THE
QUAYS
NEWRY
CBRE

Key Facts

Top 5

One of Northern Ireland's Top 5 Shopping Centres.

375,000 sq ft

of retail, restaurant & leisure space.

10 screens

Omniplex Cinema.

Over 1,000

surface car parking spaces.

76 minutes

Average dwell time.

76% market share

Newry captures a 76% market share from its core catchment.

£130 million

annual catchment expenditure potential.

Perfectly positioned

between Belfast and Dublin, attracting North–South movement, tourism spend and cross-border shoppers.

38 miles

to Belfast & 68 miles to Dublin.

Regeneration Scheme

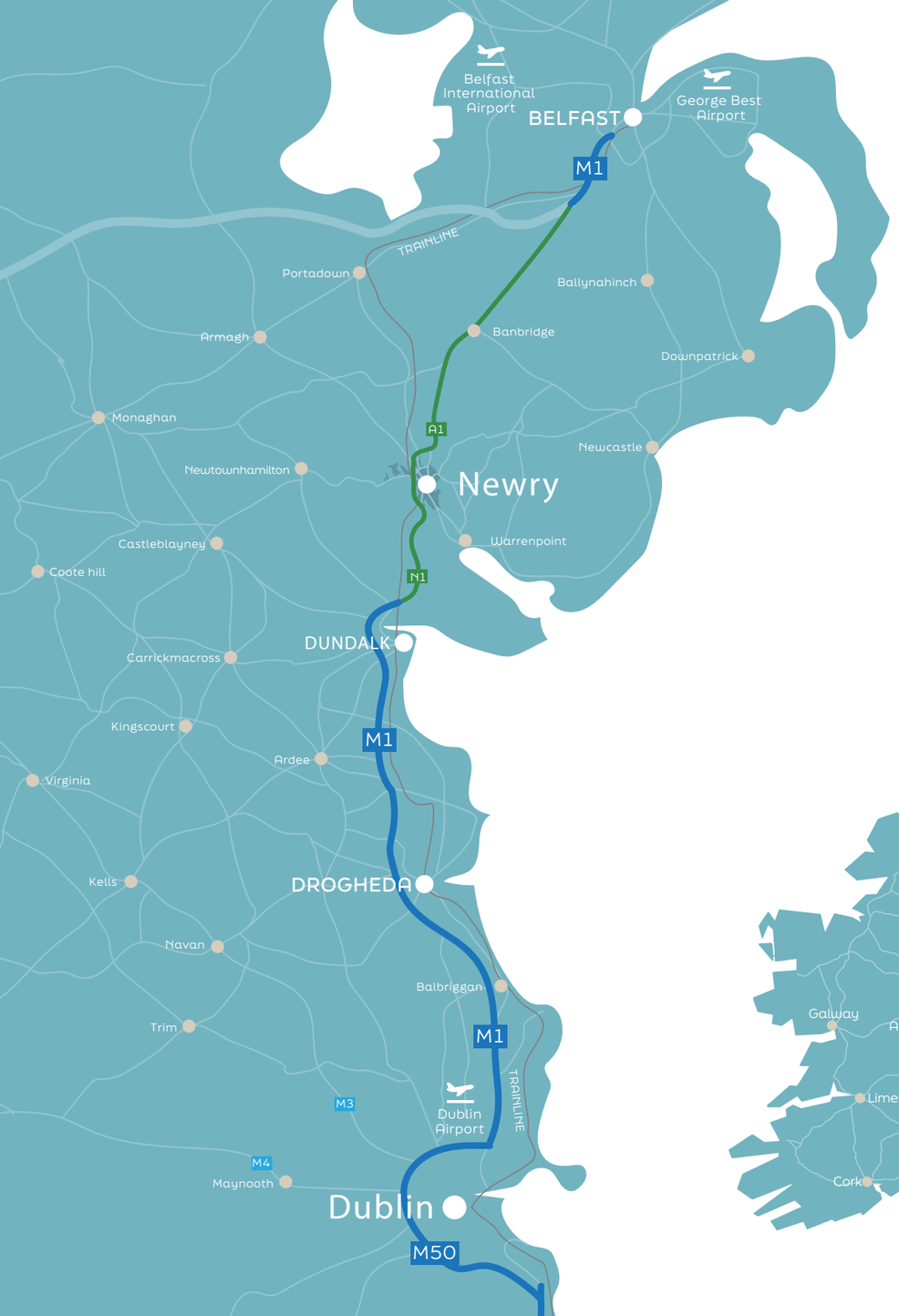
Newry City Centre Regeneration scheme (£60m investment) – making the area more attractive to retailers and visitors.

