

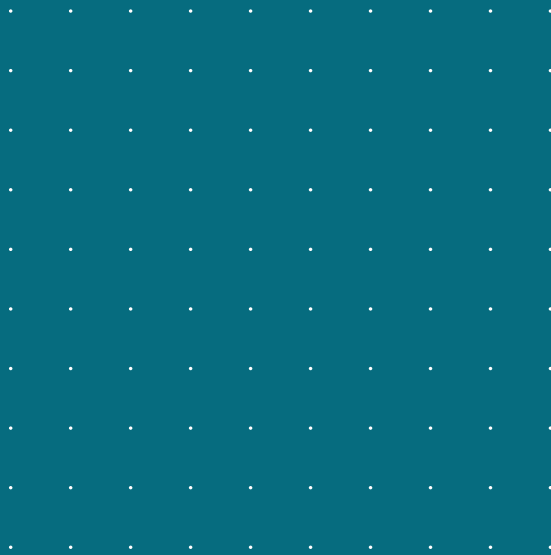


# SOUTHGATE

SHOPPING CENTRE



REALISE YOUR RETAIL OPPORTUNITY



**TO LET FLEXIBLE UNITS AVAILABLE FROM c94 SQM - c1,850 SQM**







## Small. Medium. Large.

Available units can be tailored to  
suit your individual size requirement

We have a group of units available on the pedestrian boulevard  
and centred around the high footfall parking access.

These can be configured to accommodate single units  
from 94 sq.m. to 1,450 sq.m. or a combined  
extra-large c1,850 sq.m. unit.

Join our successful retailers  
at this focal point for  
shopping in Drogheda







SOUTHGATE  
SHOPPING CENTRE





# SOUTHGATE

SHOPPING CENTRE

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

SouthGate's mix of retail, leisure, cafés and restaurant make it a destination for the Louth, Meath and North Dublin region. A large Dunnes Stores food and homeware store anchors the shopping centre with a limited number of flexible retail units available from c94 – 1,850 sq.m. available.



Landmark Shopping Destination



The development is bordered by the N1 and Colpe Road which allows ease of access directly into the scheme from the surrounding region. The centre is easily accessible to North Dublin and is only 25minutes from the M50.

The scheme is also adjacent to the high quality Grange Rath residential development with over 1000 homes and there is substantial ongoing residential development throughout East Meath and South Louth.





# SOUTHGATE THE NUMBERS



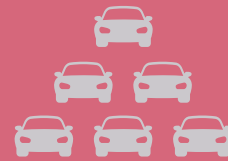
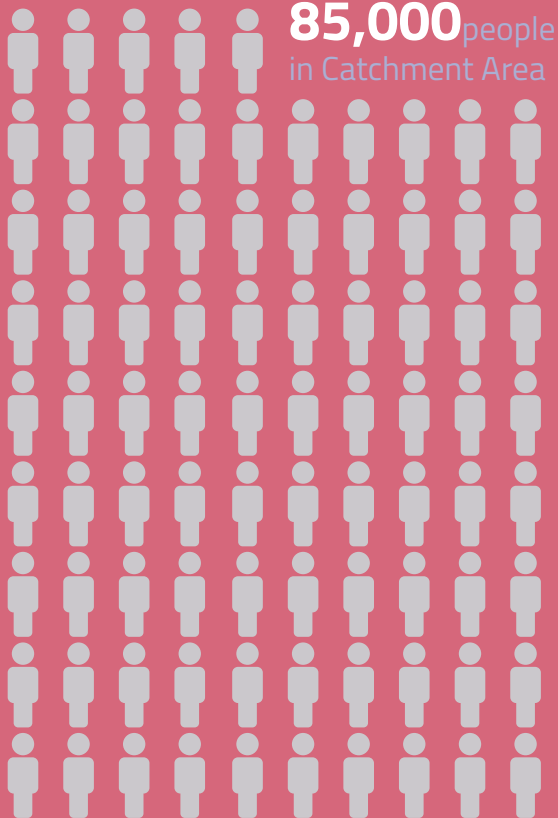
## No.1

