



IRELAND RETAIL MARKET SNAPSHOT

Q1 2025

Better never settles

IRELAND ECONOMIC & RETAIL MARKET OVERVIEW



Q1 2025

RETAIL SALES

Retail sales volumes were up 1.8% in February compared to the previous year, likewise retail sales values were up 1.6% for the same period. The largest monthly volume increases were recorded in Pharmaceuticals, Medical and Cosmetic articles (+10.5%) and Department Stores (+8.2%).

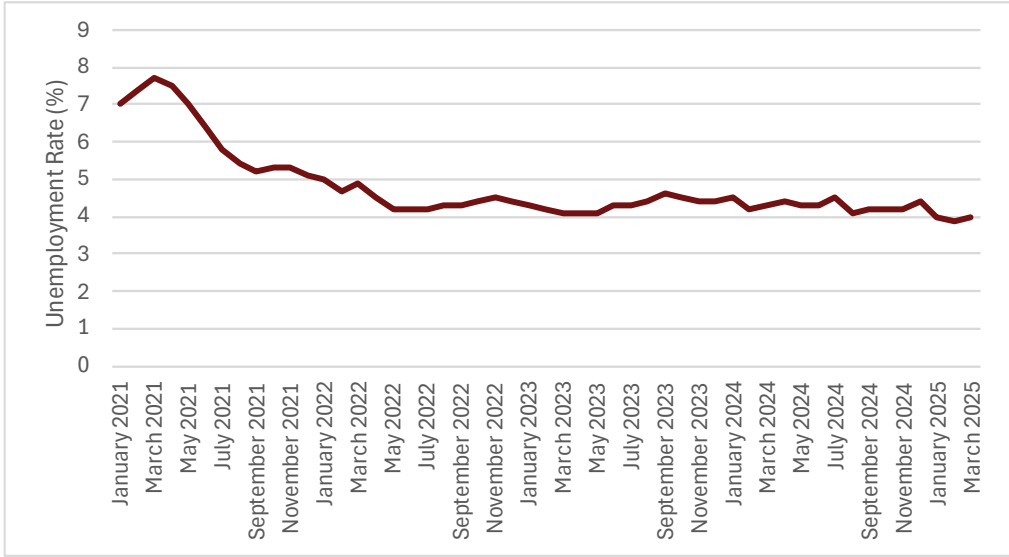
ECONOMIC FORECAST

Ireland’s economy continues to perform strongly despite some headwinds related to multinational investment. For 2025 and 2026 Modified Domestic Demand (a proxy for domestic demand in the economy) is forecast to grow by 2.9% and 3%, respectively.

EMPLOYMENT

In Q4 2024 total employment stood at 2.8 million representing an increase of 2.6% from Q4 2023. The overall unemployment rate stood at 4% in March 2025.

MONTHLY UNEMPLOYMENT RATE, JANUARY 2021 – MARCH 2025



IRELAND ECONOMIC & RETAIL MARKET OVERVIEW



Q1 2025

CARD SPENDING

The total value of domestic card expenditure during February 2025 in the retail sector, increased by 4.1% on an annual basis.

