

# ROSENGÅRD CENTRET ODENSE

ECE



# KEY FACTS



## PROPERTY DATA

Sales Area	100,000 m <sup>2</sup>
Shops	160
Floors	2
Parking Spaces	2,800
Opening	1971
Refurbishment	2019-2022
Investors	ATP, ECE Progressive Income Growth Fund
Office areas	including dentist, health clinics, doctors etc.

## GENERAL OPENING HOURS OF THE SHOPPING CENTER AND FOOD AVENUE

Center opening hours	Monday-Friday	10.00 -19.00
	Saturday-Sunday	10.00 -17.00
Food Avenue	Monday-Sunday	10.00 -21.00



## LARGE SHOPPING CENTER IN DENMARK

Rosengårdcentret, located in the university city of Odense, Denmark's third largest city, is among the top three retail agglomerations in Denmark and by far the largest shopping destination in the region with a dominant market position. Close neighbors include IKEA, Bilka and a commercial retail area.

Rosengårdcentret has gone through several refurbishments within the last 10 years. The largest being in 2015, when it was restructured and redesigned with a combination of graphical representations of the tales written by the Danish author Hans Christian Andersen and state-of-the-art Scandinavian architecture. The latest refurbishment in 2019–2022 developed a Food Avenue with 15 restaurants and integrated Cinema. These latest developments have created a unique shopping destination on the island of Fyn and made it into a special experience.

# KEY FACTS



## EJENDOMSOPLYSNINGER

Udlejningsareal	100.000 m <sup>2</sup>
Antal butikker	160
Etager	2
Parkeringspladser	2.800
Åbning	1971
Ombygget	2019-2022
Investorer	ATP, ECE Progressive Income Growth Fund
Kontorområder	inklusiv tandlæge, sundhedsklinikker, læger etc.

## GENERELLE ÅBNINGSTIDER FOR CENTRET OG FOOD AVENUE

Centeråbningstider	Mandag-Fredag	10.00 -19.00
	Lørdag-Søndag	10.00 -17.00
Food Avenue	Mandag-Søndag	10.00 -21.00



## STORT SHOPPING CENTER I DANMARK

Rosengårdcentret, der ligger i universitetsbyen Odense, Danmarks tredjestørste by, er blandt de tre største shoppingcentre i Danmark og langt den største shoppingdestination i regionen med en dominerende markedsposition. Tætte naboer inkluderer både IKEA, Bilka samt et kommercielt detailområde.

Rosengårdcentret har gennemgået flere renoveringer inden for de sidste 10 år. Den største var i 2015, hvor centret blev delvist omstruktureret og re-designet, med en kombination af grafiske repræsentationer af eventyrene skrevet af den danske forfatter Hans Christian Andersen samt moderne skandinavisk arkitektur. Den seneste renovering i 2019–2022 udviklede en helt ny Food Avenue med 15 restauranter og en integreret biograf. Disse renoveringer og udvikling har skabt en unik shopping destination på Fyn og gjort det til en særlig oplevelse at komme i Rosengårdcentret.

