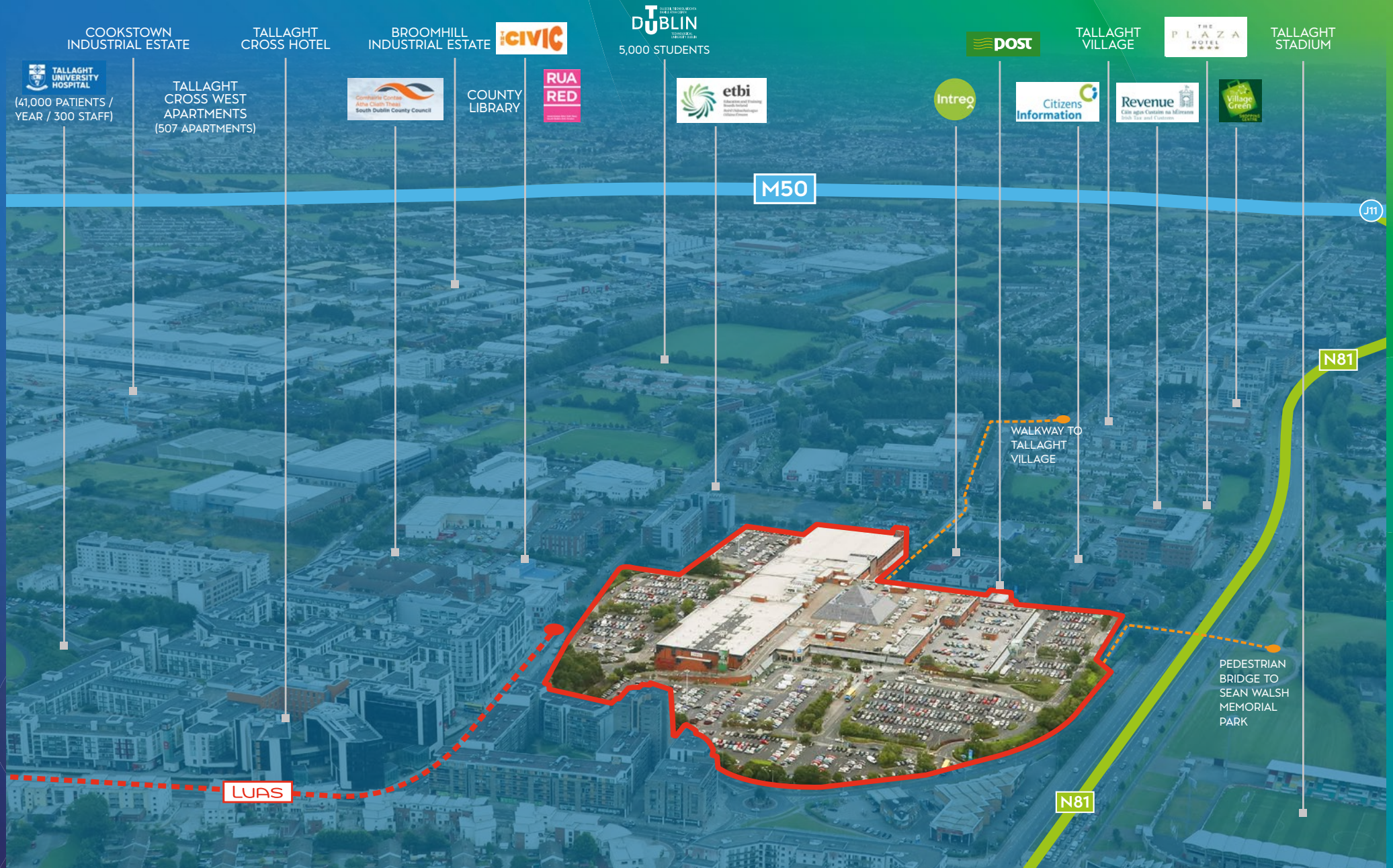
## Tallaght

“An ideal retail and leisure destination on the M50 aerial route”





# A true town centre







## Demographics Key Stats



Total Catchment population  
**1.3 million**

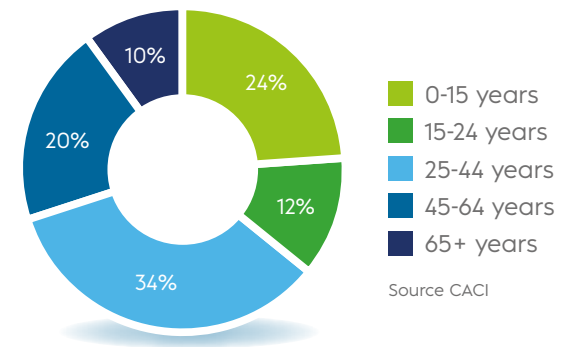


Current residential comparison  
goods spend of approximately  
**€202.4 million**



The catchment area of The  
Square has a population of  
**305,508** and has a potential  
comparison goods spend of  
**€637.90 million**

