



RESEARCH


At a Glance Q2 2019


FOOTFALL REPORT DORTMUND


Current Key facts


- 

560,600 Inhabitants
- 

91.5 Purchasing power index
- 

239,745 Employees
- 

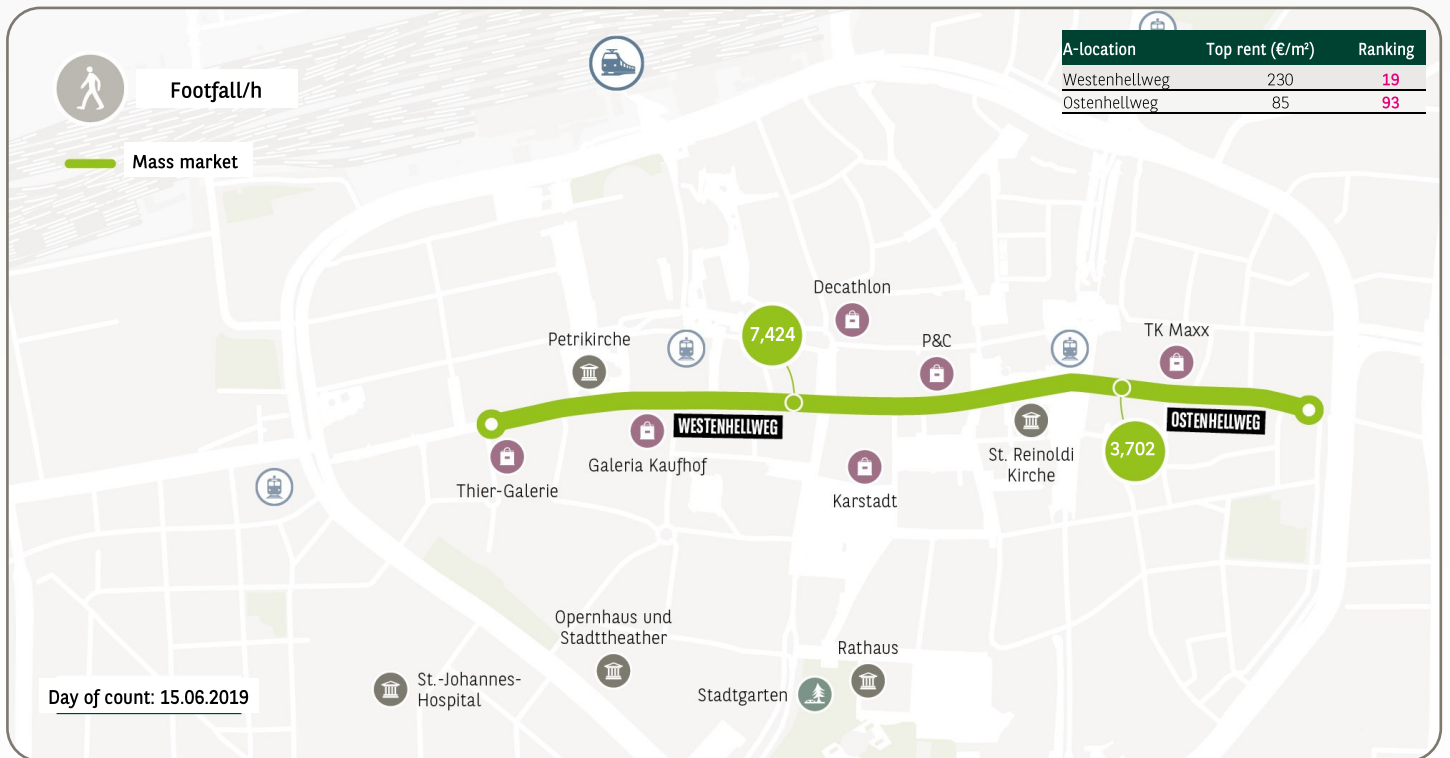
114.8 Turnover index
- 

10.3% Unemployment rate
- 

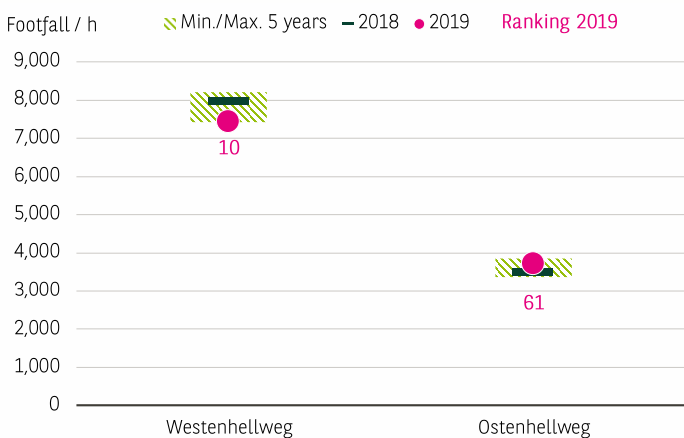
1.25 Centrality

Due to the conglomeration of many urban centres, the Ruhr region has been historically characterised by a decentralised retail structure. However, many shopping locations are under increasing pressure, not least from online trading, so that many inner cities are unable to meet changing customer demands. By contrast, Dortmund's city centre presents itself in very good shape due to

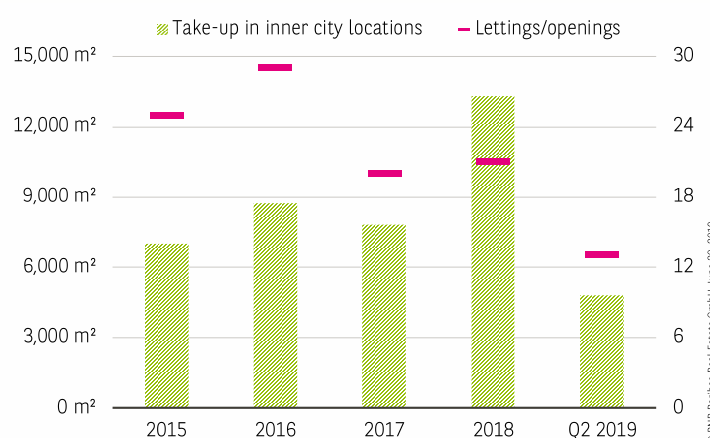