High-quality Trading

The scheme delivers a high-quality trading platform tailored to meet a wide range of flexible operational requirements.

\\ The Centre

William Street
Superdry.
RIVER ISLAND
OMNIPLEX
CINEMAS
Boots
Sainsbury's
Albert Basin
Drumalane Mill
H&M
PUREGYM
M&S
NEXT
1000
Car Spaces
oneills
Bridge Street
Drumalane Road



Location

Newry is uniquely placed between the island's two capital cities — a major urban centre on the Belfast–Dublin economic corridor with direct road (A1 dual carriageway) and rail access.

This delivers

Natural north–south retail pull.

Strong commuter and tourist traffic.

High accessibility for logistics, deliveries and staff.

Destination	Miles
Newry Train Station	2.1
Dundalk Port	13.8
Warrenpoint Port	6.4
Belfast Port	42
Belfast International Airport	49.5
Dublin Airport	60.8
Dublin Port	65

\\ Newry

Among **fastest-growing** population in NI

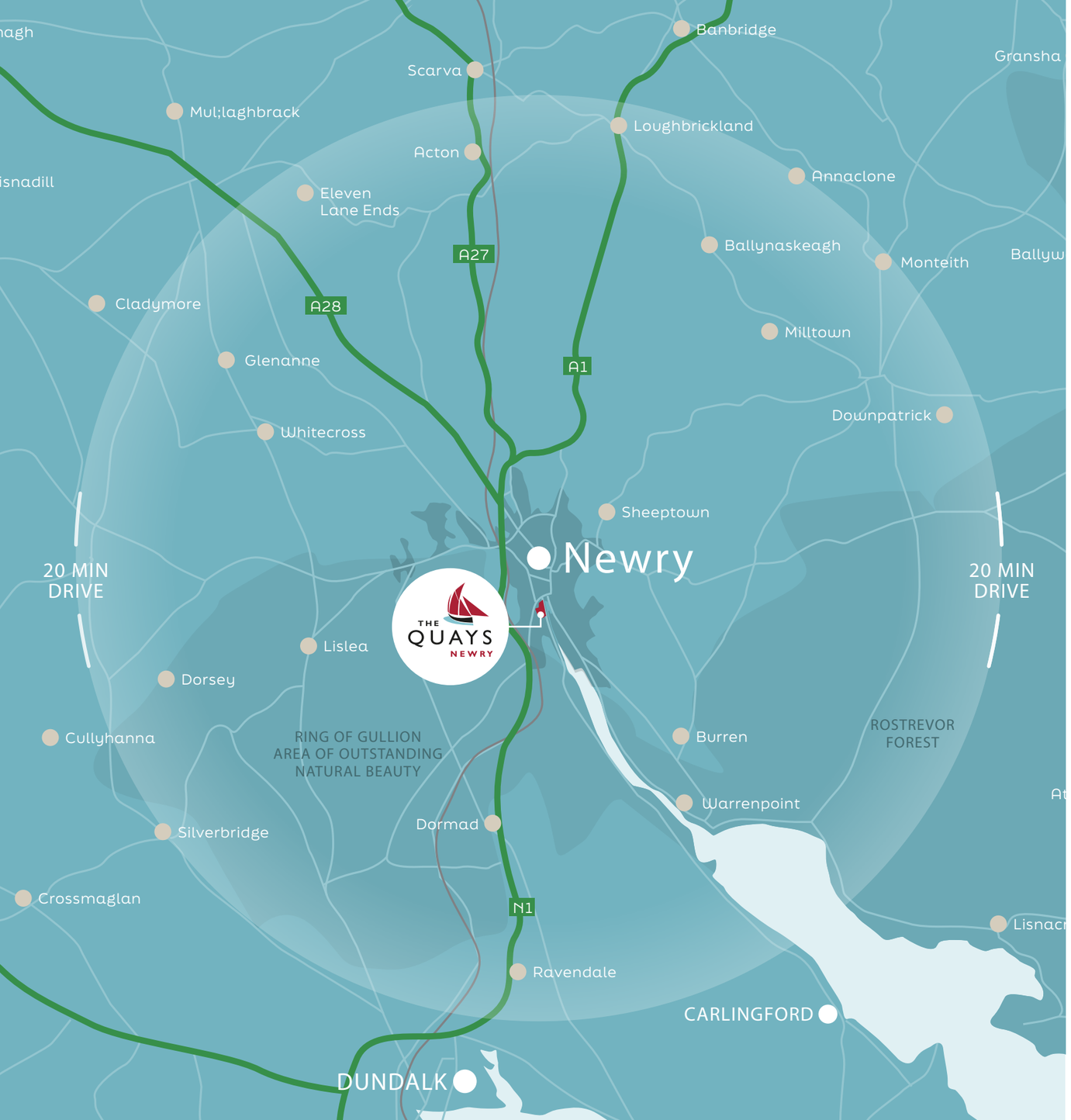
Median age **36.5 years**

Newry – **primary anchor** (administration, retail, higher education)

Over 14,000 daily cross-border commuters

Average home price: **40% cheaper** than Dublin

Within **one hour** of three airports



Catchment & Demographics

Newry Census 2021 figures highlights:

27,913
Population

11,000
households
(Approx.)

Age profile:
32% aged 15-39
33% aged 40-64
16% aged 65+

Wider Catchment

247,080
people within
20 km

Large Hub
Newry is one of Ireland's largest commuter hubs.

Residential Growth Momentum

Newry, Mourne & Down District has delivered strong dwelling completions since 2020 (approx. 3,480 completions) - This expanding housing base provides continuous new customers.

\\ Anchor Tenants

Sainsbury's

NEXT

M&S
EST. 1884

H&M

\\ Other Tenants

OMNIPLEX CINEMAS

oneills

Boots

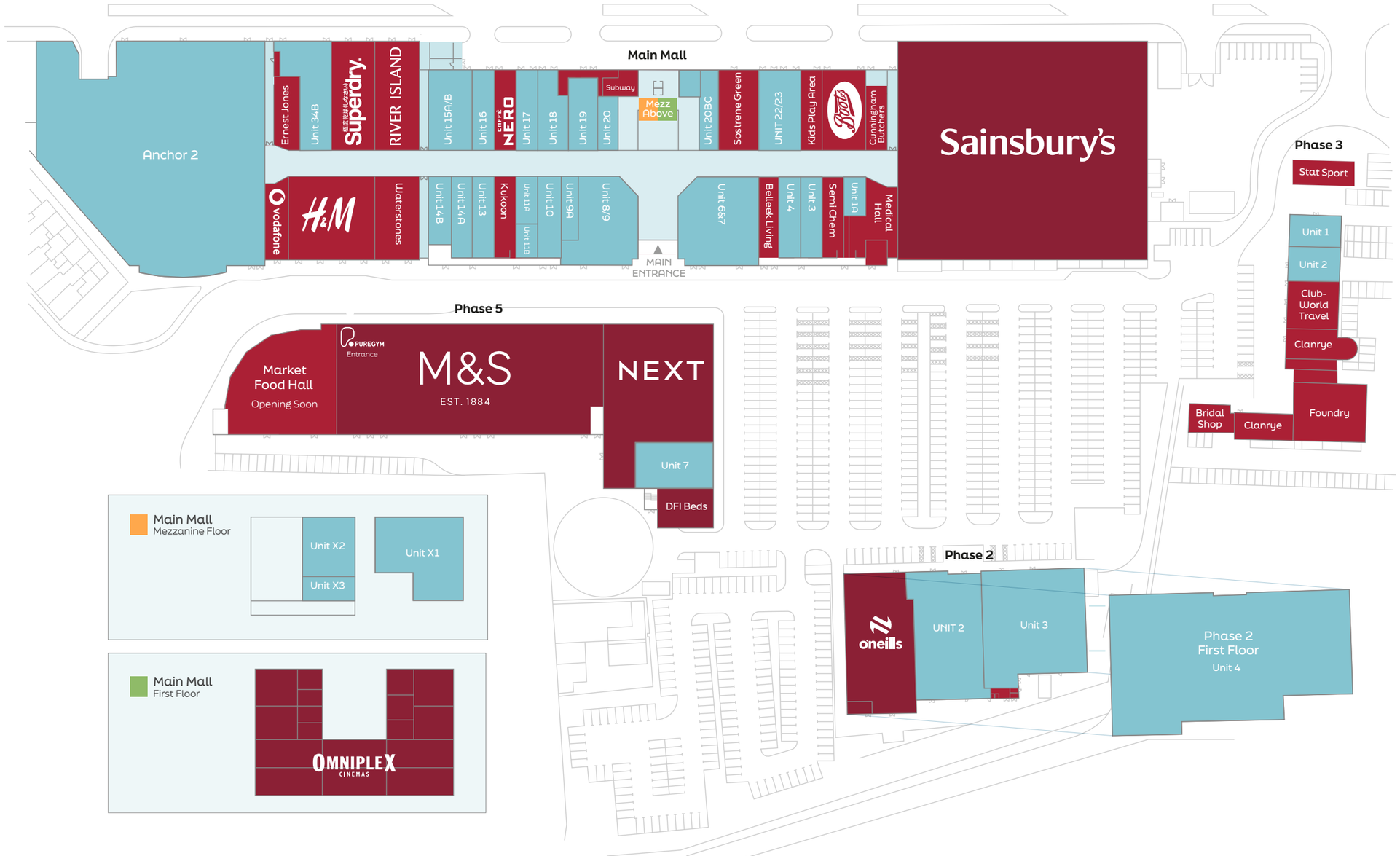
極度乾燥(しなさい) Superdry.

