



# THE GATEWAY

MIXED USE DEVELOPMENT STRATEGICALLY  
LOCATED ON THE A1 BELFAST-DUBLIN ROUTE

**TO  
LET**

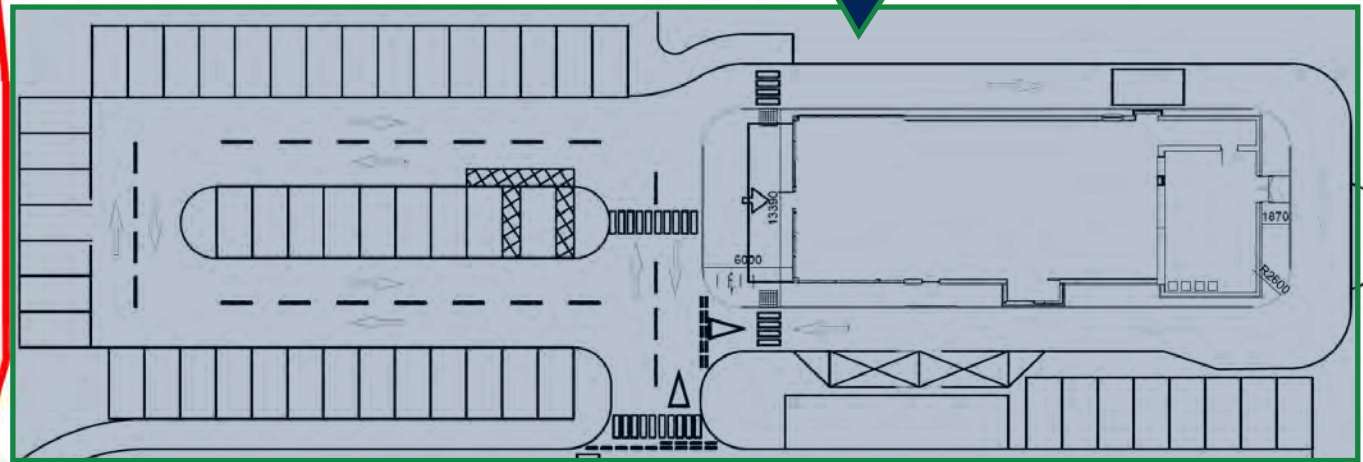




SITE 1  
AGREED TO A NATIONAL DRIVE-THRU OPERATOR

A1  
DUAL  
CARRIAGEWAY

SITE 2



SITE 3

SITE 4

THE  
BOULEVARD



# THE GATEWAY

## LOCATION



POSITIONED ON THE A1  
BELFAST – DUBLIN ROUTE



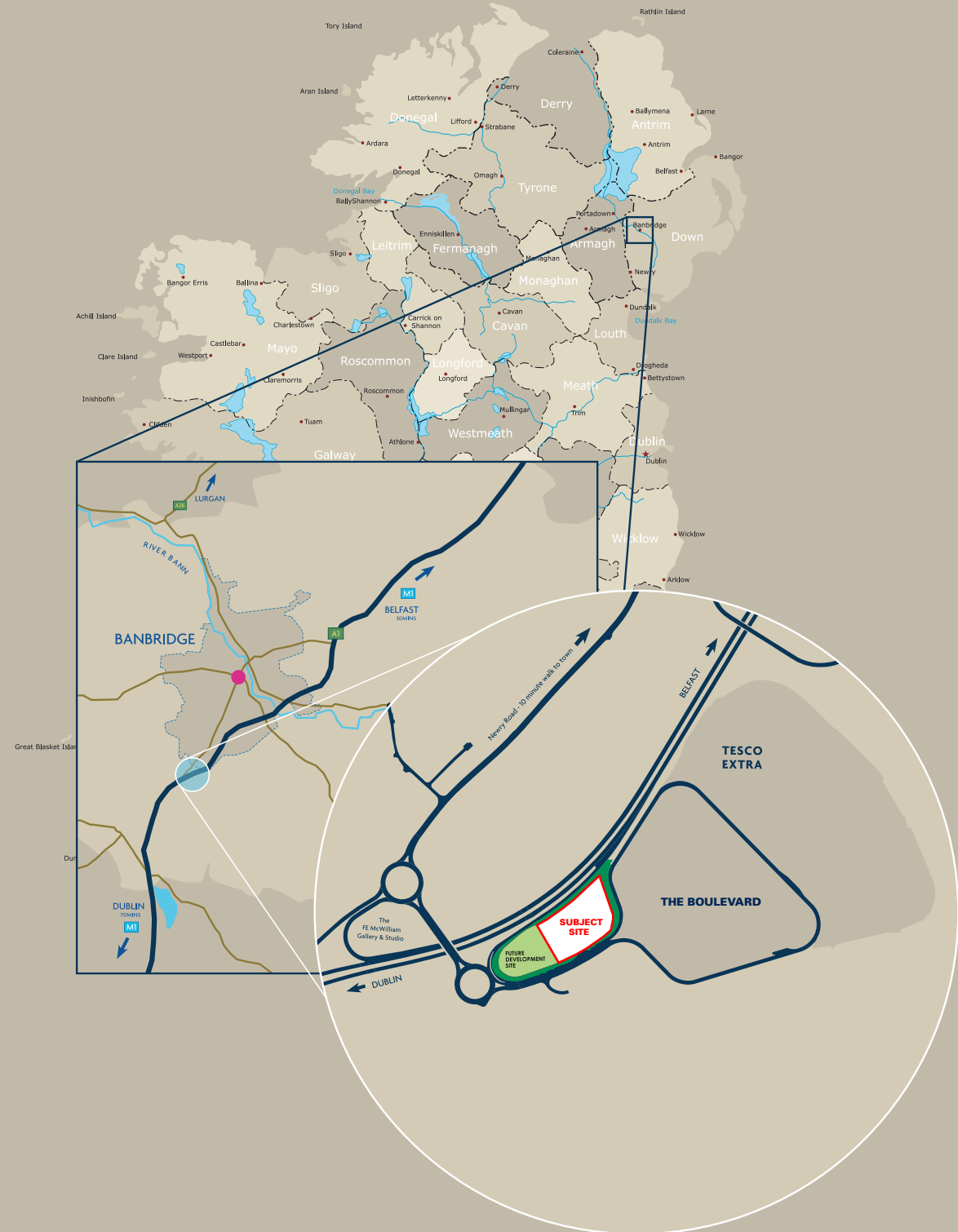
C. 25 MILES SOUTH  
OF BELFAST



C. 80 MILES NORTH  
OF DUBLIN



ADJACENT TO THE BOULEVARD  
