

m3 **OUTLET**
P O L G A' R



We love
Outlet
Shopping

FASHION OUTLET SHOPPING

More than 100 fashion and lifestyle brands
30-70% off, all year round.

Just a 30 minute drive from Debrecen
and 40 minutes from Miskolc.

Directly adjacent M3 motorway
m3outlet.hu

m3 OUTLET
P O L G A R

THE FAVOURITE OUTLET DESTINATION IN EASTERN HUNGARY

Welcome to M3 Outlet Polgár, Eastern Hungary's favourite outlet centre.

Opened in May 2008, M3 Outlet Polgár is home to 47 stores on a gross lettable area of 10,800 sqm and more than 100 international fashion and sports brands such as Nike, adidas, Puma, Gant, Helly Hansen, Under Armour, Triumph, Tom Tailor and many more, 30-70% off, all year round.

Located in the north-east of Hungary, right next to the M3 motorway, M3 Outlet Polgár offers an

engaging shopping opportunity for the residents of the neighboring cities, being the only outlet centre in 200 km radius.

The catchment area has over 2.5 million inhabitants within a 90-minute drive and attracts more than 2.2 million tourists every year.

ROS Retail Outlet Shopping was appointed in September 2021 as new centre management company.





CATCHMENT

EASY ACCESSIBLE FROM THREE NEIGHBOURING COUNTRIES

M3 Outlet Polgár is located in the north-east of Hungary, close to the M3 / E79 motorway, in the square of 4 county seats. It is 30-40 minutes by car from Debrecen, Nyíregyháza and Miskolc, 50 minutes from Eger and 90 minutes from Budapest.

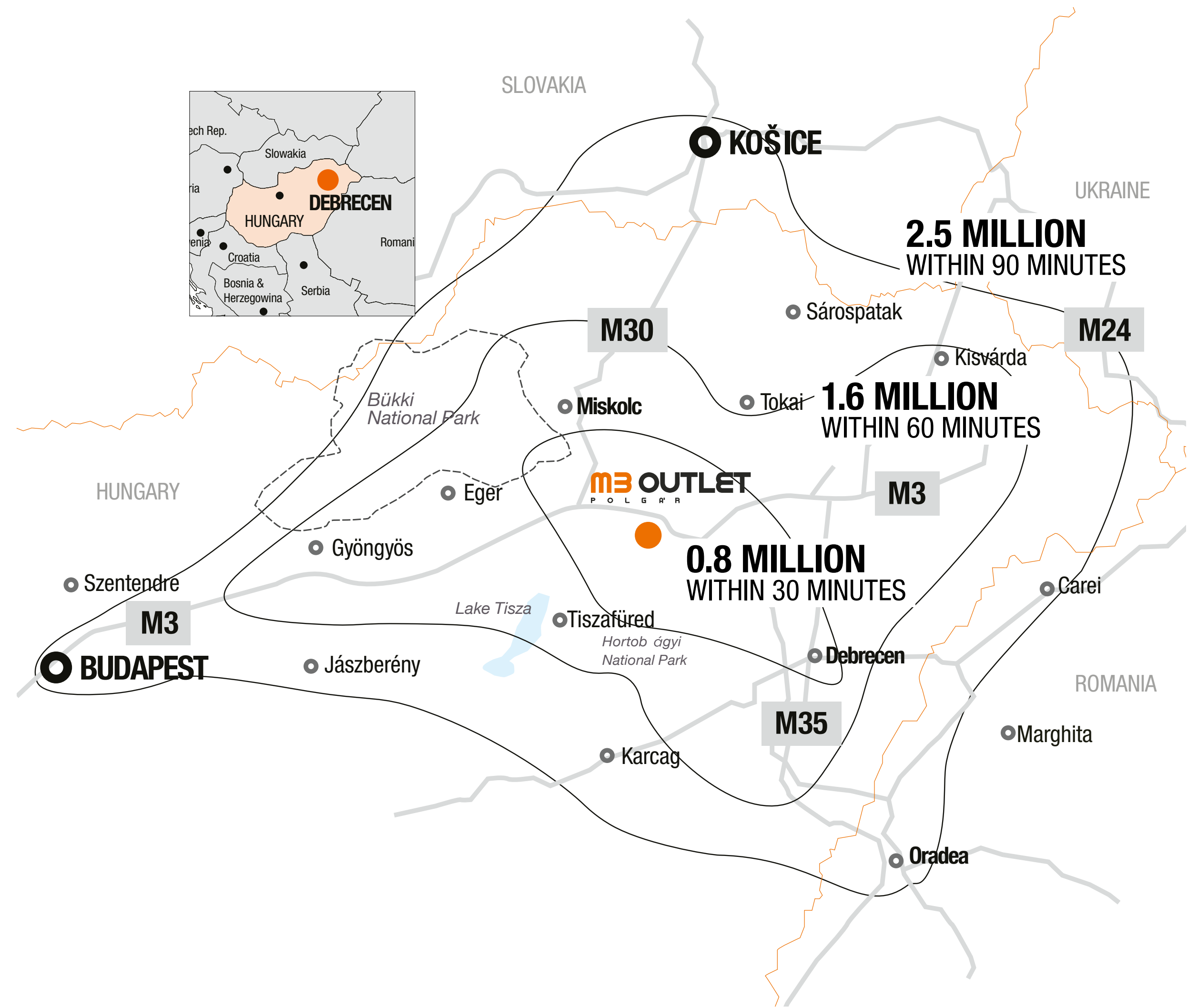
Thanks to the motorway connections, the outlet centre is also easily accessible from the three neighbouring countries. The M3 motorway connects M3 Outlet Polgár with Ukraine (80-minute drive) and Romania (70-minute drive). Eastern Slovakia (90-minute drive) can also be reached via the 3/E71.