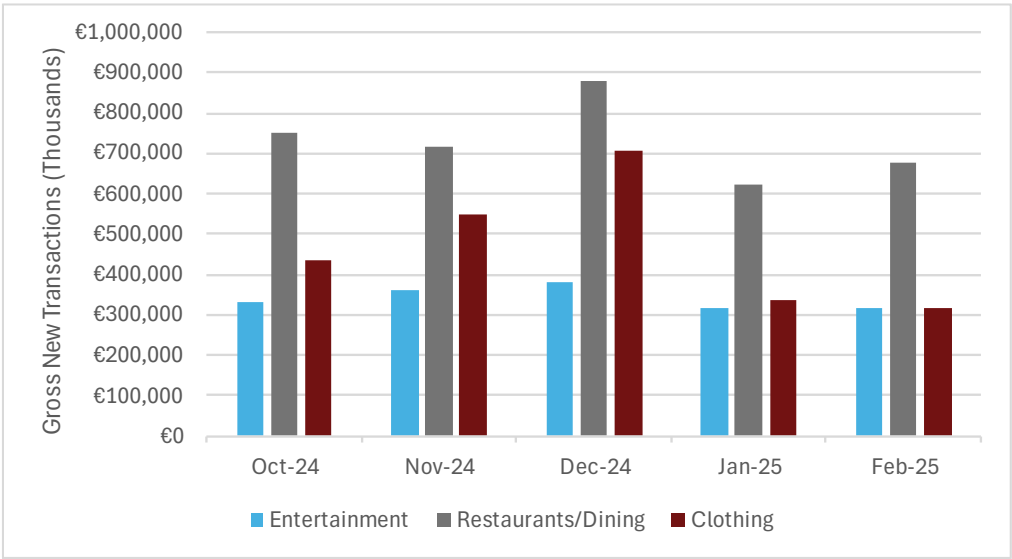
CONSUMER PRICE INDEX

The Consumer Price Index (CPI) rose by 2.0% between March 2024 and March 2025, up from an annual increase of 1.8% in the 12 months to February 2025. The largest increase was in Alcoholic Beverages and Tobacco (+4.2%) with the largest decline seen in Clothing & Footwear (-1.9%).

AVERAGE WEEKLY EARNINGS

Average weekly earnings in Ireland increased by 5.6% in the year to the end of Q4 2024.

MONTHLY CARD SPENDING STATISTICS 2024 - 2025



RETAIL MARKET ECONOMIC INDICATORS

IRELAND



**CUSTOMER
SENTIMENT**
March 2025



-3%

Annual %
change



**RETAIL SALES
VALUE**
Feb 2025



1.6%

Annual %
change



**RETAIL SALES
VOLUME**
Feb 2025



1.8%

Annual %
change



EMPLOYMENT
Q4 2024



2.6%

Annual %
change



**AVERAGE
WEEKLY
EARNING**
Q4 2024

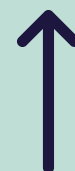


5.6%

Annual %
change



**CARD
EXPENDITURE IN
RETAIL SECTOR**
Feb 2025



4.1%

Annual %
change



INFLATION
March 2025



2%

Annual %
change

Q1 2025 RETAIL INVESTMENT MARKET ACTIVITY

IRELAND

Investors' appetite for retail continues with circa €275 million of assets transacted during the quarter, making up 58% of all transactions during the period.

Realty Income was the most active buyer, completing the off-market acquisition of 8 regional retail parks for a price of just over €220 million, reflecting a Net Initial Yield of 7.00%. High Street retail transactions during the quarter also saw strong activity mainly from domestic capital with approximately €55 million of transactions across Grafton Street and Henry Street. Activity in the Shopping Centre market was subdued with no transactions reported.

Looking forward into Q2, we are likely to see strong activity with Cushman & Wakefield launching the Trinity Retail Park Portfolio

comprising three parks for circa €120 million. These parks include Belgard Road, Tallaght, Dublin, M1, Drogheda, Co Louth & Poppyfields in Clonmel, Co Tipperary. It's anticipated that the portfolio will attract strong interest from both domestic and overseas capital.

Jervis Shopping Centre, Dublin 1 is coming to the market for sale in April for approximately €120 million and we are aware of a number of other assets currently on the market, or to be launched to the market during the next quarter, forecasting another quarter of strong activity.



Property	Location	Status	Price
Oaktree Portfolio	Navan, Bray, Waterford, Naas, Drogheda Galway, Sligo and Limerick	Sold to Realty	€220 m
Jervis Shopping Centre	Dublin 1	On market	€120 m
Trinity Collection	Dublin, Drogheda and Clonmel	On market	€120 m

RETAIL MARKET OVERVIEW

IRELAND

Building on a strong 2024 that saw significant retail expansion align with record investor confidence, Ireland's commercial property market is poised for continued growth in 2025. This optimism is supported by rising occupier and investor demand, alongside Ireland's robust economic projections, even amidst technological evolution and global economic shifts.

