

HIGH-PROFILE RETAIL AND HOSPITALITY OPPORTUNITIES IN  
ONE OF DUBLIN'S MOST ESTABLISHED SUBURBAN SHOPPING  
DESTINATIONS WITH STRONG TENANT LINE-UP



# ASHLEAF

SHOPPING CENTRE

WALKINSTOWN, DUBLIN 12



Whitehall  
Road W

Cromwellsfort  
Road

Kimmage  
Road W

St Agnes Road



**BDM**  
Property

## Key Features

- Prominent frontage onto Cromwellsfort Road and Whitehall Road West with high daily footfall.
- Anchored by Dunnes Stores (88,344 sq.ft) and FlyeFit Gym (23,875 sq.ft), alongside national and international retailers including McDonald's, Specsavers, Starbucks and Tuthills.
- Diverse mix of retail, food & beverage, leisure, office and service occupiers.
- On-site underground car parking for approximately 600 cars.
- Positioned within a densely populated residential catchment area, approximately 8km south-west of Dublin City Centre, with strong public transport links.



### Notable occupiers include:

Dunnes Stores, McDonald's, FlyeFit Gym, Specsavers, Starbucks, Tuthills, Cosgraves Butchers, Patrick Moore Opticians, McCabes Pharmacy, Health Matters and a range of independent fashion, gift, and service operators.



## Description & Opportunity

Ashleaf Shopping Centre comprises approximately 180,000 sq.ft. of retail, hospitality, leisure and office accommodation arranged over two floors, with the added benefit of on-site underground parking for approximately 600 cars.

The scheme is anchored by Dunnes Stores (88,344 sq.ft) and FlyeFit Gym (23,875 sq.ft), supported by a diverse tenant mix including McDonald's, Specsavers, Starbucks, Tuthills, Cosgraves Butchers, Health Matters and McCabes Pharmacy, alongside independent fashion, gift and service operators.

Located at the busy intersection of Cromwellsfort Road and Whitehall Road West, the centre enjoys excellent visibility and serves a dense suburban catchment area. The combination of national brands and long-established local businesses positions Ashleaf as the core retail and service hub for the surrounding community.

### The layout of the scheme provides opportunities for:

- Ground floor units with high passing footfall and strong convenience-led trade.
- First floor units suitable for leisure, medical, office, or destination F&B concepts.
- Kiosk and small-unit options ideal for service retail and grab-and-go operators.

Vacant units range from small kiosks to large-format retail spaces exceeding 2,900 sq.ft, with potential for configuration or amalgamation subject to requirements.

Signage opportunities to both Cromwellsfort Road and Whitehall Road West provide incoming occupiers with scope to enhance brand profile. Flexible leasing terms are available to suit a variety of uses, including retail, food and beverage, leisure, medical and community services (STPP).

## Location

Ashleaf Shopping Centre is prominently positioned at the junction of Cromwellsfort Road and Whitehall Road West in Crumlin, approximately 8 km south-west of Dublin City Centre and less than 8 minutes' drive from the M50 motorway, providing rapid access to the wider Dublin region.

The scheme benefits from excellent connectivity, with multiple Dublin Bus routes serving the immediate area and the Luas Red Line within a short distance. The shopping centre is set within a densely populated suburban catchment area, surrounded by established residential neighbourhoods, primary and secondary schools and local sports clubs.

Ashleaf is the main shopping hub for the local community, offering a great mix of everyday essentials and a variety of stores for contrasting products all centred around its key anchor, Dunnes Stores. The centre also supports a complementary mix of national and international brands, food and beverage outlets, leisure uses and essential local services.



## Catchment & Demographics

Ashleaf Shopping Centre benefits from a substantial and well-established suburban catchment area covering Crumlin, Walkinstown, Drimnagh, Perrystown, Templeogue and Kimmage as well as drawing customers from across the wider southwest Dublin region.

### POPULATION

- Crumlin (all EDs labelled Crumlin): 19,287 residents
- Walkinstown (all EDs labelled Walkinstown): 7,422 residents
- Templeogue (overall suburb): 18,076 residents
- Together, these three areas amount to 44,875 in the broader core catchment.
- Greater Dublin Area equates to 2,082,605 residents as of the 2022 census.

### DEMOGRAPHIC PROFILE

- Strong proportion of family households, students, and working-age residents.
- Dense residential housing in the immediate area, with above-average public transport usage but also strong private car ownership for suburban Dublin.
- Established customer base for convenience retail, food & beverage, leisure, and essential local services.