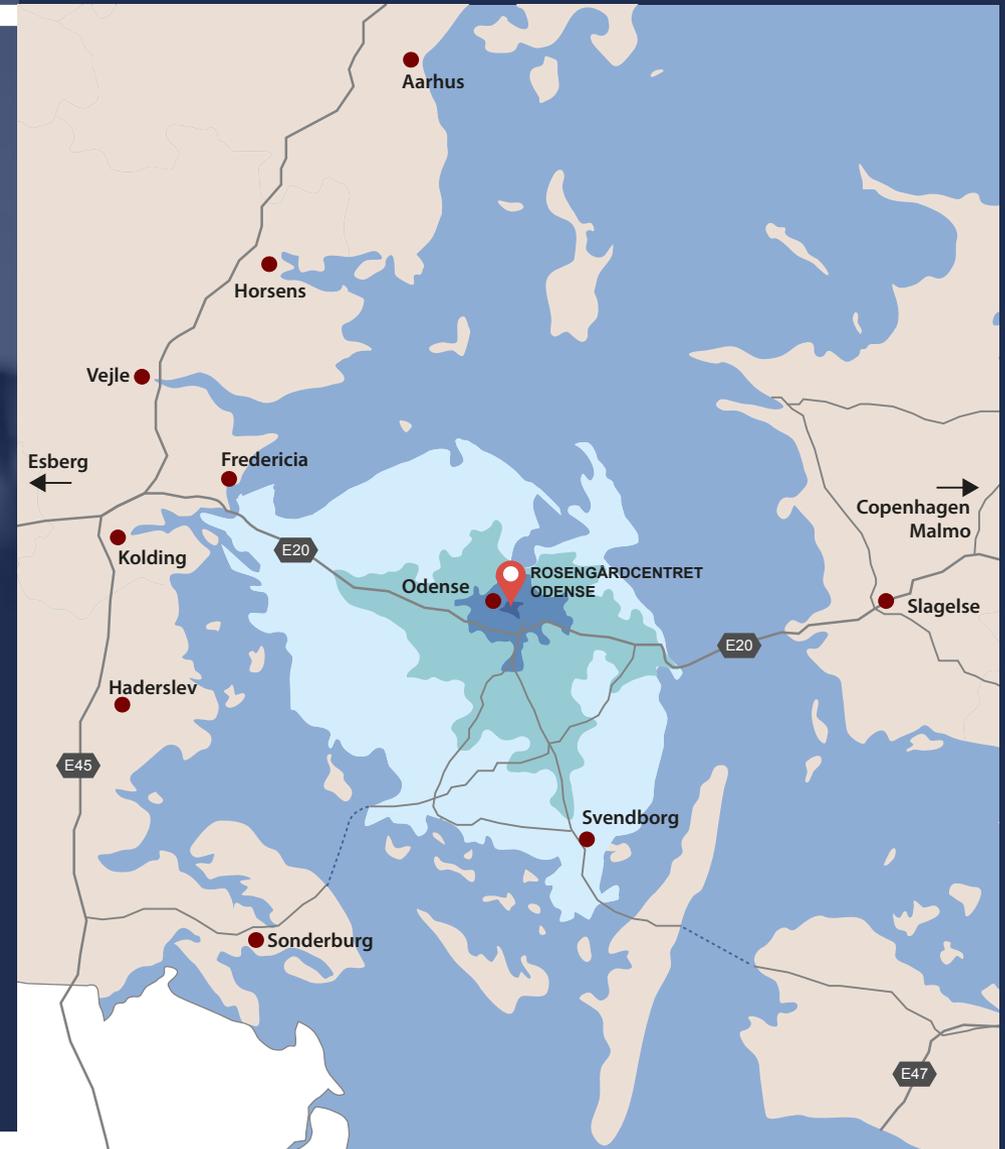
# CATCHMENT AREA

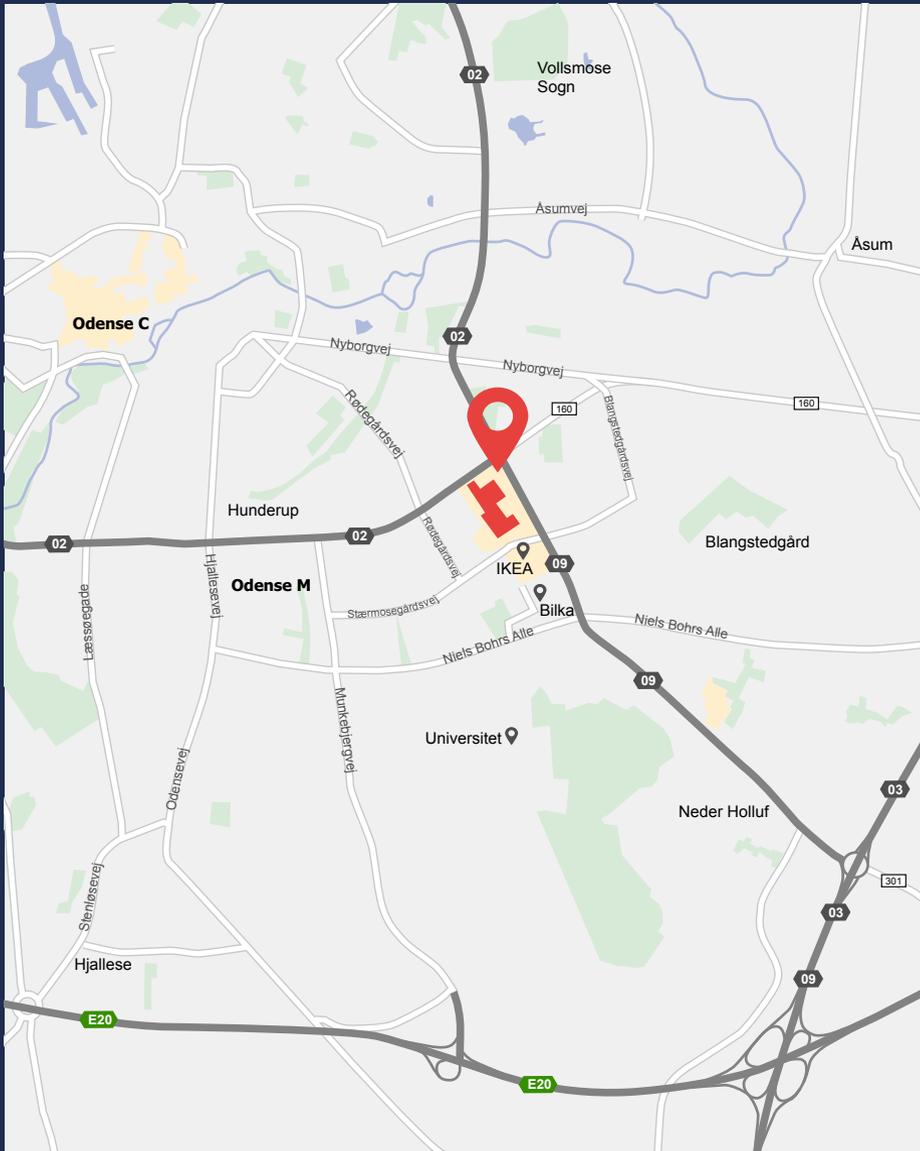
INHABITANTS  
IN THE CATCHMENT AREA

**480,784**

DISTANCE	INHABITANTS	CATCHMENT AREA
 up to 5 min.	<b>19,472</b>	in core catchment area
 5 to 15 min.	<b>103,152</b>	in nearby catchment area
 15 to 30 min.	<b>160,557</b>	in wider catchment area
 30 to 45 min.	<b>197,603</b>	in extended catchment area