Ireland's economy demonstrates sustained resilience, with the consumer sentiment index holding steady at 74.8, d. This stability is likely supported by the recent minimum wage increase and the low 4.8% unemployment rate reported in January 2025. Further bolstering this economic context, the ECB lowered its deposit facility rate to 2.50% on March 6th.

The SCSi forecasts modest average increases of 1.2% for prime retail rents and 1% for capital values, with stability widely predicted across the market. Secondary retail, however, is expected to see potential declines due to high retrofitting costs, hindering investment in older properties.

The food and beverage sector is currently navigating some pressures, such as rising minimum wages coupled with increased operational costs. While Quarter 1 saw a slowdown in F&B space requirements, likely due to the post-holiday period, there remains continued interest from international operators. Wendy's, Wingstop, and The Acai Spot are actively seeking expansion opportunities in Ireland, demonstrating ongoing market potential.

Another challenge we have seen in 2025 is the lack of suitable stock, particularly in prime locations. There remains a number of live larger format requirements for city centre stores which cannot be facilitated. This has been a barrier to entry for some brands.

Competitive socialising is gaining traction across various venue types, providing engaging atmospheres and technology-driven customer experiences. The leisure and entertainment sector is capitalising on this trend, with new establishments like Pitch Golf, Sandbox VR and Flight Club recently opening in Dublin city centre as well as Super Social at Leopardstown Racecourse. We expect continued expansion in this area throughout 2025.

Since the start of the year, we have seen strong consumer focus on health and wellness which has generated a thriving market. This has driven increased occupier activity from fitness centers, wellness providers, and brands such as Snap Fitness, Platinum Pilates and The Hot Box Sauna having active requirements nationwide.

Simultaneously, the rise of luxury athleisurewear is prompting brands to strategically open flagship stores in prime locations, offering immersive brand experiences. Recent Grafton Street openings, such as Alo Yoga and New Balance, exemplify this trend, featuring curated events and classes like Pilates, yoga, boxing, and running clubs.

In summary, Ireland's commercial property market is projected to maintain its positive trajectory into 2025. Driven by strong occupier demand, robust investor confidence, and a resilient national economy, continued growth is anticipated. Despite sector-specific cost pressures, the market's dynamic evolution is evident, particularly in the rise of experiential leisure, premium retail, and a dominant health and wellness trend. We remain confident that leasing activity will remain robust throughout 2025, supported by continued retailer demand particularly in prime locations.

IN THE NEWS...

RETAIL MARKET SNAPSHOT

Top chef and wellness experience complete Bolands Mills urban quarter line-up

Final lettings at Bolands Mills in Dublin's south docklands are complete, with chef Karl Whelan opening a restaurant and The Hot Box Sauna offering hot and cold therapy. The development features over 37,000 sq m of mixed-use space, including retail, dining, offices, and 46 apartments. Google aims to create a vibrant community hub with local businesses and cultural spaces.

New Gym Coming to Frascati Centre

The Frascati Shopping Centre in Blackrock will see the old Debenhams unit's first and mezzanine floors converted into a 22,000 square foot gym and client welfare space, operated by Galway-based The Warehouse Gym, with a

twenty-five-year lease secured and due to open early 2026.

Mountain Warehouse Opens in Cork's Opera Lane

Mountain Warehouse has launched a new 14,767 square foot store in Cork city's Opera Lane, occupying the former Topshop location. The three-floor retail space offers a wide range of outdoor apparel and equipment, including womenswear, menswear, kidswear, and footwear. This opening adds to the recent influx of retailers to Opera Lane, following the arrival of Victoria's Secret and Bath & Body Works.

