

RETAIL INSIGHTS

LOCATION OVERVIEW – TOUL KORK

EDITION 7 DECEMBER 2022

THE
MALL
COMPANY



EDITION 7 DECEMBER 2022



In this **Edition of Retail Insights**, we revisit **Toul Kork** to provide updated **insights** into the current **retail real estate** landscape within this locality as of **Q4, 2022**.

01

TOUL KORK DEMOGRAPHIC COMPOSITION

1. Population size
2. Population density
3. Number of households

03

EXISTING MODERN RETAIL SUPPLY IN TOUL KORK

1. Growth of modern retail supply by timeline (2013-2022)
2. Modern retail supply by retail classification

02

NUMBER OF MODERN RETAIL PROPERTIES IN TOUL KORK

1. Retail properties by location
2. Retail properties by status
3. Retail properties by retail classification

04

PIPELINED MODERN RETAIL SUPPLY IN TOUL KORK

1. Forecast of Modern retail supply by timeline (F2023-F2024)
2. Forecast of Modern retail supply by retail classification



EDITION 7 QUICK HIGHLIGHTS



176,298 people
residing in **Toul Kork**
as of **2022**

38,322 total
households spread
across **Toul kork**
as of **2022**

Total modern retail
supply reaches
26,670 SQ.M
at as of **Q4 2022**




76% of **Toul Kork's**
existing retail supply
are contributed by
community malls

27,687 SQ.M
of modern retail
supply currently
under development

60,791 SQ.M
of modern retail
supply currently on
hold

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01

TOUL KORK DEMOGRAPHICS

Toul Kork is a diverse, family centric community, with the following demographic characteristics as of 2022:

- POPULATION SIZE**
176,298 people
- POPULATION DENSITY**
22,112 /km²
- AVG. HOUSEHOLD SIZE**
4.7 per household
- NUMBER OF HOUSEHOLDS**
38,322 households

Figure 1: Toul Kork Population, Density & Household Breakdown by Commune (2022)



Source: ESRI Analyst Online 2022

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02 NUMBER OF RETAIL PROPERTIES

Figure 2: Number of Modern Retail Properties In Toul Kork by Location & Status (Q4, 2022)

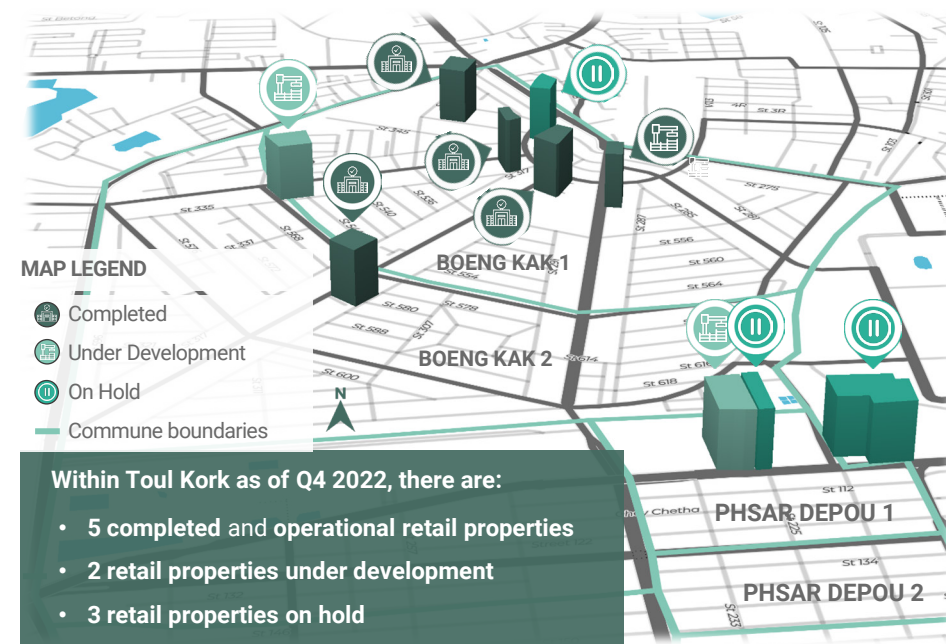


Figure 3: Number of Modern Retail Properties In Toul Kork by Retail Classification (Q4, 2022)



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TOUL KORK'S EXISTING RETAIL SUPPLY

Figure 4: Number of Modern Retail Properties In Toul Kork by Location & Development Phase (Q4, 2022)