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# PRIME LOCATION



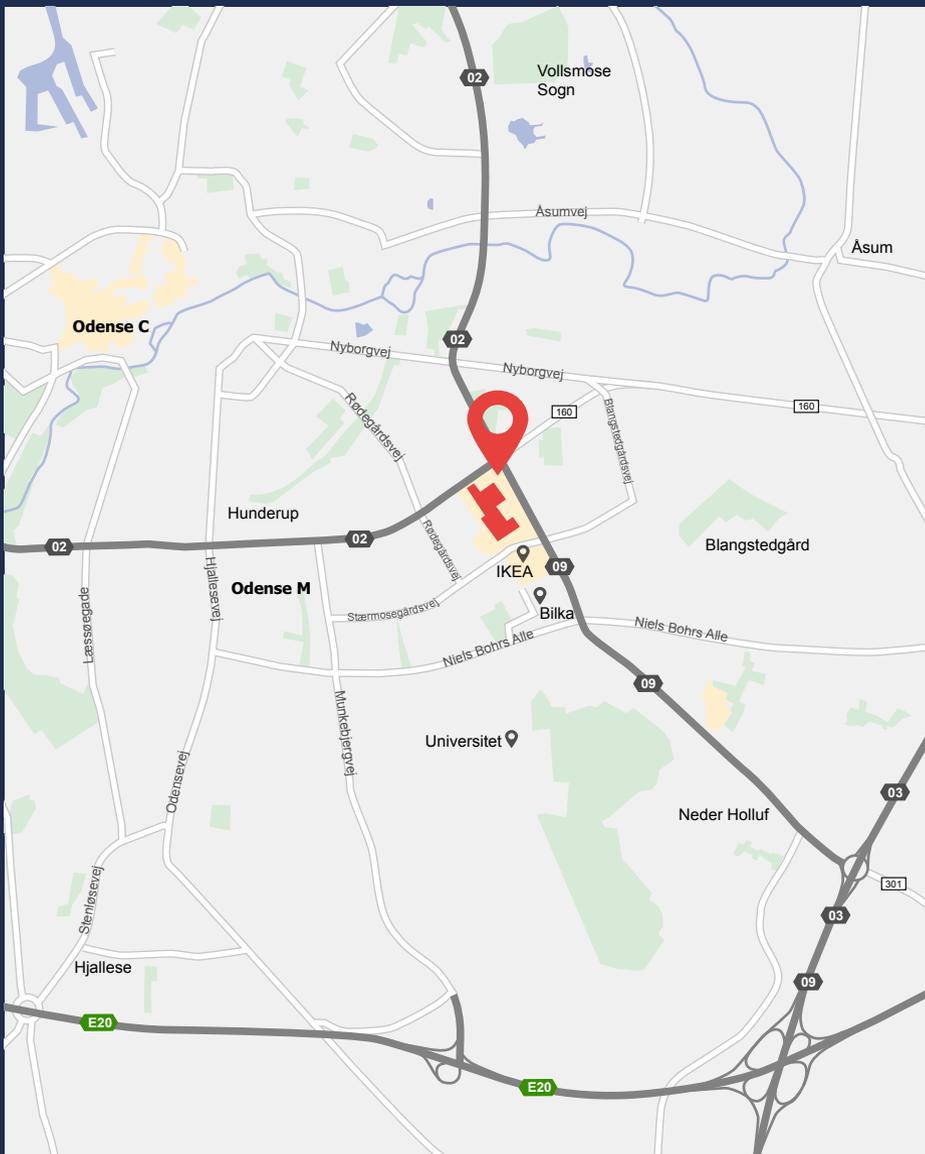
ROSENGÅRD CENTRET IS LOCATED IN THE PRIME SHOPPING AND DEVELOPMENT AREA ON FYN, WITH IKEA, BILKA AND THE UNIVERSITY AS CLOSE NEIGHBORS AND THE NEW UNIVERSITY HOSPITAL, THE REGION'S LARGEST, IS PLANNED TO OPEN WITHIN THE NEXT COUPLE OF YEARS.



It is only a short drive to Rosengårdcentret from the city center of Odense. The center is easily accessed by car, bike and public transportation including the new city tram. Rosengårdcentret offers more than 2,800 free parking spaces.



Rosengårdcentret offers excellent accessibility by public transport due to its convenient location to the new tram as well as bus.



ROSENGÅRDSENTRET ODENSE

# PRIME LOCATION

ROSENGÅRDSENTRET LIGGER I ET AF DE STØRSTE VÆKST OG UDVIKLINGSOMRÅDER PÅ FYN, MED IKEA, BILKA OG SYDDANSK UNIVERSITET SOM TÆTTE NABOER, OG OGSÅ DET KOMMENDE NYE SUPERSYGEHUS, ER PLANLAGT TIL AT ÅBNE INDEN FOR DE NÆSTE PAR ÅR. ALLE ER DE FORBUNDET DIREKTE MED LETBANEN TIL ROSENGÅRDSENTRET.



Rosengårdcentret er kun en kort køretur fra Odense centrum. Der er nem adgang til centret med både bil, cykel og offentlig transport, herunder den nye letbane. Rosengårdcentret tilbyder desuden mere end 2.800 gratis parkeringspladser.



Rosengårdcentret tilbyder nem adgang via offentlig transport, i særdeleshed på grund af dets bekvemme placering i forhold til Odenses nye letbane og busser.

