



SOUTHGATE · A MIX OF RETAIL, LEISURE, CAFES, AND RESTAURANT



SOUTHGATE

SHOPPING

A NEW **SHOPPING** EXPERIENCE IN SOUTHGATE · DUBLIN ROAD · DROGHEDA



WITH **DUNNES** AS THE ANCHOR TENANT



SOUTHGATE SHOPPING

THE DEVELOPMENT

SouthGate offers an excellent alternative to shoppers to shop in comfort, in this open streetscape development, with shops, cafes and restaurants fronting onto the boulevard that runs through the centre of the development.

SouthGate will create a new vibrant quarter for Drogheda, with high quality architectural finishes, calming landscaping and quality amenities for which the developers Shannon Homes (Drogheda) are known.

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PROPOSED NEW
LINK ROAD TO M1

TO DROGHEDA

N1 DUBLIN ROAD

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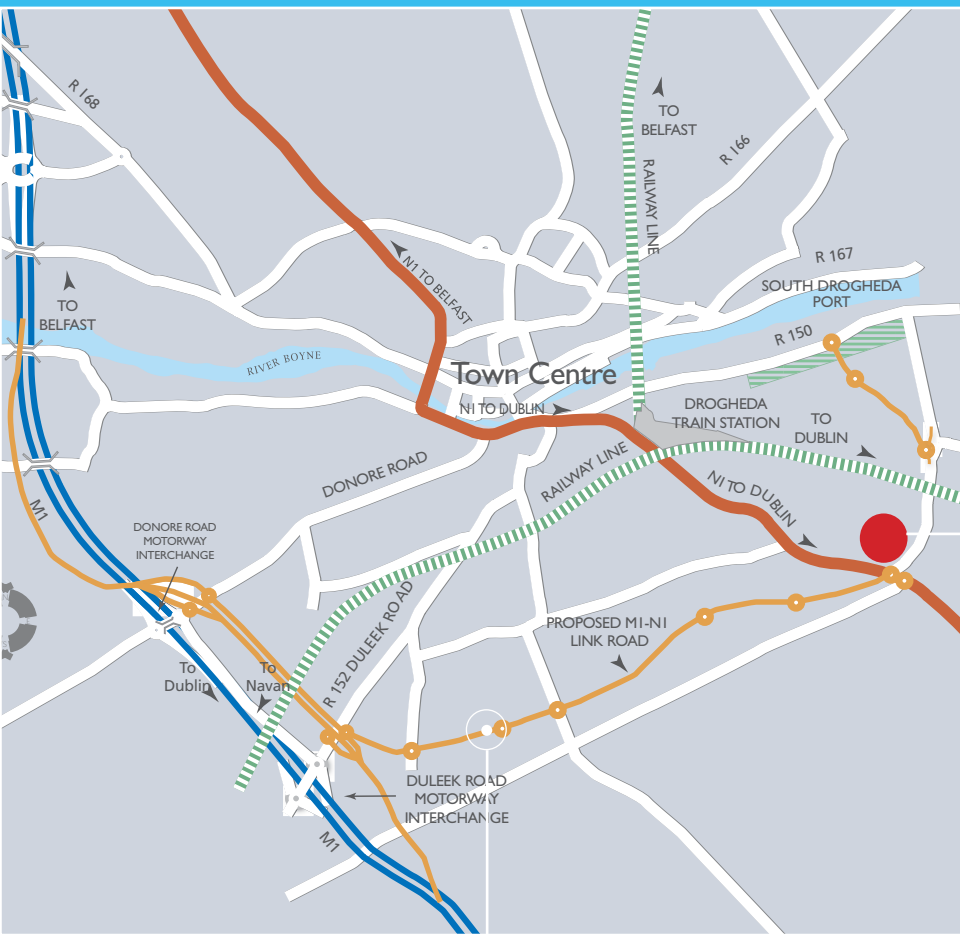
GRANGE RATH

L.A.P PROPOSALS

South Gate is situated in a pivotal location with the 2008 / 2014 Drogheda Environs plan shortly to be adopted, providing for:

- 3,000 New homes to the East of South Gate
- 5,100 New homes to the West of South Gate
- Development opportunities for employment related uses on lands to the east
- M1 / N1 Link Road
- New grounds for Boyne Rugby Club located on Mill Road
- Proposed new grounds for Drogheda United at Bryanstown





SOUTHGATE SHOPPING

Located on the Southern edge of Drogheda with high profile frontage to the N1 Dublin to Drogheda Road, SouthGate Shopping Centre is a new retail and leisure destination for the densely populated hinterland.