## Transport

### ROAD ACCESS

- Prominent frontage to Cromwellsfort Road and Whitehall Road West, both key arterial routes through Crumlin and Walkinstown.
- Less than 8 minutes' drive to the M50 motorway, linking to all main Dublin radial routes.

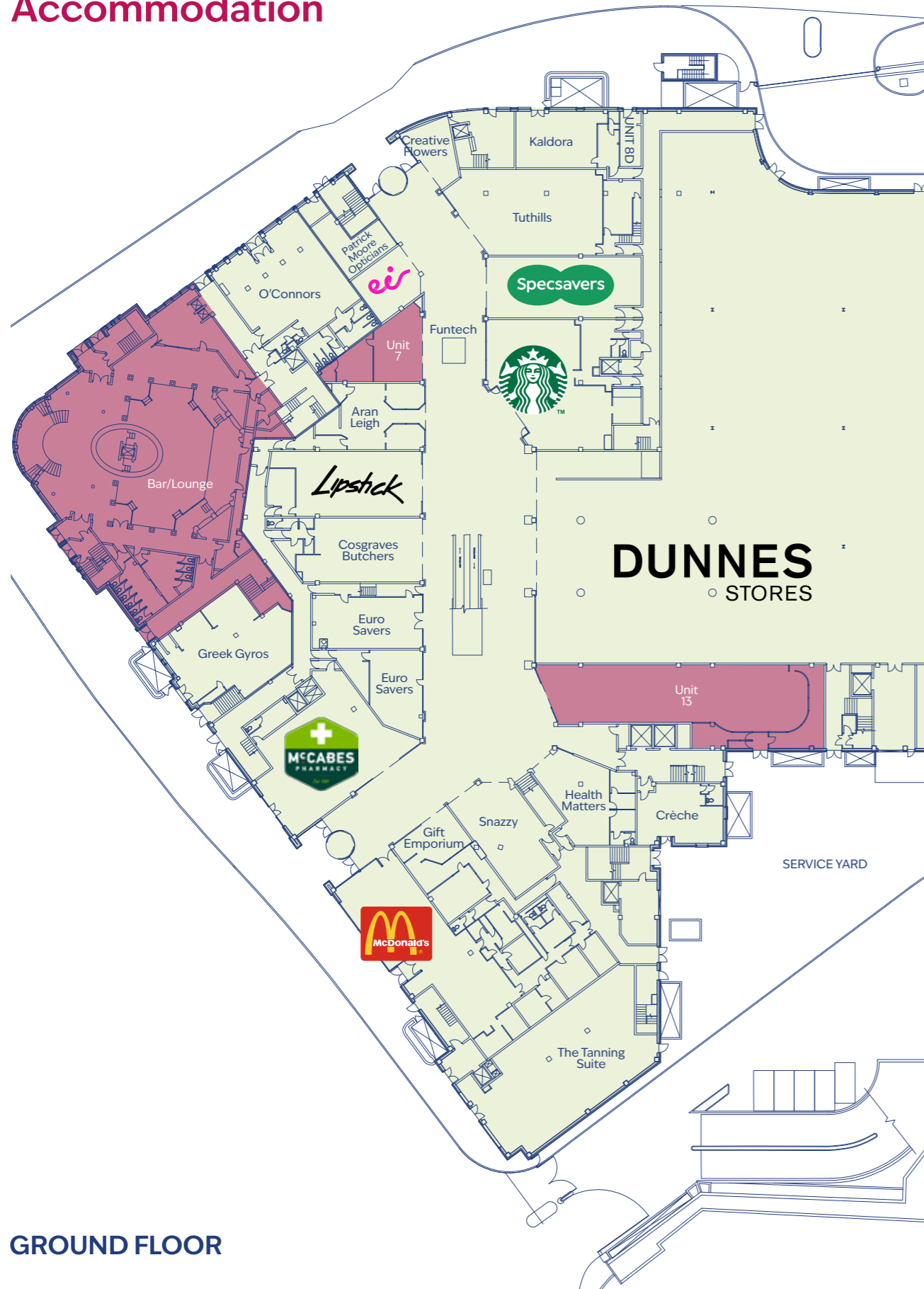
### Approx. drive times to key locations:

- Dublin City Centre:** 15 minutes
- Dublin Airport:** 25 minutes
- Tallaght:** 15 minutes
- Dundrum:** 20 minutes