# OUR CUSTOMERS

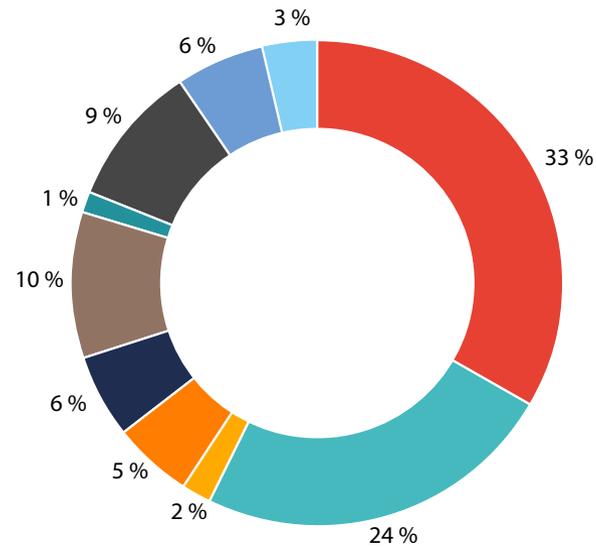
- Approx. 7 million customers yearly
- Wide range of customers, however primary customer groups are “Fun shoppers” and “Experience Shoppers” who often come to the shopping center to spend time shopping in pairs or groups with friends or family, rather than on their own.
- 45–50% of customers are regulars coming at least once every two weeks and an average stay lasts just around 90 minutes.



# SECTOR & TENANT MIX

## BRANCHES

- Fashion
- Hardware
- Groceries
- Shoes & Leatherwear
- Health
- Gastronomy
- Services
- Sporting goods
- Department store
- Leisure & Entertainment