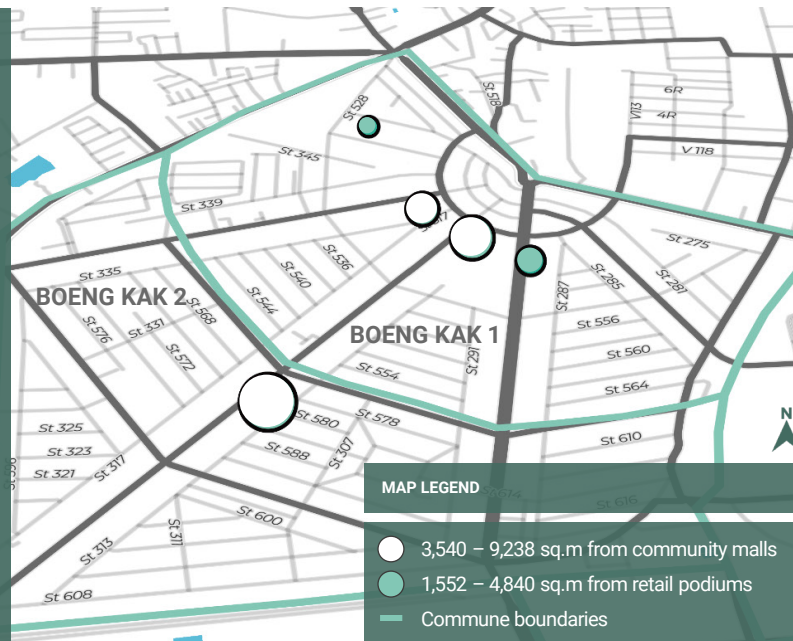
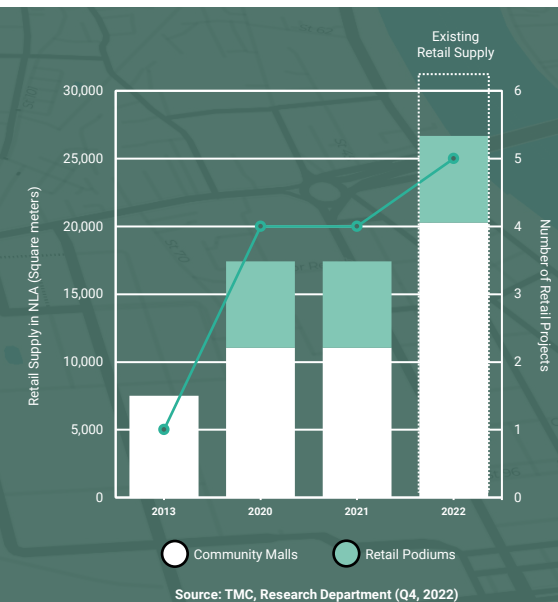
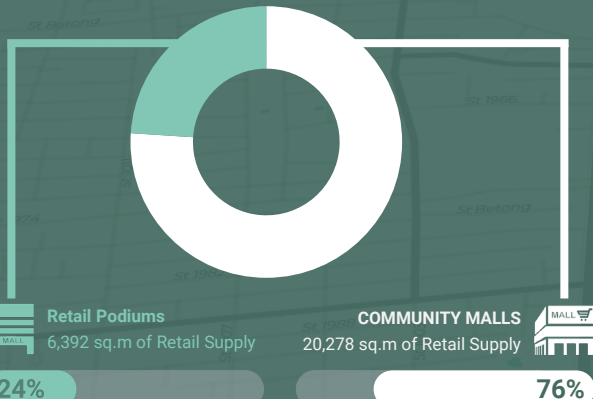


Figure 5: Toul Kork's Existing Retail Supply by Timeline & Retail Classification (2013-2022)



With 5 completed retail centres as of Q4 2022, Toul Kork's existing retail supply stands at 26,670 sq.m and is broken down into the following retail classifications:



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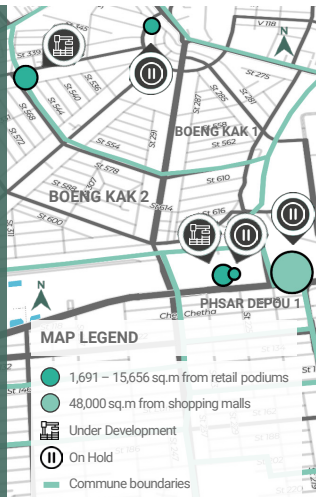
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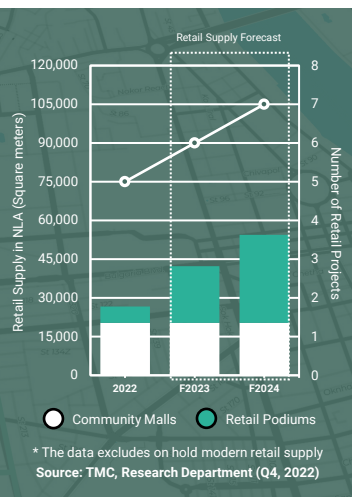
TOUL KORK'S PIPELINED RETAIL SUPPLY

Figure 6: Map of Toul Kork's Pipelined Retail Supply by location & Status (F2023-F2024)



- Toul Kork is expecting an additional 27,687 sq.m of modern retail supply between 2023-2024, not to mention 60,791 sq.m of modern retail supply currently on hold.
- Should all retail centres currently under development complete on time, Toul Kork's total retail supply will reach 54,357 sq.m by end-year 2024.

Figure 7: Toul Kork Pipelined Retail Supply by Timeline & Retail Classification (2022-F2024)



TOPS INSIGHTS & CONCLUSIONS

1

Community Mall developers are gradually incorporating retailtainment into their retail centres, as evident from the recent launch of Fun Mall, shifting retail dynamics in Toul Kork.

2

Vertical mixed-use developments are becoming more dominant in Toul Kork where rising land prices and land scarcity are making mixed-use developments more favorable.

3

TK Avenue maintains popularity as street-front accessibility and convenient parking continue to play a vital role in shoppers-decision making when choosing to visit a retail centre.

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