the diversity of its retail population and high pedestrian traffic. Over the years it has been able to establish itself as one of the economic hubs of the Ruhr area in the contest between city centres. A clear indication of this is the above-average centrality index of 1.25.



Footfall per hour in selected A-locations

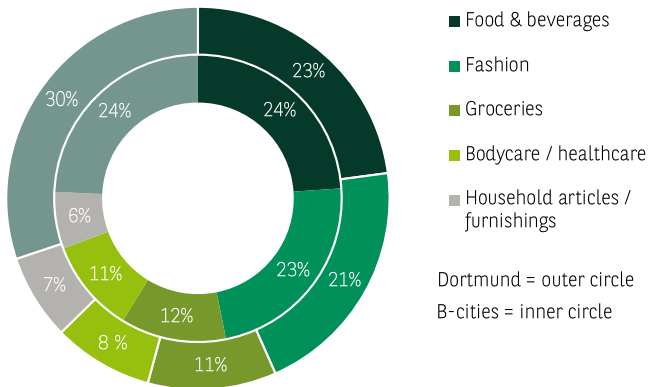


Inner city locations: take-up and lettings/openings

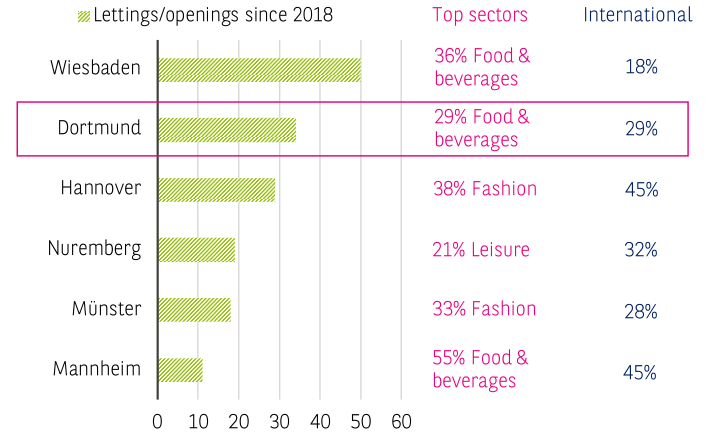


Day of count: 15.06.2019 | Positioning within the nationwide ranking - 95 counting locations respectively 118 top rents in 27 cities
Source: BBE Handelsberatung GmbH | Key facts: Residents and community register, Federal Employment Agency, GfK Geomarketing GmbH