Main Cities	Distance	Inhabitats
Debrecen	45 Min.	202,500
Miskolc	45 Min.	157,500
Nyíregyháza	45 Min.	117,500
Eger	60 Min.	53,500
Budapest	120 Min.	1,750,000
Košice – Slovakia	90 Min.	239,000
Oradea – Romania	90 Min.	201,500
Uzhhorod – Ukraine	120 Min.	112,500
Satu-Mare – Romania	120 Min.	109,500
Szolnok	120 Min.	71,000
Békéscsaba	135 Min.	59,500

CATCHMENT

MORE THAN 2.5 MILLION RESIDENTS

M3 Outlet Polgar's catchment area has over 2.5 million inhabitants within a 90-minute drive. The Debrecen region and its surroundings receive every year 2.2 million tourists from Hungary, Romania, Poland, Slovakia, Ukraine, Germany and Russia.





REPLAY

GANT



UNITED COLORS
OF BENETTON.

Superdry®



MUSTANG®

GUESS



m3 OUTLET
P O L G A R



crocs™



Pepe Jeans
LONDON

PLAYERSROOM

DEVE(R)GO
& Friends

NÚMERO
UNO

GEORGE'S



Triumph

California
Coffee
Company

budmil

Tefal

J.PRESS®

CATEGORY & BRAND MIX

FASHION MEETS LIFESTYLE

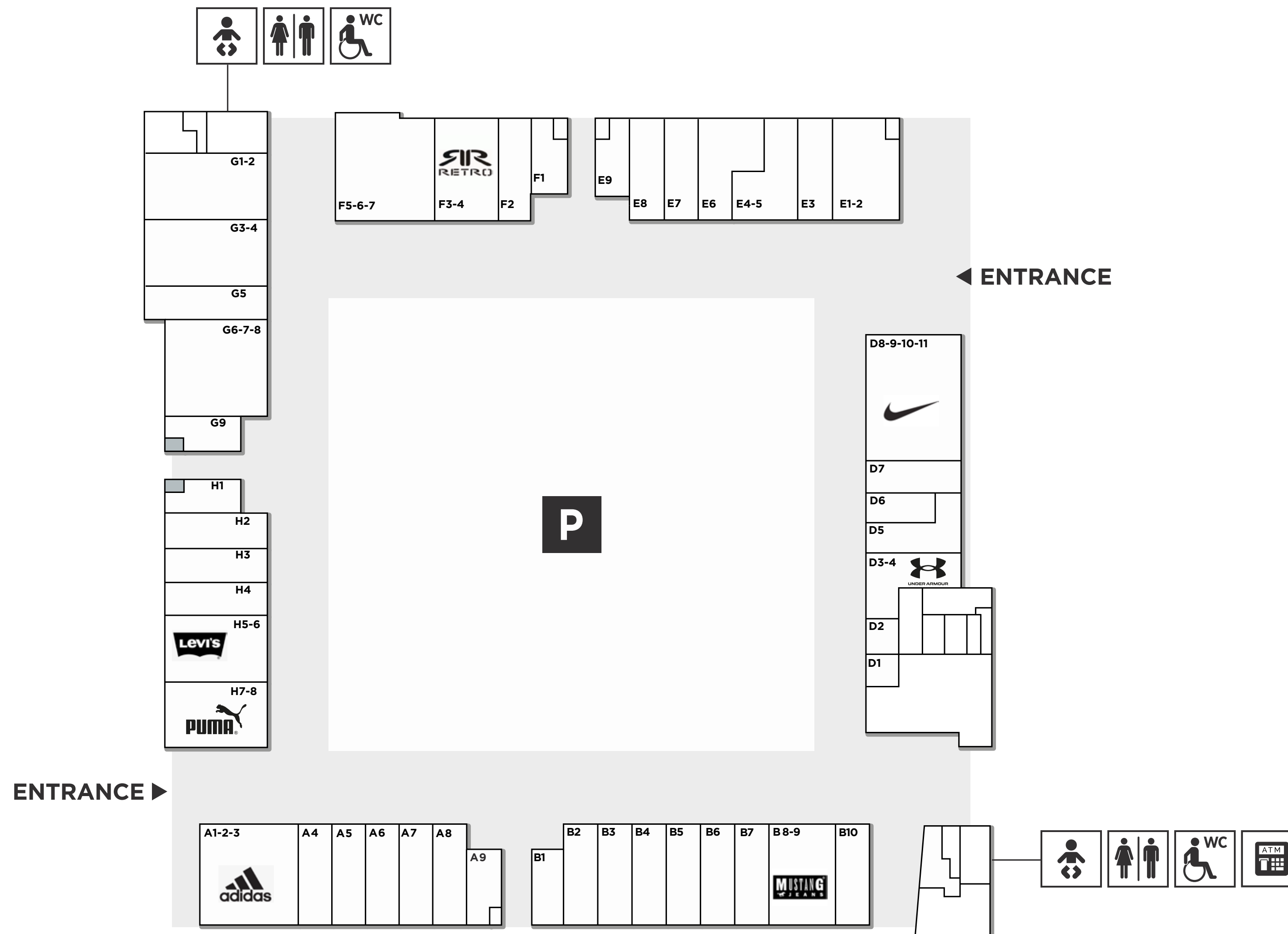
At M3 Outlet Polgár visitors can enjoy more than 100 fashion and lifestyle brands. Numerous international fashion brands, such as Guess, Levi's, Mustang, Gant, Pepe Jeans, Replay, Tom Taylor, and many more are tenants of the centre.

Leading sports and outdoor brands are also present at M3 Outlet Polgár, namely adidas, Nike, Helly Hansen, Puma and Under Armour. There is also a fine number of footwear and accessories brands represented, such as Geox, Salamander and Samsonite.



M3 OUTLET POLGÁR

CENTRE PLAN





TOURISM

MORE THAN 2.2 MILLION TOURISTS A YEAR

Debrecen is Hungary's second largest city and the third most popular destination in the country with 2.2 million tourists from Hungary, Romania, Poland, Slovakia, Ukraine, Germany and Russia.