Drogheda – Largest Town in Ireland



## 10,000 sqm

Retail and Office space




**700** Parking Spaces ~  
Main Single level Car Park



**3 Bus Routes**  
Serving SouthGate

**650**  
Over 650 Bluechip  
Workers in SouthGate




**62 Apartments** Fully Occupied

## 24 Retail Units



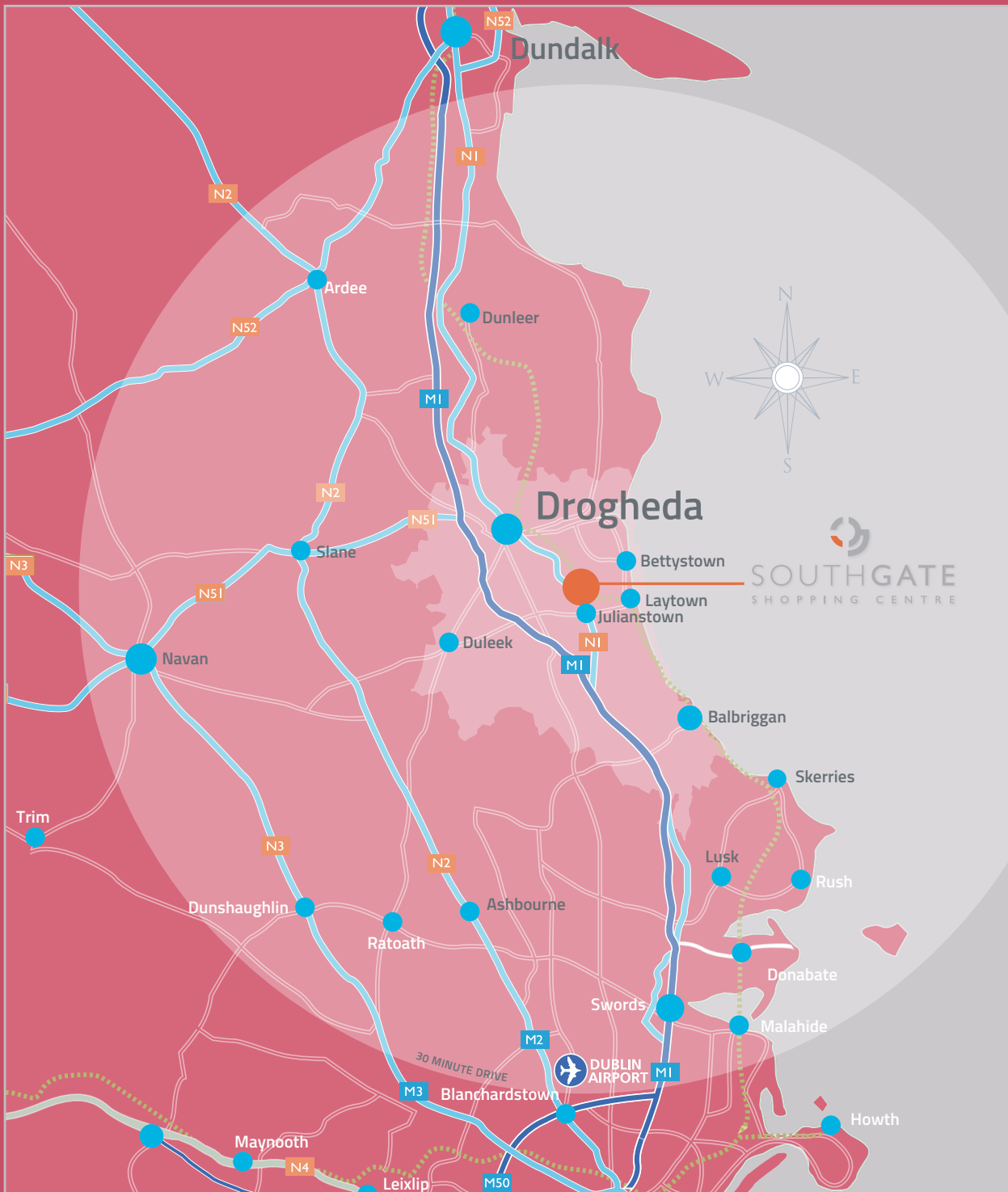
**1 Anchor**  
Dunnes Stores

**1 GYM**  
Fitness Centre

**1 LANDMARK**  
Strategic Gateway Location



# PIVOTAL EAST COAST LOCATION



## Drive times within greater catchment area

	Mins Drive	Population		Mins Drive	Population		Mins Drive	Population
Donacarney	5		Drogheda Centre	10	52,828	Swords	26	39,250
Mornington	5		Duleek	12	4,220	Skerries	26	10,050
Laytown	8		Balbriggan	17	21,722	Ashbourne	28	12,680
Bettystown	8	Total 11,872	Slane	22	1,300	Navan	38	30,173