vodafone

RIVER ISLAND

PUREGYM

CAFFÈ NERO



Available Units

Main Mall	Sq.ft
Anchor 2	85,795
Unit 1A	916
Unit 3	1,566
Unit 4	1,566
Unit 6/7	5,990
Unit 8/9	4,451
Unit 9A	1,192
Unit 10	1,240
Unit 11A	803
Unit 11B	713
Unit 13	1,555
Unit 14A	1,593
Unit 14B	1,216
Unit 15	2,623
Unit 16	1,617
Unit 17	1,433
Unit 18	1,801
Unit 19	2,012
Unit 20	996
Unit 20BC	2,016
Unit 22/23	2,775
Unit 34B	3,676

Phase 5	Sq.ft
Unit 7	3,162

Phase 3	Sq.ft
Unit 1	1,680
Unit 2	1,630

Phase 2	Sq.ft
Unit 2	6,240
Unit 3	10,816
Unit 4	23,068

Available

THE QUAYS NEWRY

\\ Letting Opportunities

Flexible unit configurations suitable for:

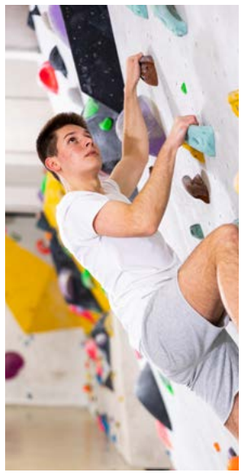
Fashion & Footwear

Home & Lifestyle

Food & Beverage

Health & Beauty

Leisure and entertainment



Units benefit from high visibility with proximity to key anchors.

\\ Why The Quays?

- Proven trading success across multiple categories
- A strategic cross-border shopper base
- A growing residential population

Scale, stability, footfall and potential growth.

THE QUAYS NEWRY

\\ Contact

CBRE

Bernadine Hogan
Head of Retail Ireland
Tel: +353 87 385 5200
Email: Bernadine.Hogan@cbre.com

Emily Doolan
Tel: +353 87 035 4390
Email: Emily.Doolan@cbre.com

Stephen Smith
Tel: +44 7976 523 666
Email: Stephen.Smith@cbreni.com

\\ Landlord

URBAN GREEN PRIVATE

Monahan Road,
Co. Cork

Tel: (021) 475 7220
Email: info@urbangreenprivate.com
Website: www.urbangreenprivate.com

\\ EPC Rating

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