

PROMINENT RETAIL OPPORTUNITIES IN  
THE HEART OF DUNDALK TOWN CENTRE

# Carroll Village

Dundalk, Co. Louth

A reimagined retail destination offering large-format,  
external-facing units from 5,000-15,000 sq.ft with extensive  
customer parking for upwards of 450 car spaces.



HSE Primary  
Care Facility



BDM  
Property

# Location

Carroll Village is being repositioned as an open fronted retail park style destination within Dundalk town centre. The scheme offers flexible retail and service units with direct street access and parking for approximately 500 cars.

**Population:** c.43,000 (town); 139,100 (county)

**M1 Motorway:** 5 minutes (Junction 16)

**Rail:** Dundalk (Clarke) Station – 1.3 km

**Airports:** Dublin 55 mins / Belfast 70 mins

**Nearby Anchors:** Dunnes Stores, Tesco Extra, Marshes SC, Long Walk SC, IMC Cinemas

## Strategic Town Centre Position

Located in the centre of Dundalk, Co. Louth, Carroll Village benefits from strong visibility and immediate access to surrounding residential, retail and commercial areas. The scheme is within walking distance of Clanbrassil Street, Marshes Shopping Centre, the Long Walk Shopping Centre and key town centre amenities.

Dundalk serves as the principal retail and employment hub in the North-East, positioned midway between Dublin and Belfast on the M1 corridor. Excellent road and rail connectivity underpins a large regional catchment and consistent daily footfall.

Dundalk is Ireland's second most populated town with a population of 43,112 as per the 2022 census.



# Description & Opportunity

## Reimagined Retail Scheme

The former Carroll Village Shopping Centre extends to approximately 45,000 sq.ft (c.4,000 sq.m) and is being transformed into a series of large-format, external-facing units ranging from 5,000–15,000 sq.ft.

The redevelopment will remove the former internal mall, introducing modern retail frontages, improved visibility and direct customer access. Each unit will be delivered in shell and core condition with services to a point, allowing occupiers to complete tailored fit-outs.

The site includes a surface car park for 450–500 cars, supporting convenience, leisure and bulky-goods uses.

The adjoining site is being developed to accommodate a new Primary Care Centre on behalf of the HSE, which will provide extensive healthcare services to the local community. This major public investment will significantly increase daily activity and complement surrounding retail and service uses.

## Key Features

- Approx. 45,000 sq.ft total retail space
- Unit sizes: 5,000–15,000 sq.ft (configurable)
- Large surface car park for 450–500 spaces
- High-profile town centre setting
- Suitable for retail, leisure, medical or service uses (STPP)
- Units provided in shell & core
- Flexible new leases available

UNIT 1	634.4 sqm / 6,828.6 sqft	Available
UNIT 2	1,346.4 sqm / 14,492.5 sqft	Available
UNIT 3	582.3 sqm / 6,267.8 sqft	Reserved
UNIT 4	415.1 sqm / 4,468.1 sqft	Available
UNIT 5	385.6 sqm / 4,150.6 sqft	Available
UNIT 6	267 sqm / 2,874 sqft	Available
UNIT 7	359.2 sqm / 3,866.4 sqft	Available



## Additional Information

### TOTAL SCHEME SIZE

c.45,000 sq.ft (4,000 sq.m)

### UNIT SIZES AVAILABLE

5,000–15,000 sq.ft.

Potential to combine units

### CAR PARKING

c.450–500 spaces

### LEASE TERMS

Flexible new leases

### QUOTING RENT

On Application

### RATES / SERVICE CHARGE

On Application

### BER

BER C1 D1

### PLANNING USE

Retail / Commercial / Leisure (STPP)

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**BDM**  
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