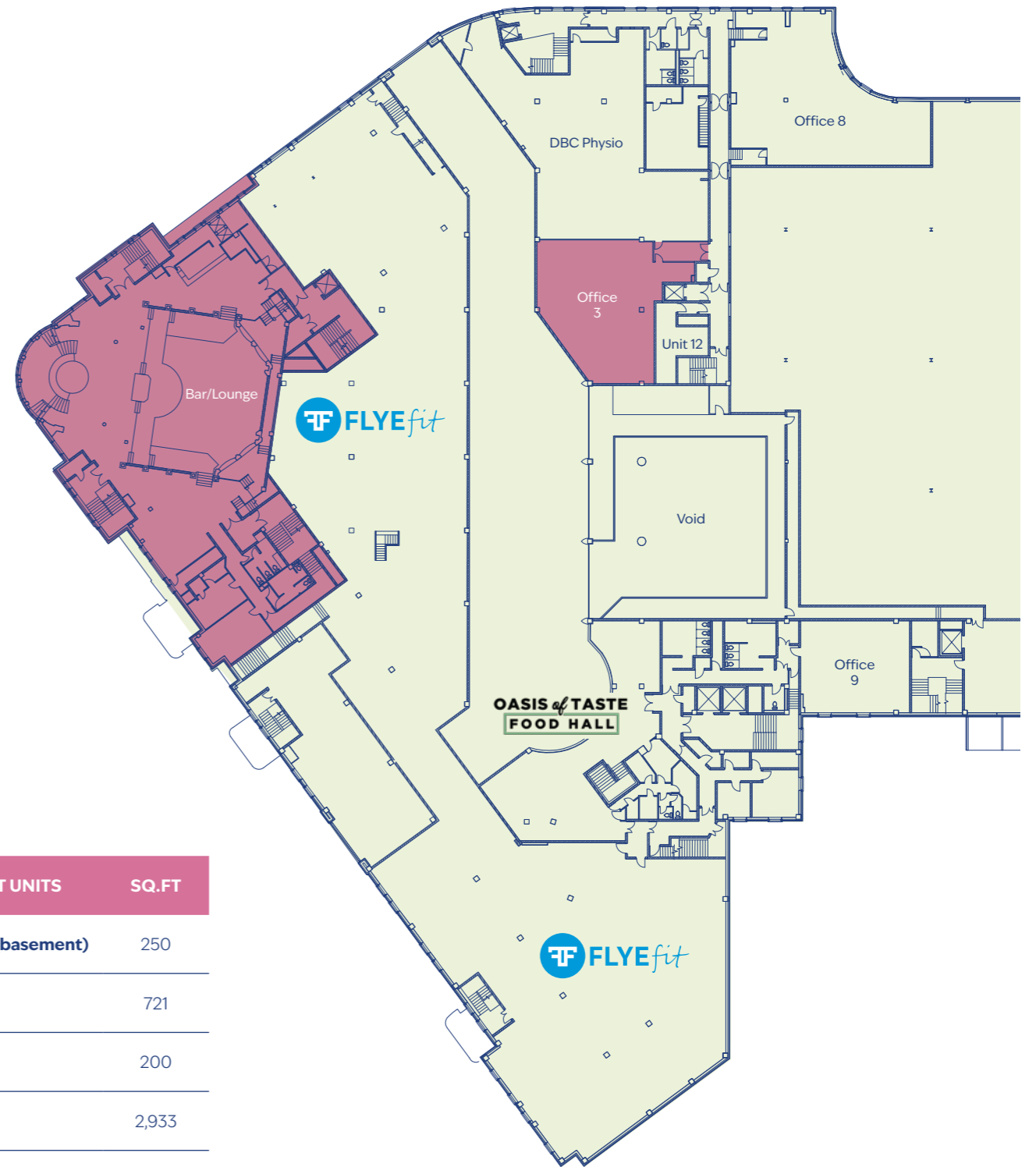
### PUBLIC TRANSPORT

- Served by multiple Dublin Bus routes connecting directly to the city centre and surrounding suburbs.
- The Luas Red Line is accessible within a short distance, providing further connectivity to the city centre and the wider metropolitan area.

# Schedule of Accommodation



GROUND FLOOR



FIRST FLOOR

VACANT UNITS	SQ.FT
Kisok 2 (basement)	250
Unit 7	721
Unit 9B	200
Unit 13	2,933
Submarine Bar	24,139
Office 3	2,136



## Additional Information

- Total Scheme Size: Approx. 180,000 sq.ft of retail, hospitality, leisure, and office accommodation.
- Available space across multiple units (retail, hospitality and office)
- Unit Sizes Available: A large range of sizes for a variety of uses.
- Planning Use: Variety of retail, food & beverage, leisure, and service uses (subject to planning permission).
- Car Parking: Approx. 600 underground spaces with direct mall access.
- Loading Access: Rear service yard and corridors.

## BER

**BER C1 D2**

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