Lettings/openings by sector since 2016



City ranking of lettings/openings since 2018

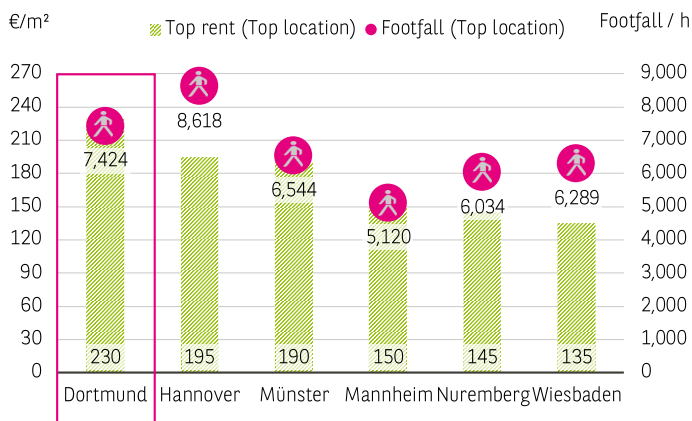


FOOD AND BEVERAGES IN HIGH DEMAND

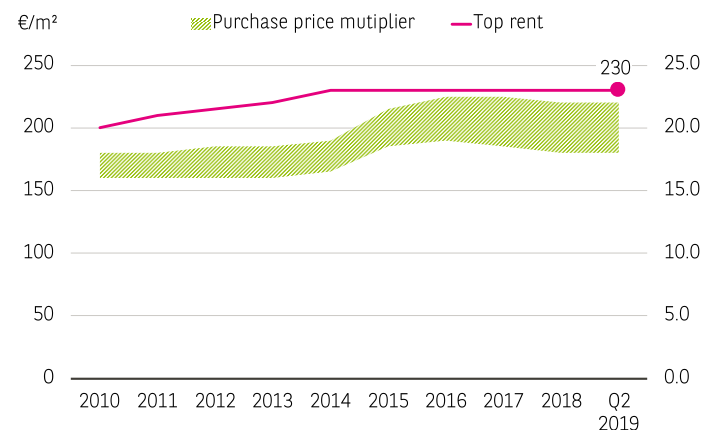
With around 7,400 pedestrians per hour, Westenhellweg has once again secured a position among the ten most frequented shopping locations in Germany. The street, equally popular with customers and traders as well as restaurateurs, continues to achieve top rents, which have been constant at 230 €/m² for several years. Dortmund thereby also leads the ranking of B-cities with regard to rents. Søstrene Grene was one of the prominent newcomers to Westenhellweg, where the Danish furnishing chain has opened a new flagship store over two floors with a total of 600 m². Further lettings were made by shoe retailer Ecco and Düsseldorf fries chain Frittenwerk. While Westenhellweg currently has virtually no vacancies due to excess demand, Ostenhellweg (3,700 passers-by per hour), a much less heavily frequented part of the A-location, has a relatively large supply of space. Compared to the previous year, top rent in a typical 100 m² shop has fallen by € 5 to 85 €/m². Meanwhile, the Thier-Galerie made a particular contribution to the letting dynamics in the first half of the year. More than five

deals were concluded in the shopping centre. The largest of these will be clothing retailer TK Maxx, which will move into the former Rewe premises. The store and its sales area of 1,400 m² is the second branch of the fashion chain in Dortmund's city centre and the company has been represented in Ostenhellweg since 2016. Looking at lettings by sector, it is noticeable that, as in many other German city centres, there is now a shift in the focus of demand in Dortmund. In the first half of 2019, for example, only the traditionally strong fashion sector accounted for one of the deals; at the same time, food and beverage was able to move up to first place, both in the half-year ranking and in the medium-term view. Contributing to the good result were the Scoози chain, which opened 200 m² in Kleppingstrasse, and the all-you-can-eat restaurant Tapas & More, which offers the novelty of ordering Spanish cuisine via iPad in Hansastrasse. Even though most of the lettings for larger culinary concepts can still be found in B-locations in the city centre, there is still a noticeable increase in demand for space in the high-traffic top locations.

Top rent and footfall in selected B-cities



Development of top rent and purchase price multiplier



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