

RETAIL INVESTMENT SITE

SZCZECIN Południowa Street

Szczecin, 50 474sqm



Conceptual visualization of the Site.

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1.LOCATION:

The Investment Site is a 5.0474ha plot No 3/2 located in Szczecin, the capital city of West Pomeranien Voivodeship in Poland. Currently the town has around 407 thousand of inhabitants and is the seventh largest city of Poland as well as the major Polish seaport on the Baltic Sea. The city is close to the Polish-German border which can be easily accessed by A6 motorway. Szczecin is located on the river Oder and verges the city of Police to the North, the distance to Baltic Sea is around 55km. The Site is located in Zachód borough which is the western part of town.

2.ACCESS:

The Site lies on Południowa street on a border of two major municipal neighborhoods: Gumienice and Pomorzany. This location makes the access to A6 highway very easy – it is only 7km away to the South. The A6 highway is a part of European road E28 connecting Berlin with Minsk in Belarus. The time needed to get to Berlin is around 100 minutes as it is only 160km away via German A11 motorway. The access to the rest of Poland will be improved as the S3 Express Road is under development. The S6 is planned to be finished by 2010 and will connect Szczecin with Gorzów. Szczecin has its own transit public system run by ZDiTM, the plot itself is near two bus stops, allowing the access to town center. There is also a railroad station nearby, the Szczecin Gumieńce station. This is one of the main stations in Szczecin, where trains from German Neubrandenburg. The access to the main station takes only 5 minutes via train.



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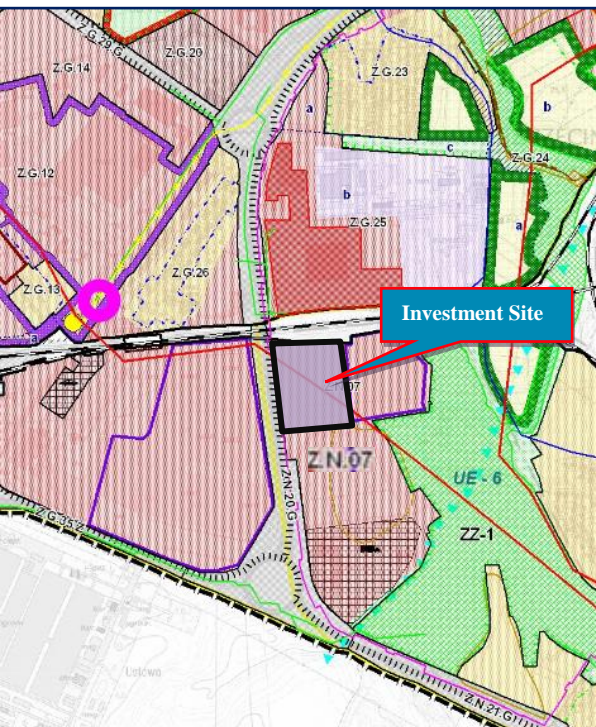
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Investment Site

The Plot on the Study of Conditions and Directions of Spatial Development of city of Szczecin.

3. VICINITY:

The direct environs of the Site is a residential quarter as well as Reda settlement, the estate of apartment blocks. The nearby Uniwersyteckie Rondo is one of the biggest academic areas in town with faculties of University of Szczecin such as Economics and Management and Humanities. Right next to the Site the local Castorama is located, with McDonald's and other restaurants around. A bit farther along Mieszka I street there is a middle-sized shopping center including such malls as Carrefour and Media Markt.

4. ZONING:

The Site is a subject to zoning plan of Szczecin, approved by resolution No. III/W/351/99 of municipal council of Szczecin in 26.04.1999. According to that plan the area is designated for commercial objects. The area biologically active shall be no less than 25%. This plan corresponds the Study of Conditions and Directions of Spatial Development of city of Szczecin, according to that study the area is defined with the code Z.N.07.

5. ASKING PRICE

586,5 PLN per sqm of land.

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