OUTLET SHOPPING SCHEME





# THE GATEWAY CATCHMENT



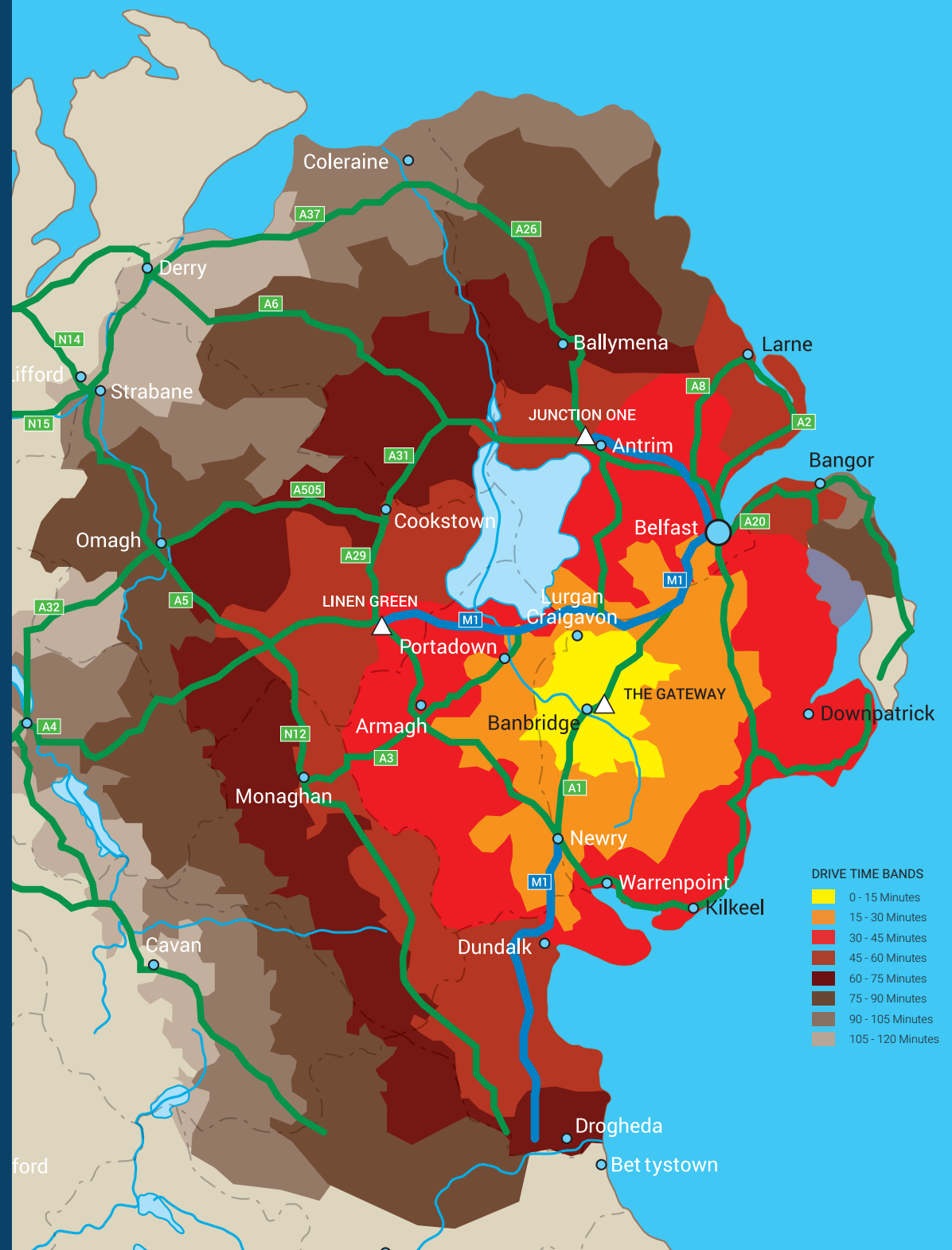
POPULATION OF 3,000,000  
WITHIN 90 MINUTES



POPULATION OF 1,500,000  
WITHIN 60 MINUTES



POPULATION OF 400,000  
WITHIN 30 MINUTES







# THE GATEWAY CONCEPT

**c. 3.88 ACRE SITE**  
MIXED USE DEVELOPMENT



SUITABLE FOR:



FILLING  
STATION



FOOD &  
BEVERAGE



RETAIL



SHOWROOM



HOSPITALITY



OFFICE



LEISURE



**THE GATEWAY**  
JOINT AGENTS



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