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IULIUS MALL SUCEAVA

Opened in 2008, Iulius Mall Suceava revolutionized the local retail market by showcasing the cultural heritage of the region and developing a comprehensive mix of shopping, dining and entertainment. The elements of modern architecture and distinctive design, along with the complete offer of brands recommend Iulius Mall Suceava as a top shopping and leisure destination.

€110,000,000+
Investment value

8,500,000+
Annual visitor traffic

60,000 sqm
Gross leasable area GLA (retail)

	IULIUS MALL SUCEAVA Uses	
	Retail	60,000 sqm GLA Over 200 brands
	Parking	2,400 places
	Foodcourt	1,200 seats / 14 brands
	Entertainment	• Kids Land Club – children's play area • Strikers Club – bowling, billiards and table tennis venue • Metropolis Casino • Park & children playground
	Services	• Money transfer and exchange services • Travel agencies • Florists • Tailoring • Dry cleaning • Beauty salons • Public service offices (Public Community Service for the Registration of Persons, Driving License Office and Examination Room, Car Registration Office) • Key cutting center • Personalized gifts • Banking services • Watch repair • Storage lockers • Electric vehicle charging stations • Car wash
	Economic, Social and Cultural Impact	• Opened in 2008, Iulius Mall Suceava has had a significant regional impact, contributing to the creation of over 1,200 jobs and bringing together a diversified portfolio of over 200 tenants. The mall has stimulated the development of modern retail in northern Moldova and has become a daily meeting venue for thousands of residents, offering not only a wide range of retail and food court options, but also entertainment and cultural spaces. • By hosting exhibitions, fairs and artistic events, Iulius Mall Suceava supports local initiatives and contributes to the dynamism of the city's urban and cultural life. • Taxes and duties: EUR 42.8 million generated between 2006–2025 (property tax, contributions to the consolidated state budget, other local taxes).

	RETAIL Area	
	Gross leasable area (GLA)	60.000 sqm GLA
	Daily visitor traffic	25,000 visitors
	Annual visitor traffic	+8,500,000 visitors
	Number of brands	Over 200 stores
	Occupancy rate	98.50%
	Key anchor tenants (selection)	Auchan, Lefties, Cinema City, Half Price, Reserved, H&M, Club Strikers, Altex, New Yorker, Jysk, C&A, LC Waikiki, Tedi, Hervis, Intersport, Deichmann, Stradivarius, Berska, DM, CCC, Mango, Adidas, Sport Vision, Sephora.
	Top 5 anchor tenants by occupied area	• Auchan – 11,000 sqm • Lefties – 3,000 sqm • Cinema City – 2,500 sqm • Half Price – 2,000 sqm • Reserved – 2,000 sqm

	Foodcourt	
	Number of operators	15 brands
	Number of seats	1,200
	Anchor tenants (selection)	McDonald's, KFC, Burger King, Spartan, Mado, Mesopotamia, Wokfull, Yumm!, Cartofisserie, , Manay, Medieval Gourmand, Noodle Pack, Let's Smash.
	Culinary concepts	Romanian, Asian, Greek, Turkish, American
	Occupancy rate	100%

SUCEAVA: Strategic Hub of the North-East Region		
	Project type	**Shopping mall development**
	Region	North-East Romania (Moldova) – an important city in the region
	Nearby borders	Republic of Moldova (approx. 50 km), Ukraine (approx. 90 km)
	Road connectivity	European routes E85, E58; key connections to DN17 and DN2; planned infrastructure upgrades to improve road connectivity (A7 highway)
	Population	County: 643,000 inhabitants City: approx. 115,000 inhabitants
	Universities	"Ștefan cel Mare" University of Suceava (USV)
	Number of students	Over 10,000, including students from the Republic of Moldova and Ukraine
	Average net salary	RON 4,200
	Unemployment rate	6%
	Top employers	Egger Romania SRL, Bio-Star SRL, Set-Corporation SRL, Ambro SA, Marelvi Imprex SRL, Valvis Holding Distribution SA, ACET SA, Techno World SRL, Trutzi SRL, Symmetrica SRL
	Top industries	Wood processing, food industry, paper and cardboard production, natural mineral waters, plastic pipe production, vibropressed concrete element production, automotive components industry, textiles, agriculture
	Airport & connectivity	• Passenger traffic (2025): approx. 770,000 passengers (top 5 nationwide) • Processing capacity: 1.5 million passengers • Airlines: TAROM, Wizz Air • Number of destinations: 14 • Distance from city center: 16 km (approx. 15–20 minutes by car)