



GLOBAL CITIES

RETAIL GUIDE

2026 EDITION

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ANTWERP OVERVIEW

Antwerp is Belgium's second-largest city and one of the country's most important economic and cultural hubs. Strategically located along the Scheldt River and home to one of Europe's largest ports, the city has historically developed as an international trading centre. Today, Antwerp combines strong economic fundamentals with a rich cultural identity, making it a prime destination for residents, tourists and businesses alike.

With a population of over 562,000 inhabitants in the city and a wider metropolitan area exceeding 1 million people, Antwerp benefits from a **broad and diverse consumer base**. The city is a well-established tourist destination, attracting both leisure visitors and professional traffic through conferences, exhibitions and business events (MICE). This mix ensures **year-round footfall** and supports a resilient retail ecosystem.

Internationally, Antwerp is best known for its **diamond industry**, handling an estimated 80% of the world's rough diamonds, as well as its reputation for **fashion, gastronomy and design**. The city's fashion legacy is strongly anchored by the internationally recognised **"Antwerp Six"**, while its vibrant gastronomic scene, high-quality coffee bars and creative concepts contribute to an attractive lifestyle environment that directly feeds retail performance.

Cushman & Wakefield

Antwerp's retail market is centred around a strong prime city core, complemented by dominant regional shopping centres and well-performing peripheral retail locations. **Meir** functions as the city's undisputed prime high street and one of Belgium's leading retail pitches, supported by surrounding boutique streets. Planned **public redevelopments of Meir and Groenplaats** are expected to further enhance the attractiveness of the city centre retail area.

Outside the historic core, Antwerp benefits from a strong regional retail offer. **Wijnegem Shopping Center**, the largest shopping complex in Belgium, serves a wide catchment area, while **Stadsfeestzaal** provides additional retail mass directly on Meir. The wider region is further supported by successful **out-of-town and ribbon retail locations** along major road axes, accommodating large-format and destination-driven retail concepts.



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Key Retail Streets & Areas

MEIR

The prime city centre retail area of Antwerp is structured around Meir, complemented by adjacent luxury and boutique retail clusters. Meir is Belgium's **leading mass-market high street**, accommodating large international flagship stores and recording an average **weekly footfall of approximately 368,000* visitors**. The retail mix is dominated by international fashion and lifestyle brands such as **Zara, H&M, Primark, Pull&Bear and Mango**. A major redevelopment of the street is planned to enhance public space quality and pedestrian flow, with works starting from 2028, while the **world's largest Zara flagship** store is expected to open by the end of 2026, further reinforcing Meir's national and international appeal.

** Source: MyTraffic*

SCHUTTERSLOFSTRAAT - HUIDEVETTERSTRAAT

Directly connected, Schutterslofstraat and Huidevetterstraat together form **Antwerp's luxury oriented retail circuit**. **Schutterslofstraat** was fully redeveloped into a pedestrian street in 2025 and offers a high-end shopping environment, hosting international luxury brands such as **Chanel, Moncler, Delvaux, as well as brands like Rolex and Patek Philippe**.

Huidevetterstraat complements this offer with a more understated and elegant positioning, characterised by premium fashion and tailoring brands such as **Hugo Boss** and Belgian designer **Natan**, attracting a high-spending local and international clientele.

KAMMENSTRAAT - WILDE ZEE - LOMBARDENVEST

To the south, Kammenstraat, Wilde Zee and Lombardenvest form a **distinct creative and lifestyle retail cluster**. This area offers a balanced mix of **national and international brands** alongside strong local concepts, including footwear specialist Monar, as well as **Antwerp-based fashion labels** such as Arte Antwerp and Essentiel Antwerp. The cluster is known for its dynamic retail atmosphere, independent designers and concept stores, while the small and agreeable Wilde Zee square functions as a natural meeting point that enhances dwell time and cross-shopping within the area.