\*Population Source Census 2016. Drive times Google Maps



SouthGate  
a community  
shopping experience



The Bridal Studio Wedding Dresses at SouthGate



“ At George's we love serving the people of Drogheda with our mix of quality and value – we are a local shop specialising in superb meat and great customer experience! ”

George's Butchers



“ At Crazy Fruit, SouthGate we offer Drogheda's freshest Fruit and Veg, ensuring shoppers have a beautiful selection of the best produce! ”

Crazy Fruit



“ SouthGate Florist is a boutique florist specialising in luxurious floral arrangements. Our collection of flowers showcases the seasons most beautiful hues. ”

SouthGate Florist



**SOUTHGATE**  
SHOPPING

**SOUTHGATE**  
SHOPPING

**DUNNIES**

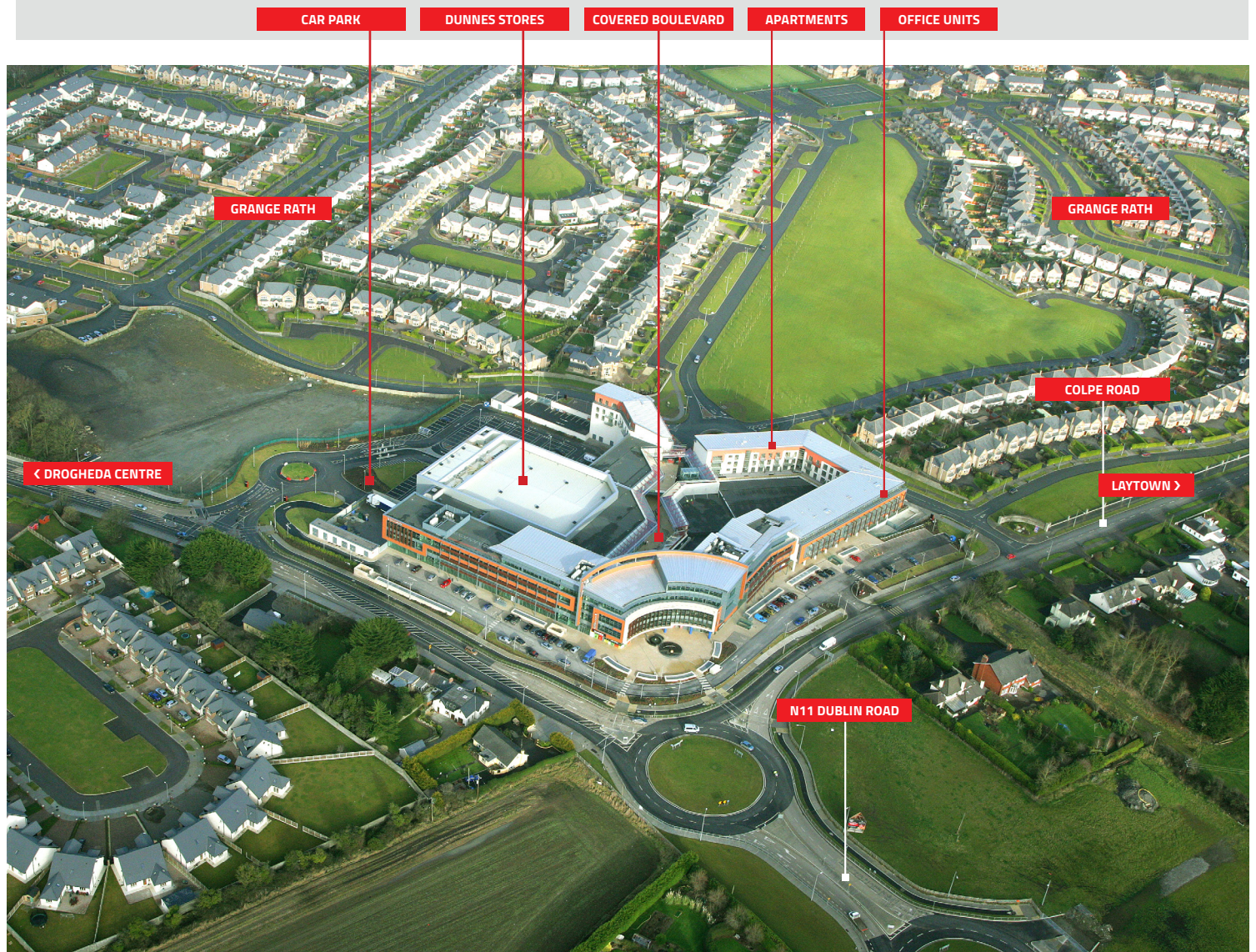


Anchored by **DUNNES**  
enhancing footfall,  
loyalty and reputation.