Fit-Out Underway for Arket's Dublin Store

Swedish fashion brand Arket, part of the H&M Group, is establishing its first Irish flagship store in Dublin city centre at the

Grafton Place, located at the junction of Dawson Street and Nassau Street. Occupying over 11,000 sq ft over two levels. Fit out is underway and the store is scheduled to open late summer in 2025.



IN THE NEWS...

RETAIL MARKET SNAPSHOT

YogaHub Expands in Dublin: New Naas Road Studio

YogaHub is expanding, with a brand-new reformer pilates studio opening on Naas Road. In total, YogaHub operates 7 studios around Dublin, providing a variety of classes including Yoga, Pilates, and Reformer Pilates.

New Look to Close Irish Stores with Final Sale

New Look has announced the closure of its 26 Irish stores. The company declared its business in Ireland "no longer viable" and appointed provisional liquidators to oversee its wind down.

Corrib Oil bringing Wendy's to Ireland

Corrib Oil has announced a significant expansion plan to more than double its service station network to 100 locations by 2030. This expansion, involving both new developments and acquisitions, will see at least four new service stations open this year. Additionally, Corrib Oil has partnered with Wendy's to franchise the restaurant chain in Ireland, planning to open 10 locations between 2025 and 2027.



RECENT RETAILER ACTIVITY

RETAIL MARKET SNAPSHOT

Lidl Expands Irish Footprint with New Store Openings

Lidl has strengthened its Irish presence by opening new stores in Moycullen, Galway, and Enfield, Meath. Most recently, they launched a sustainable store in Ballysimon, Limerick, their 183rd Irish outlet. They are planning a €600m investment in 35 new stores and a new Regional Distribution Centre over the next 5 years.

Tesco Ireland Opens New Dublin Store, Expanding to 183 Locations

Tesco Ireland has opened a new Express store on

Collins Avenue in Dublin 9, bringing their total number of Irish stores to 183. The new store extends to approx. 4,500 square feet. Meanwhile, Tesco continue their expansion nationwide.

ALDI Ireland Opens New Store in Waterford City

ALDI Ireland has opened a new €3.8 million store in Waterford City, located in the City Square Shopping Centre, replacing the existing store at The Glen. With ongoing community support, ALDI has invested over €28 million in Waterford to date.

Primark Opens First-Ever Stand-Alone Home Store In Belfast

Primark has opened its first-ever stand-alone Home store in Belfast, marking a £2 million investment and enhancing the store's presence in Belfast.



RECENT RETAILER ACTIVITY

RETAIL MARKET SNAPSHOT

KIKO Milano Continues Irish Expansion

KIKO Milano opened its second Irish store in Blanchardstown Centre in early February, following its 2024 Henry Street debut. This aligns with their global expansion plan, targeting 2,000 locations, with 1,100 already achieved across 75 countries.

Reiss Opens New Store in Dundrum Town Centre

Reiss has expanded its Dublin presence with a new store opening in Dundrum Town Centre. The store opened in February, adding to Reiss' existing presence in Dublin, which includes a

store on St. Stephen's Green and a concession within Arnotts on Henry Street.

Galway Welcomes Second Zambrero

Zambrero opened its second Galway location at the Galway Shopping Centre on Headford Road. Zambrero aims to significantly expand its presence in Ireland, targeting 30 outlets by end 2025, with a longer-term goal of 45 locations.

Priory Coffee Co. Opens 8th Cork Location

Priory Coffee Co., a popular Cork cafe chain, is expanding its presence with the opening of its 8th location in Ballincollig. The

new cafe opened in late February adding to Priory Coffee's existing network of successful cafes across Cork.



ELSEWHERE...

RETAIL MARKET SNAPSHOT

Harvey Norman to open new store and UK head office in West Midlands

Harvey Norman is set to open its second store in England and a new UK head office in the West Midlands at the Gracechurch shopping centre. This follows the brand's successful English debut with a flagship store at Merry Hill in last year and further plans for growth in the West Midlands.