SouthGates mix of retail, leisure, cafes, and restaurant will make it a destination for the Louth, Meath and North Dublin region. A 3512 m2 Dunnes Stores food, textile and home-ware store will anchor the shopping centre with an additional 24 retail units available from 37m² – 349m² available.

PROPOSED N1/M1 LINK

the location

The development is bordered by the N1 and Colpe Road which allows ease of access directly into the scheme from the surrounding region. There are also proposed plans to have a direct link to the M1 via M1-N1 Link Road. The scheme is also adjacent to the high quality Grange Rath residential development with over 1000 homes.





SOUTHGATE SHOPPING

The principal retail units are situated at the Dunnes Stores Level, with 5 neighbourhood service units located on the lower level adjacent to the underground car park, fronting onto Grange Rath. These units also benefit from set down parking to the front.

The main shopping level is conveniently accessed from the underground car park via travelators and lifts or via a pedestrian entrance from the surface car park. The majority of units at ground level front onto a central boulevard. Linking the development, a water feature runs through the boulevard, cascading into a waterfall to the lower level.



THE DEVELOPMENT ON COMPLETION WILL INCLUDE:

- 3512 M² DUNNES FOOD, DRAPERY & HOMEWARE STORE
- 24 RETAIL UNITS FROM 37M² – 349 M²
- 5652 M² OF MODERN OFFICE SPACE
- 62 STYLISH APARTMENTS
- 700 CAR SPACES
- MEDICAL CENTRE
- SIX 2-STOREY OWN DOOR OFFICE UNITS
- GYM
- RESTAURANT & BAR



The future of shopping in Drogheda...

DEMOGRAPHIC INFORMATION

- 149,540 population within immediate catchment area (1)
- 37% of population in high spending 15-44 year age group
- 36% of population in 0-24 year age band
- 81% of households have cars
- €2.1 Billion spend within immediate catchment area
- 56% of population in full time employment

(1) Immediate Catchment area – Total within 25 min drive-time
 (2) Source Demographics Ireland

DRIVE TIME POPULATIONS

Drive Time	Population 2002	Population 2006
15 Minutes	61,594	78,229
25 Minutes	120,184	149,540
30 Minutes	276,784	323,965



CONSUMER SPENDING DROGHEDA*

	Area	Area	Ireland
Food	€ 374,583,795	18.09%	18.97%
Drink & Tobacco	€ 229,746,003	11.10%	11.47%
Clothing & Footwear	€ 69,905,616	3.38%	3.51%
Housing	€ 264,028,368	12.75%	12.14%
Durable Household Goods	€ 65,570,941	3.17%	3.06%
Non-Durable Household Goods	€ 41,514,400	2.01%	2.04%
Fuel & Light	€ 100,427,015	4.85%	4.90%
Services & Other	€ 564,401,732	27.26%	26.52%
Transport	€ 301,161,434	14.55%	14.50%
Miscellaneous	€ 58,931,551	2.85%	2.90%






Total Expenditure €2,070,270,853

*Source Demographics Ireland



SOUTHGATE
SHOPPING

demographics - age profile

Drive Time		15 Minutes	25 Minutes	Irish Average
	<15 Years	23.21%	23.09%	20.39%
	15-24	13.13%	13.40%	14.92%
	25-44	37.44%	36.87%	31.74%
	45-64	18.54%	19.02%	21.91%
	65+	7.695	7.62%	11.04%



TERMS

The units are available to let on 25-Year full repairing leases with 5-Yearly upward only rent reviews. The tenant will be responsible for a contribution to the service charge, building insurance and payments of local authority rates.

SPECIFICATION

Each of the units will be finished to a shell specification, with shop-front and services provided to a point to receive each users specific fit out.



By **Shannon Homes**
[Drogheda Ltd]
www.shannonhomes.ie

10/11 Molesworth Street Dublin 2

Contact:

James Hardy – james.hardy@eu.jll.com

Stephen Murray – stephen.murray@eu.jll.com

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