Address: 34E Bucium Road, Iași, Romania

Tel.: +40 232 208 828

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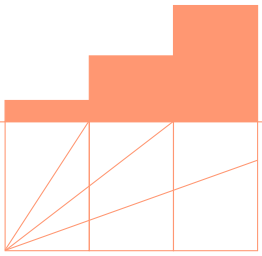
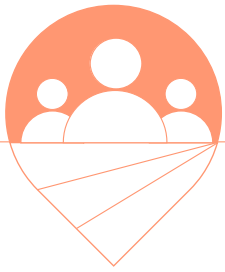
IULIUS

FAMILY MARKET BUCIUM

Family Market Bucium is the second proximity retail center developed by IULIUS in Iași County, opened in December 2022. Located in a rapidly developing residential area on Bucium Road, the center supports the local community, offering a well-balanced mix of retail, services and essential facilities.

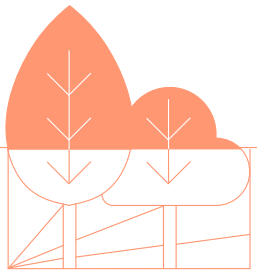


€12,000,000+
Investment value



2,000,000+
Annual visitor traffic

5,300 sqm
Gross leasable area GLA (retail)



6,000 sqm
Green space area

IULIUS

	FAMILY MARKET BUCIUM Uses	
	Retail	5,300 sqm GLA
	Number of brands	24
	Occupancy rate	99%
	Daily visitor traffic	5,400 visitors
	Annual visitor traffic	+2,000,000 visitors
	Parking	151 places
	Park	6,000 sqm 150 mature trees 7,000 plants
	Anchor tenants	Auchan Supermarket, McDonald's Drive Thru, Sinsay, dm drogerie markt, Dr. Max
	Development platform for local entrepreneurs	• Atipic Barber Shop, Flower Boutique, Cuptorul Moldovencei, Teo's Cafe, Kosarom, Omniclean, JustVape, La Ciambella.
	Specialised stores	• Eco-friendly dry cleaning • Exchange office • Beauty salon • Florist • Bank branch • Pharmacy • Optical store • Butchery • Pet shop
	Economic, Social and Cultural Impact	• Family Market Bucium contributes to the revitalization of a rapidly developing residential area, generating a positive economic impact through EUR 12 million in private investments and by supporting local entrepreneurship. • The project provides easy access to essential products and services for approximately 30,000 residents in southern Iași, reducing the need to travel to the city center. • Landscaped green areas: 5,000 sqm, 150 mature trees and more than 7,000 plants, contributing to a modern shared community space aligned with everyday needs. • Over 180 new jobs created. • Taxes and duties paid to local and state budgets: over EUR 870,000 (2021–2025).

IAȘI: Strategic Hub of the North-East Region		
	Project type	**Proximity shopping center** **Retail park type**
	Region	North-East Romania (Moldova) – the largest city in the region
	Nearby borders	Republic of Moldova (approx. 20 km), Ukraine (approx. 100 km)
	Road connectivity	European routes E58, E583; planned connection to the A8 Motorway
	Population	County: 992,000 inhabitants City: 476,000 inhabitants
	Universities	"Alexandru Ioan Cuza" University (UAIC) "Gheorghe Asachi" Technical University (TUIASI) "Gr. T. Popa" University of Medicine and Pharmacy "George Enescu" National University of Arts
	Number of students	42,000, including thousands of international students
	Average net salary	RON 5,200
	Unemployment rate	3.81%
	Top employers	Amazon, Continental, Antibiotice, PHINIA Delphi, Oracle, Bitdefender, Microsoft, E-on, BRD, Delphi, KOSAROM, UniCredit Bank
	Top industries	Automotive components, IT, pharmaceuticals, steel manufacturing, etc.
	Airport & connectivity	• Passenger traffic (2024): 2.2 million passengers (second largest in Romania) • Processing capacity: 3.5 million passengers (expandable based on demand) • Airlines: Wizz Air, TAROM, AnimaWings, Austrian Airlines, Ryanair, HiSky • Number of destinations: 33 • Distance from city center: 8 km