Lacoste's U.S. Strategy: Tennis, Golf, and Retail Expansion

Lacoste is launching an "aggressive" expansion into the U.S. market, aiming to double its U.S. sales. This strategy involves opening new stores, including a flagship on Fifth Avenue, and establishing

concessions in major retailers. The company is capitalising on the resurgence of tennis and golf popularity in the U.S., leveraging its brand legitimacy in these sports and its partnership with tennis star Novak Djokovic.

Primark Expands US Presence with New Virginia Store

Primark is set to open a new 32,000 sq ft store at Potomac Mills in Woodbridge, Virginia. This expansion, featuring the retailer's latest fashion, home, and beauty collections, will be Primark's second location in Virginia and bring its total US store count to 30, spread across 12 states.

Holland & Barrett Launches First Experience Store with Wellbeing Studio

Holland & Barrett has unveiled its first experience store in Cardiff, a 3,710 sq ft site featuring a wellbeing studio for yoga and pilates classes. This flagship store offers personalised wellness solutions and health services like blood testing and biological age assessments. The launch, part of a £70m investment, aims to redefine Holland & Barrett's retail strategy and create a blueprint for future stores.



RECENT RETAILER ACTIVITY

RETAIL MARKET SNAPSHOT

Ann Summers Expands to Middle East Through Liwa Partnership

Ann Summers is expanding into the Middle East through a partnership with Liwa Trading Enterprises. The partnership, which began with trial shop-in-shops, will see the launch of Ann Summers' Knickerbox platform and the opening of its first standalone store.

Whole Foods Opens New London Store After Decade-Long Hiatus

Whole Foods has opened its first new UK store in ten years on London's Kings Road, a 21,800 sq ft supermarket featuring its

signature range of fresh produce and healthy foods.

Pandora Opens Fourth Oxford Street Store with Enhanced Design

Pandora has opened its fourth store on Oxford Street, focusing on enhancing brand visibility. The store's design includes a fully tiled façade and expansive window portals to improve product visibility and marketing impact.

Westfield London Launches Dedicated Health and Wellness Zone

Westfield London is introducing a 50,000 sq ft dedicated health and wellness zone on the first

floor of The Village, marking a significant expansion beyond traditional retail. This new area will host a variety of services, including laser eye surgery, specialist clinics, pharmacies, and mobility assistance, alongside beauty and wellness offerings like nail salons. The move reflects the growing demand for convenient and personalised healthcare and wellness options within shopping centers.



RECENT RETAILER ACTIVITY

RETAIL MARKET SNAPSHOT

Space NK to Open Largest Regional Store in Birmingham

Space NK is expanding its UK presence by opening its largest store outside of London in Birmingham's Bullring Shopping Centre this summer. The 4,356 sq ft store over two levels will feature consultation areas to enhance customer experience with makeup and skincare products.

Jo Malone plans to open a dozen new stores outside London

Jo Malone is aiming to open 12 new stores in small towns across the UK by mid-2025. Jo Dancey, senior vice president at Jo

Malone, told the Financial Times: 'There was a level of pause though Covid but we always believed physical retail was coming back, and now we're full force into the investment.'

Uniqlo Announces UK Store Expansions in 2025

Uniqlo is expanding its UK presence with new stores in Glasgow, Birmingham, and Liverpool. These expansions, featuring Uniqlo's LifeWear collection follow the successful opening of their Edinburgh store, indicating the retailer's growing regional strategy.



ACTIVE RETAILER REQUIREMENTS

RETAIL



ACTIVE RETAILER REQUIREMENTS

Convenience

Food & Beverage



DUNNES STORES



TESCO



STICKS | N | SUSHI

wagamama



ACTIVE RETAILER REQUIREMENTS

Leisure



yogahub



THE
HOT
BOX





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