

Lambert  
Smith  
Hampton

CUSHMAN &  
WAKEFIELD

McCOMBE  
PIERCE

The very best  
of everything



  
meadowlane  
magherafelt

# The very best location



**Magherafelt is located to the north-west of Lough Neagh in the heart of Northern Ireland.**

The town benefits from excellent connectivity as it is some 56 kilometres to the north-west of Belfast and some 65 kilometres to the south-east of Londonderry. Magherafelt lies on the A31 trunk road and is close to the A6 Belfast / Londonderry strategic route. The roads surrounding Magherafelt are currently under-going a major overhaul which will create a superior link to Belfast and Derry. It is the biggest town in the south of the county and is the social, economic and political hub of the area. Magherafelt town is the largest settlement in Magherafelt District, with an estimated population in 2001 of 8,289. Magherafelt accommodates approximately 21% of the total population of the District.



126,000  
sq ft  
of Retail Space



Anchored by  
**Dunne's  
Stores**



Super retail  
line up including  
**New Look &  
River Island  
Stores**



Home to  
**43**  
retailers

# The very best demographic

**184,000**  
living within a  
30 mile radius

**50%**  
of population  
female

**75%**  
of the population  
are employed

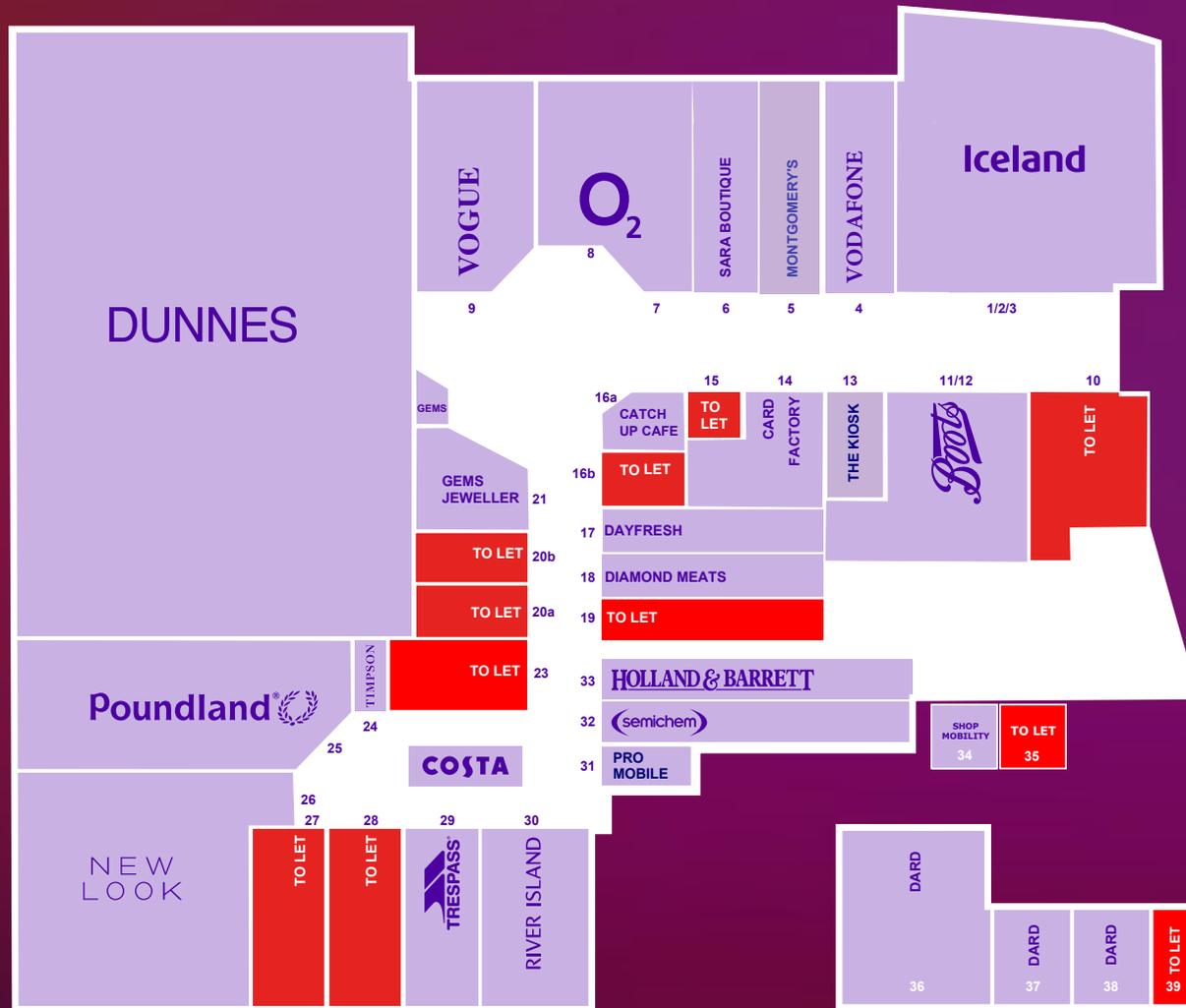
**35%**  
of the population  
is retired

**70%**  
of population  
are owner  
occupied

Typical age  
profile  
**5-24  
years**



# The very best retailers



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## Further Information

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