

INFORMATION MEMORANDUM



Mallow Retail Park, Mallow Cork

Prime Retail Warehousing Opportunity

Mallow Retail Park – Mallow

Location

The subject property is located within walking distance of Mallow town centre and forms part of the larger West End development, which includes the established Co-Op Superstore and the recently completed Lidl supermarket. The scheme benefits from extensive frontage onto the N72 (Mallow-Killarney road) and is just minutes from the N20 (Mallow-Cork road), ensuring excellent accessibility and visibility.

Mallow, situated at the heart of Munster, occupies a pivotal position between Cork (Ireland's second largest city) and Limerick (Ireland's third largest city). Known as the "Crossroads of Munster", the town is a thriving commercial hub serving a wide rural hinterland and is recognised as the primary market town in North Cork.

Mallow also benefits from strong connectivity, with a regular rail service to both Cork and Dublin, enhancing its appeal as a retail destination.



Mallow Retail Park – Mallow

🌟 Town Highlights

- 📍 **Strategic Regional Hub** – Strong catchment with an extensive rural hinterland
- 🏢 **A Town on the Rise** – Thriving market town with a growing population and expanding commercial opportunities
- 🚆 **Seamless Connectivity** – Excellent public transport, including direct rail links to Cork and Dublin
- 🌿 **Best of Both Worlds** – A unique blend of rural tranquillity and urban convenience

🚗 Proximity to Key Locations

- 📍 Cork City Centre – just 30 minutes
- 📍 Limerick City Centre – 60 minutes
- 📍 Cork Airport – 40 minutes
- 📍 Immediate access to N20 (Cork) and N72 (Killarney)



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The Development

Mallow Retail Park is a modern retail warehousing scheme designed to cater for national and regional occupiers seeking strong visibility and accessibility.

The three new retail warehouse units are as follows:

- Unit 1 - is reserved by Maxi Zoo.
- Unit 2 - has been completed and is available for immediate occupation.
- Unit 3 - remains under construction with completion and availability expected in Spring 2026.

Mallow Retail Park has generous on-site car parking to support customer footfall.

Neighbouring occupiers include Co-Op Superstore, Lidl, Esquires Café and Speed Queen Laundrette ensuring high volumes of passing trade.



Mallow Retail Park - Mallow



Mallow Retail Park – Mallow

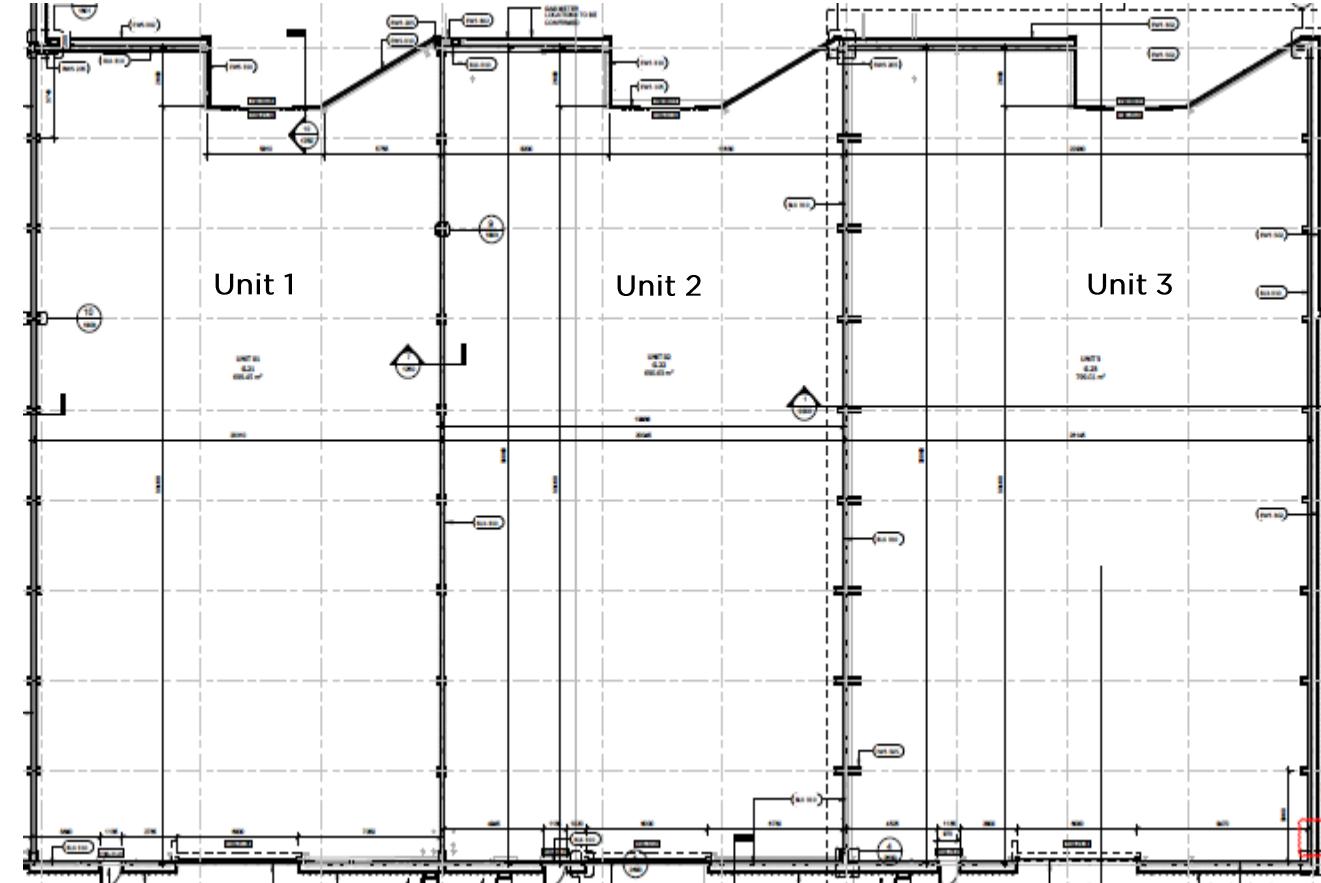
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Schedule of Accommodation

- Unit 1 - 690 sq m - 7,427 sq ft - RESERVED
- Unit 2 - 690 sq m - 7,427 sq ft - Available
- Unit 3 - 799 sq m - 8,600 sq ft - Available

Specifications

- A modern steel frame construction with feature cladding and curtain walling installation to the front elevation.
- The roof and rear elevation will consist of insulated cladding.
- Party walls consist of fire rated jumbo stud partitions and blockwork walls.
- The units will be completed with a new concrete floor slab and fitted out with the life safety systems required for an open plan unit (Mechanical & Electrical installations).
- The unit will be provided as a blank canvas with the necessary infrastructure in place to facilitate a bespoke tenant fit out.



Meet the team



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Thank you

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