## Shopper Profile



# Centre Map



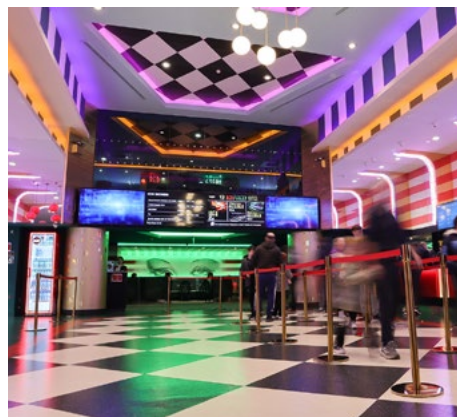


## Retail Mix

“The Square Town Centre is the retail and leisure hub for the South West Dublin catchment area. It is the heart of the town, providing all of the town centre functions”

## Anchor Tenants

Strong tenant line up of International and National brands



## Retail & Leisure

Strong tenant line up of International and National brands;

RIVER ISLAND

PANDORA  
UNFORGETTABLE MOMENTS

H&M

SPORTS  
DIRECT.COM

Boots

MOVIES THE SQUARE

JD

SKECHERS

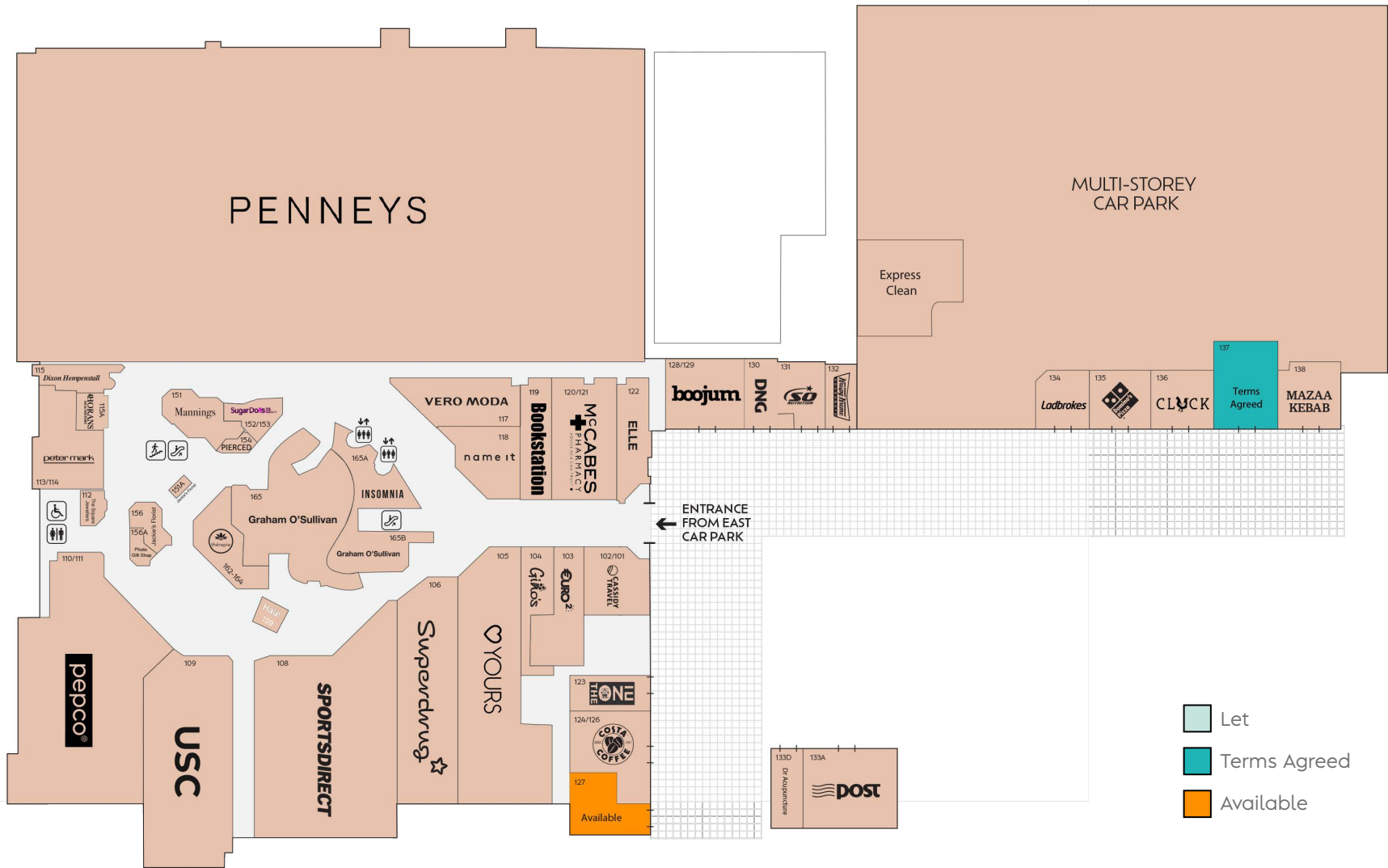
Nando's

McDonald's

Krispy Kreme  
DOUGHNUTS



FLOOR PLAN  
Level One



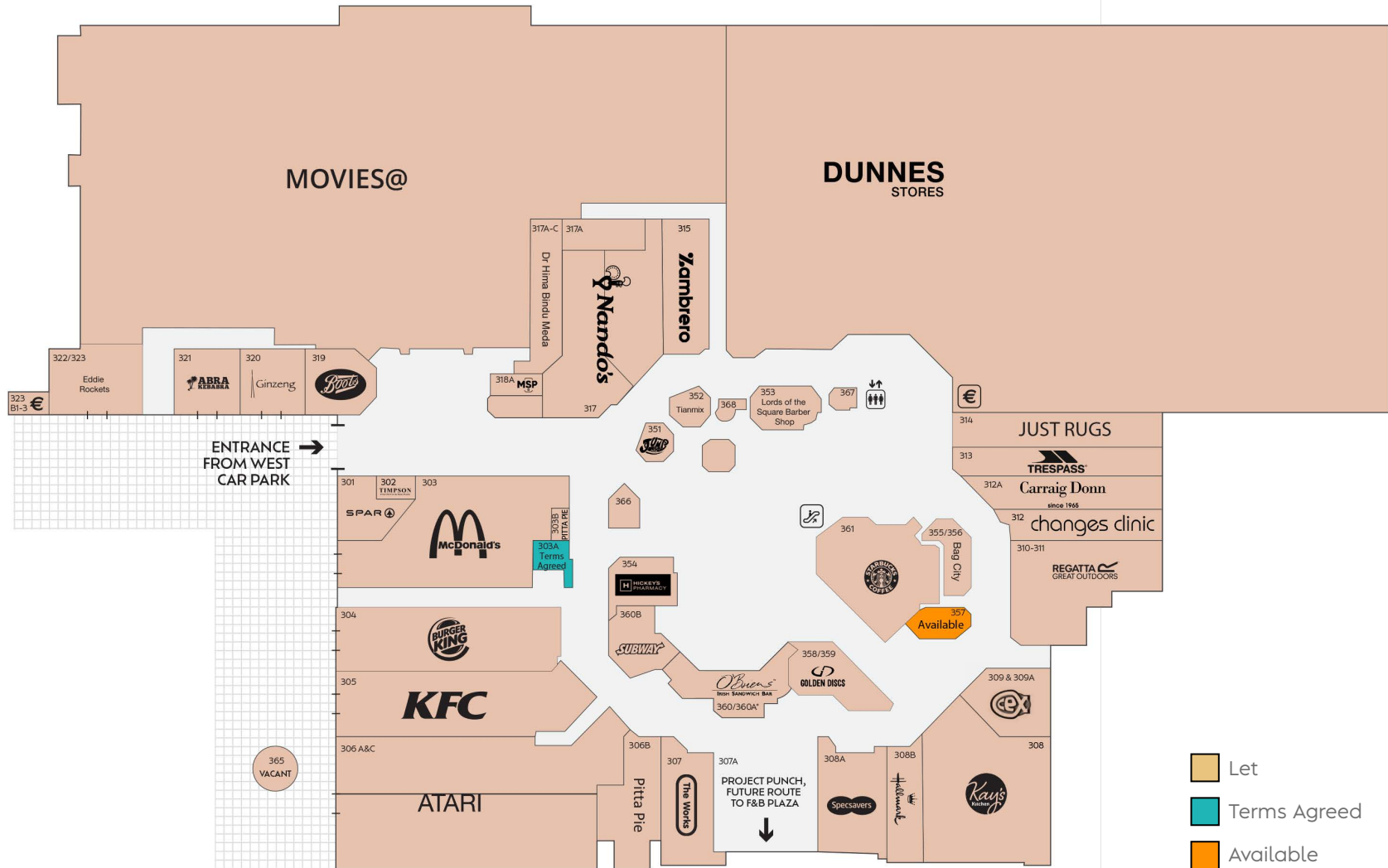


# FLOOR PLAN Level Two





FLOOR PLAN  
Level Three







## Joint letting agents



Tel: +353 1 6477900  
[www.bannon.ie](http://www.bannon.ie)

Hambleden House,  
19/26 Pembroke Street Lower,  
Dublin 2, Ireland

### Contacts

**Darren Peavoy**

**Daniel Murphy**

**Mark Hayden**



+353 1 6399300  
[www.cushmanwakefield.ie](http://www.cushmanwakefield.ie)

164 Shelbourne Road,  
Ballsbridge, Dublin 4,  
Ireland

### Contacts

**Karl Stewart**

**Conor Niland**

**Caroline O'Connor**

Cushman & Wakefield and Bannon on behalf and for vendors or lessors of this property, whose agent it is, gives notice that: (1) The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (3) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication Date: February 2023.