The city serves as the commercial, administrative, cultural and educational centre of Eastern Hungary, being home to several multinationals as well as the university, with a student population of 30,000, including foreign students. Numerous international sporting and cultural events are held in the city throughout the year.

Just a 30-minute drive from the city of Debrecen is the Hortobágy National Park – the Puszta. This World Heritage property is an outstanding example of a cultural landscape with a vast area of plains and wetlands.

The Lake Tisza is also an attractive tourist destination, as it is the most diverse canoe tour paradise in Hungary with the alternation of its zigzagging channels, reedy areas, water passages, unfrequented backwaters, streams and rivers, wide blue water areas and flood basin forests.

M3 OUTLET POLGÁR

FACT SHEET

LOCATION	Located at the M3 motorway in Eastern Hungary, between Miskolc, Debrecen and Kosice (Slovakia)
ACCESS	A 30 to 40-minute drive from Debrecen, Nyíregyháza and Miskolc, a 50-minute drive from Eger and a 90-minute drive from Budapest
CATCHMENT	0.8 million inhabitants – 30 minutes 1.6 million inhabitants – 60 minutes 2.5 million inhabitants – 90 minutes
TOURISM	The number of tourists has increased every year, hitting a record high of 2.2 million visitors.
ARCHITECTURE	Village
GLA	10,800 sqm
SHOPS	47
PARKING	850
ANCHOR STORES	Nike adidas Puma Under Armour Gant Helly Hansen Levi's Mustang



ABOUT US

ROS RETAIL OUTLET SHOPPING

ROS Retail Outlet Shopping, headquartered in Vienna, with partnerships in Poland, Italy and France, is an independent retail real estate consulting and centre management company specialised in Designer Outlets and innovative shopping concepts across Europe. The founders Thomas Reichenauer and Gerhard Graf are both committed professionals with many years of experience and knowledge in the European outlet market as well as recognized personalities in the industry. Founded in 2011 and thus one of the shortest existing companies in this field, ROS has already established itself among the top five outlet operators in Europe.

ROS Retail Outlet Shopping covers all stages of a project from finding the right location to developing it to all aspects of operational management. Sustainable centre growth is supported by a strong brand partner management, high quality retail and customer services standards as well as an innovative marketing approach provided by a professional senior management team. The portfolio of ROS Retail Outlet Shopping includes Designer Outlet Soltau, City Outlet Geislingen, Designer Outlet Warszawa, Designer Outlet Gdańsk, Designer Outlet Sosnowiec, Premier Outlet Budapest, Designer Outlet Algarve, Designer Outlet Croatia, La Torre Outlet Zaragoza, M3 Outlet Polgár, Designer Outlet Luxembourg and further new developments in Europe.

ros-management.com

- ROS Locations
- ROS New Developments
- ROS References





We love
Outlet
Shopping

CONTACT US!

M3 OUTLET POLGÁR

Managed by ROS Retail Outlet Shopping

M3 Outlet Polgár

Hajdú út 52.
4090 Polgár | Hungary
T +36 52 573 025
polgaroffice@m3outlet.hu
m3outlet.hu

Mireia Rodriguez Burguera

Leasing Director
M +39 340 33 12 865
mireia.rburguera@ros-management.com

Ágnes Dóra

Leasing Manager Hungary
T +36 23 449 702
M +36 70 317 0020
agnes.dora@ros-management.com

ROS Retail Outlet Shopping GmbH

Hoher Markt 4/2/1F
1010 Vienna | Austria
T +43 1 343 43 04
ros-management.com

Thomas Reichenauer

Co-Founder & Managing Director
T +43 1 343 43 04 11
M +43 664 413 58 91
thomas.reichenauer@ros-management.com

Gerhard Graf

Co-Founder & Managing Director
M +43 664 413 58 90
gerhard.graf@ros-management.com

m3 OUTLET
P O L G Á R

retail
outlet
shopping
ROS

m3 **OUTLET**
P O L G A' R