## TOP TENANTS



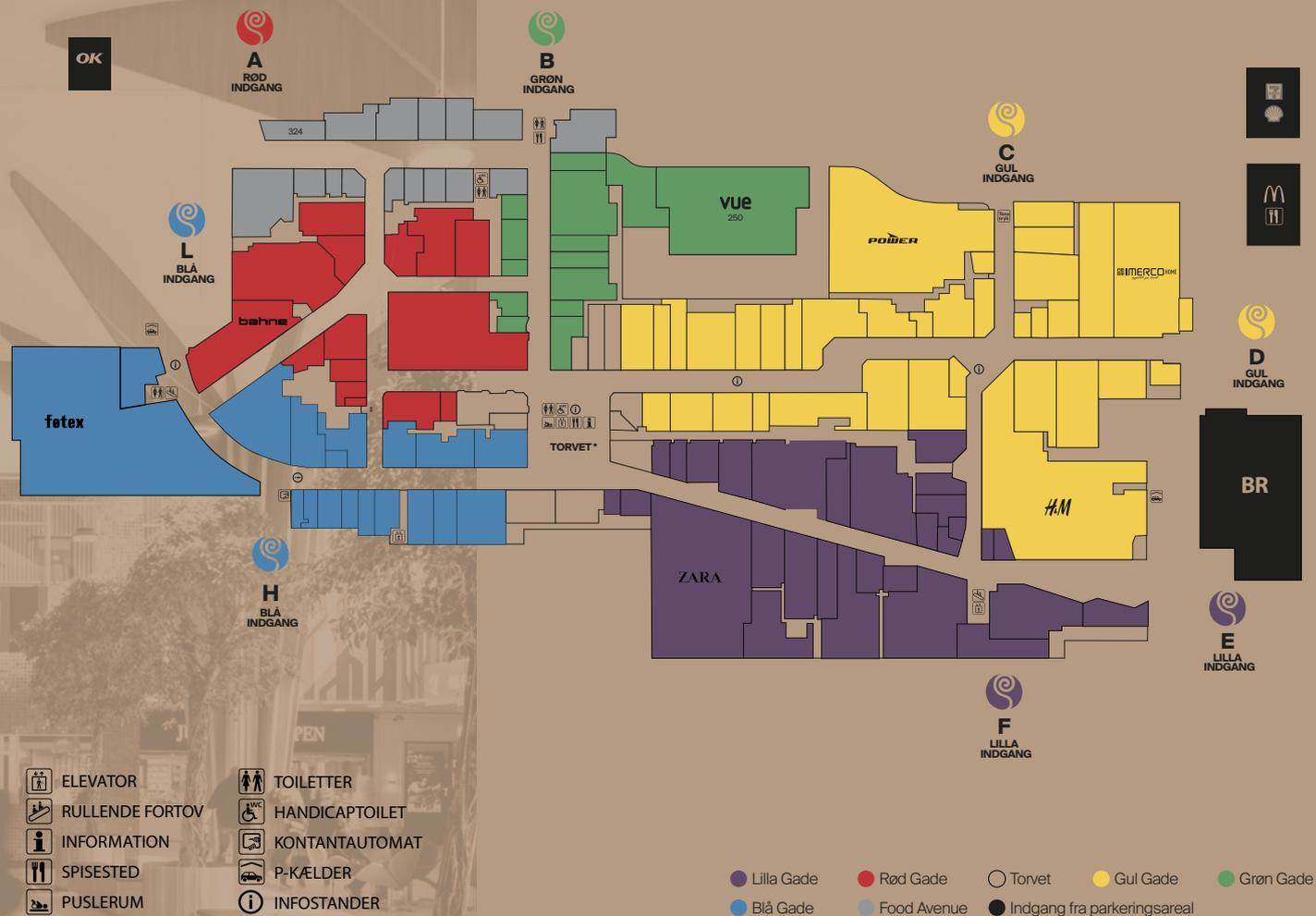
# FOOD AVENUE

Food Avenue is an extraordinary area of Rosengårdcentret offering a vast variety of food and dining experiences in 15 different restaurants.

On the outside of Food Avenue, terraces and green spaces have been established, making it possible to enjoy dining outdoors in the summer. As an extension of the Food Avenue indoors, the integrated Cinema is placed right by the green entrance where, besides from a great parking area, Odense's new tram also has a stop nearby. Together, this makes it a particularly well-placed and unique destination.

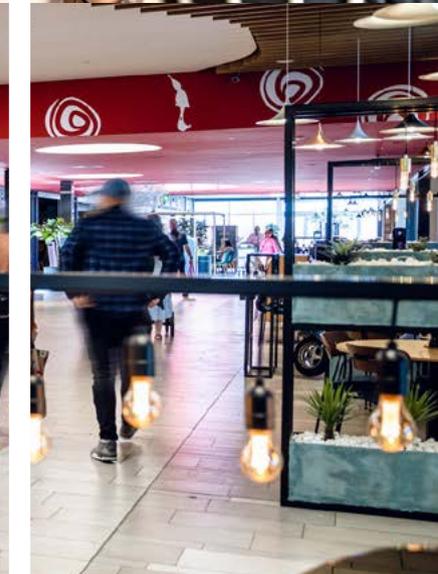


# FLOOR PLAN





# THE PLACE TO BE





ROSENGÅRDCENTRET ODENSE

# GET IN TOUCH

## ADDRESS / ADRESSE

Rosengårdcentret Odense  
Center Management

Ørbækvej 75  
5220 Odense SØ  
Phone +45 66 15 91 18  
[www.rosengaardcentret.dk](http://www.rosengaardcentret.dk)

## LEASING / UDLEJNING

Leasing Manager

Susanne Wichtrup  
Tel: +45 28 88 73 00  
E-Mail: [susanne.wichtrup@ece.com](mailto:susanne.wichtrup@ece.com)

Jens Christian Jørgensen  
Tel: +45 51 39 11 76  
E-Mail: [jenschristian.jorgensen@ece.com](mailto:jenschristian.jorgensen@ece.com)

## IMPRINT

Responsible for the Content: ECE Marketplaces GmbH & Co. KG, Heegbarg 30, 22391 Hamburg, Germany, [www.ece.com](http://www.ece.com)

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# ECE MARKETPLACES

As a long-term partner, we create shopping, working, and living environments that capture the zeitgeist, inspire people, and offer them space to flourish. In this process, we never stop thinking about what the future might bring, we combine different ways to use a space under one roof, and we continuously set new standards in the real estate market with our innovative services.



**33.3 Mrd. €**

ASSETS UNDER  
MANAGEMENT



**200**

CENTER UNDER  
MANAGEMENT



**22.7 Mrd.**

ANNUAL SALES AT ALL CENTERS



**7 Mio. m<sup>2</sup>**

SALES AREA



**3.4 Mio.**

CUSTOMERS PER DAY

CREATING SPACE.  
INSPIRING PEOPLE.