

Multi Service Center

# MSC 10



Mönchengladbach  
Odenkirchener Straße



**Mönchengladbach-Rheydt, Odenkirchener Straße 119 – 145, MSC 10**

Mönchengladbach is the largest city between the Rhine and Meuse rivers. It is an attractive business location for many industries, above all thanks to its central geographical position in the heart of Europe – there are approximately 15 million consumers within a radius of 100 kilometers of the city. Mönchengladbach serves as a regional shopping location for more than half a million people living within its catchment area. Nonetheless, sales of approximately only 270 million euros were generated in the city’s retail space in 2011. The proportion of total sales attributable to the CBD is relatively low at around 17 percent because the outskirts of the city and the shopping centers in the city’s various districts play an important part in Mönchengladbach’s retail.



[www.kartenwelten.de](http://www.kartenwelten.de)





The MSC 10 site, which is approximately 11,500 square meters in size, is located by the federal highways B59 and B230, resulting in a high frequency of around 22,500 vehicles every day.

The Multi Service Center, which features around 10,200 square meters of lettable space, is highly visible and boasts good infrastructure connections; it is approximately only 1.5 kilometers from the heart of Mönchengladbach-Rheydt. There are residential and commercial properties in the surrounding area in a ratio of approximately 60:40.

The site was previously used by the company Rheinische Wollwerke Gronen. The Multi Service Center with its gas station, car wash, car repair service, solarium, discount store, bakery, gym, and hotel serves approximately 140,000 people living within a radius of around four kilometers. The MSC 10 was completed in December 2016.



Location	
Address	Odenkirchener Straße 119 – 145, 41236 Mönchengladbach
Closest Highway	A61 (approx. 3 km)
Purchasing power index	94.5 (2016)
Catchment Area (4 km)	140,000 inhabitants
Car Frequency	22,500 per day
Description	
Site Area	11,500 m <sup>2</sup>
Lettable Area	9,673 m <sup>2</sup>
	(site 2,540 m <sup>2</sup> , building 7,133 m <sup>2</sup> )

[www.fortress-immobilien.de](http://www.fortress-immobilien.de)

#### Contact

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