

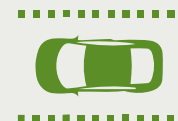
BRAY CENTRAL



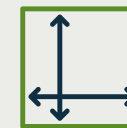
A VIBRANT NEW
DESTINATION ON
BRAY MAIN STREET

BRAY CENTRAL

UNRIVALLED OPPORTUNITY



3 storey development over 2
levels of underground parking



25,000 sq. m of mixed-use
space (270,000 sq.ft)



Contemporary architectural
design



Amazing central public
realm space



5 screen, 280 seater cinema



10 pin luxury bowling alley

ELEPHANT & CASTLE



PENNEYS



WOWBURGER

SPORTS
DIRECT



Holland & Barrett

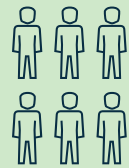
WHY BRAY CENTRAL?



High quality design



Prime location
on Bray Main Street



Catchment of
170,000 people



Located in the
largest town in
County Wicklow
30 minutes from Dublin



LOCATION

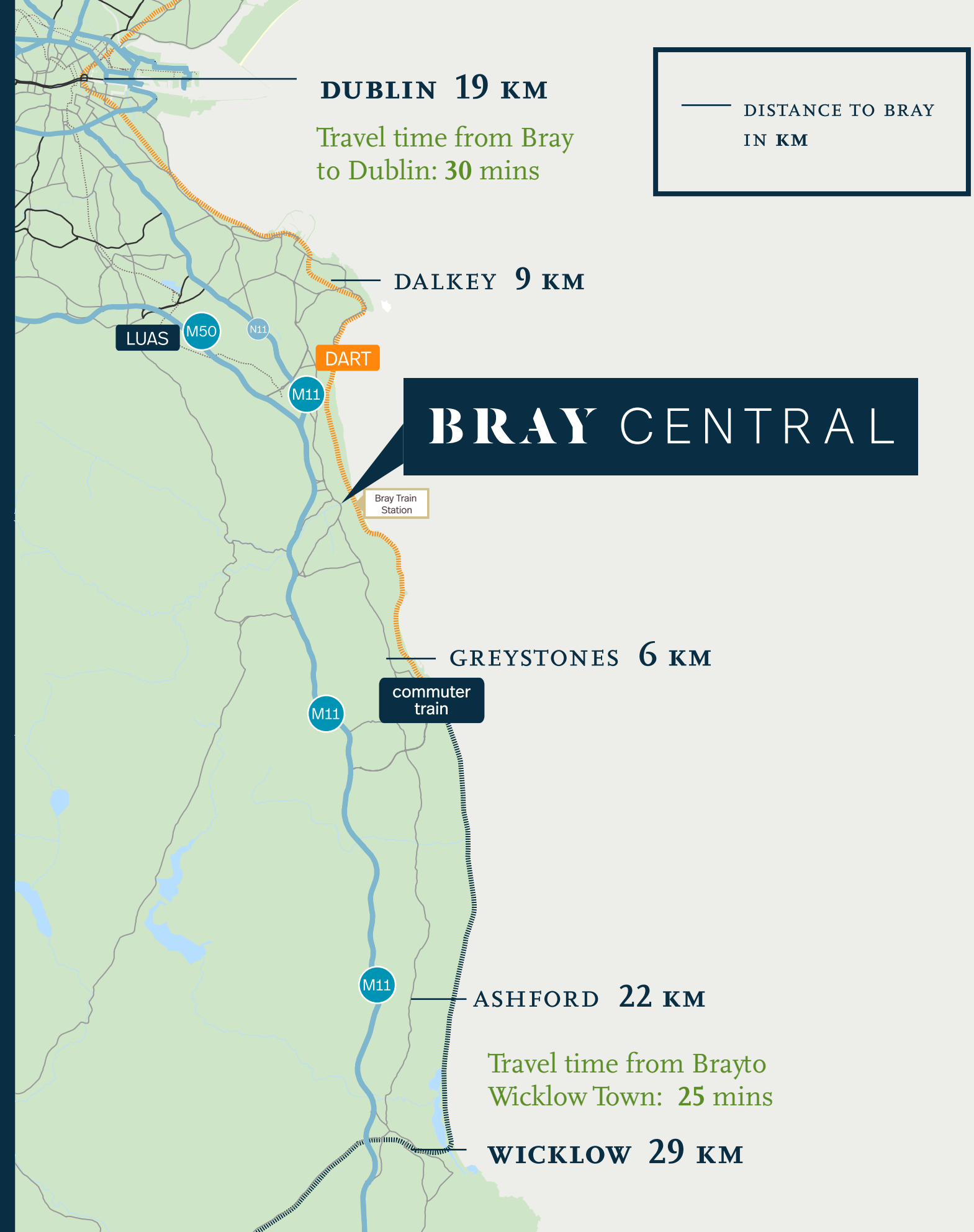
BRAY CENTRAL is an impressive mixed use development located in the heart of the thriving town of Bray.

Bray has seen unprecedented growth over recent years and now boasts one of Ireland's largest urban populations.

The large coastal commuter town is situated proximately 20 km south of Dublin city centre and serves the North Wicklow market.

Bray has excellent public transport links via DART, national rail services, Dublin Bus/ Bus Eireann routes and is well served by the national road network, via the M11 and M50.

Strong tourist and heritage base, being the gateway to the Wicklow Mountains and South East



REPUBLIC OF IRELAND

5,123,536

population of
Ireland

1st

in Europe for
economic growth

youngest

population in
Europe

2.5m

people in
employment
(highest level
ever recorded)

KEY STATS

135%

growth in
consumer
sentiment
since 2008

highest

population growth
rate in Europe

7m

overseas visitors
in 2022

1st

in the world for
business productivity
and efficiency

CONNECTIVITY



3,324 passengers board a train in Bray per day

3,474 passengers come to Bray in a train per day

6 minute walk from **BRAY CENTRAL** to the DART station



5 mins to the M50/N11



Bus Stop directly outside **BRAY CENTRAL**



Pedestrian access to **BRAY CENTRAL** from Main Street and Quinsborough Road



Parking for 250 cars with access off Florence Road



EAT, SHOP, PLAY AND *UNWIND*



A LEISURE & LIFESTYLE DESTINATION

As a leisure led development, **BRAY CENTRAL** will enhance the location's unique character and build on the heritage of this busy town, creating a hub for contemporary living.

BRAY CENTRAL day-to-night leisure offering will be enhanced by the premium cinema anchor, The Stella Cinema as well as a luxury 10 pin bowling alley, and a host of retail shops.

Bray is a destination for locals and tourists alike, with attractions like its seafront, trail to Greystones and the Mermaid County Wicklow Arts Centre. It's also becoming a foodie hub, with sought after concepts and restaurants.

BRAY CENTRAL will build on this, providing a rounded and diverse all-day café and restaurant to cater for residents and attract new visitors to the area.





Stella
CINEMA

BERTS
BOWL

TOWER
RECORDS

TOWER RECORDS

Dollard & Co.

MULI
RECORDS

BRAYCEN

BRAY CENTRAL



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