# The Destination

SouthGate offers an excellent destination for shoppers to shop in comfort, in this covered streetscape development, with shops, cafés and restaurants fronting onto the central boulevard. SouthGate creates a vibrant quarter for Drogheda and the north east, with high quality architectural finishes, calming landscaping and quality amenities for which the developers Shannon Homes (Drogheda) are renowned.



**SOUTHGATE**  
SHOPPING CENTRE



# pedestrian boulevard











A

Convenient  
Contemporary  
Shopping  
Experience



# SouthGate enjoys the custom of onsite residents and employees

There are 62 Apartments integrated in the scheme along with 1,000 homes just around the corner in Grange Rath.



SouthGate has a substantial Office population with a mix of blue chip companies, local professional businesses, a Dental Clinic and Government Services attracting regular footfall.





Pure Pharmacy

SouthGate retail opportunities include...

**BOUTIQUE · OFF LICENSE · DRY CLEANERS · HEALTH FOOD STORE ·  
SPORTS SHOP · NEWSAGENT · OPTICIANS · DELICATESSEN · CAMERA  
SHOP · PHONE SHOP · ELECTRONIC GOODS STORE · BAKERY · HARDWARE  
BIKE SHOP · MEN'S FASHION SHOP · TRAVEL AGENT'S · FOOTWARE SHOP  
BOUTIQUE · OFF LICENSE · DRY CLEANERS · HEALTH FOOD STORE ·  
SPORTS SHOP · NEWSAGENT · OPTICIANS · DELICATESSEN · CAMERA  
SHOP · PHONE SHOP · ELECTRONIC GOODS STORE · BAKERY · HARDWARE  
BIKE SHOP · MEN'S FASHION SHOP · TRAVEL AGENT'S · FOOTWARE SHOP**





# GROUND FLOOR SCHEDULE

## NEIGHBOURHOOD SERVICES

UNIT	TENANT	SQ.M.	SQ.FT
1	PROVIDENT FINANCIAL		
2	CATHEDRAL FINANCE		
3	NATIONAL DRIVING LICENCE SERVICE		
4	WALSH GIBBONS ACCOUNTANTS		
5	THOMAS BYRNE AUCTIONEERS		
6	SOUTHGATE DENTAL		

UNIT	TENANT	SQ.M.	SQ.FT
11	BOYNE VALLEY SEAFOOD		
11B	MOODS AND SEASONS		
12A	MY GENERATION LADIES BOUTIQUE		
12B	OB VAPE		
13	SOUTHGATE BARBERS		
14	CRAZY FRUIT		
15	RELISH		
17	RENAISSANCE HAIR AND BEAUTY		
18	RESERVED		
19	DUENDE BAR		
20	THE BRIDAL STUDIO		
22	TUSLA		

## THE MALL

ANCHOR DUNNES STORES			
1	MINT GREEN		
2	PURE PHARMACY		
4A	FLORIST		
4B	GEORGE'S BUTCHERS		
5	ACADEMY BOOKS		
6	AVAILABLE	326	3,509
7	AVAILABLE	94	1,012
8	AVAILABLE	110	1,184
9	AVAILABLE	1,450	15,608
10	AVAILABLE	203	2,185
UNITS 7-10 AVAILABLE AS FLEXIBLE SIZES OR SINGLE SPACE			

## FIRST FLOOR

1.4	AVAILABLE	344	3,703
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# AMPLE CAR PARKING

Shoppers enjoy the convenience of a generous single floor carpark free of charge, serviced by travelators and lifts at the core of the centre



POTENTIAL FUTURE DEVELOPMENT



700 car parking spaces



# LOWER GROUND FLOOR SCHEDULE

UNIT	TENANT	SQ.M.	SQ.FT
1A	AVAILABLE	92	990
01	BAMBOO GATE RESTAURANT		
03	NAIL BAR		
04	AVAILABLE	123	1,324
05	AVAILABLE	195	2,099





A quality development by Shannon Homes Drogheda





**SOUTHGATE**  
SHOPPING CENTRE

[www.southgateshopping.ie](http://www.southgateshopping.ie)

## ENQUIRIES



PSR LICENCE NO: 004107

041 983 2927



PSR LICENCE NO: 002273

01 673 1600

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