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Key Retail Streets & Areas

KEY AREAS/ STREETS	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	NEW ENTRANTS	TYPICAL RENT FOR UNIT OF 200 SQM	RANGE OF UNIT SIZES
Meir	Broad and diverse catchment; local residents, national visitors, international tourists; high share of impulse and destination shopping	Zara, H&M, Uniqlo, Nike, Pull&Bear, Ray-Ban, Skechers, Fnac, ICI Paris XL	Douglas, Lululemon, New Balance, VILA, Vero Moda, Mango	1,550 - 1,950 €/sqm/year	100 - 6,000 sqm
Schuttershofstraat - Huidevetterstraat	High-spending local and international clientele; luxury shoppers, business visitors, tourists	Chanel, Delvaux, Zadig&Voltaire, 7 For All Mankind, TenSen Juweliers, Carolina Herrera, ARKET	Mr Marvis, Profuomo, Dyptique, Veja, Sisley, Diesel, IWC	1,000 - 1,800 €/sqm/year	20 - 400 sqm
Kammenstraat - Wilde Zee - Lombardenvest	Younger, fashion-conscious consumers; locals, city trippers, creative and lifestyle-oriented shoppers	Monar Antwerp, Arte Antwerp, Essentiel Antwerp, Odette Lunettes, Nespresso, Bellerose	HOFF, Calzedonia, Waterdrop, WEAR, Ray Care, Jimmyz	1,000 - 1,800 €/sqm/year	50 - 1,500 sqm

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Food & Beverage



Antwerp is a cosmopolitan city with a rich dining culture, renowned as a food destination. Despite its relatively small market size, it offers an impressive variety of restaurants, bars and cafés, catering to diverse tastes and preferences.

Antwerp has developed into one of Belgium's most active food and beverage markets, supported by a **steady increase in the number of establishments and a broad mix of concepts and price segments**. Between 2013 and 2023, the number of restaurants rose from approximately 953 to 1,261 establishments, representing growth of more than 30% over the period. This expansion reflects both changing consumer habits and Antwerp's **growing role as a regional leisure and hospitality destination**.

The city also stands out in terms of quality and diversity. According to recent editions of the Michelin Guide, Antwerp counts approximately **13 Michelin-starred restaurants** within the inner-city area (within the ring road), including several one-star establishments and a limited number of two-star restaurants. In addition, almost **70 restaurants in Antwerp are listed in the Gault&Millau** guide with scores above 12/20, highlighting the depth of the city's gastronomic offer across different formats and cuisines. Well-known fine-dining venues such as Le Pristine, Hertog

Jan at Botanic and Zilte contribute to Antwerp's international profile, while established brasseries like Bourla remain firmly anchored in the local market.

Food and beverage activity is **spread across multiple areas of the city** rather than concentrated in a single location. The historic city centre continues to attract a high concentration of restaurants and cafés, with Groenplaats and Grote Markt largely oriented towards visitor demand and Mechelseplein functioning as a more locally driven leisure and nightlife hub. Beyond the city core, districts such as Zuid, Eilandje and Dageraadplaats host a

dense mix of restaurants, bars and cafés that serve both residents and visitors. In addition, **smaller clusters and standalone concepts** can be found throughout the wider urban area, supporting neighbourhood-level activity and mixed-use environments. Local concepts such as Cobra House, Licoli, Bar Pêche, Osaka, alongside a wide range of independent local operators, illustrate **Antwerp's capacity to foster home-grown brands that perform well in both central and non-central locations**.

KEY AREAS	CONSUMER PROFILE	FOOD & BEVERAGE OPERATORS
Historic city centre	Tourists and locals	De Peerdestal, Fiera, Dogma Cocktails, Nathan, and numerous others
Zuid	Local & international trendy	Fiskebar, Vitrin, Madonna, Den Artist, Sips, l'Amitié, Album and many others
Eilandje	Local & international trendy	Bistrot L'îlot, Pont Neuf, Wolf food market, Little BÚN, Au Vieux Port and many others

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Shopping Centres

Antwerp's retail landscape is led by its prime high street environment, complemented by a clearly defined shopping centre offer. At one end of the spectrum stands a large-scale regional shopping destination, while within the city core an urban retail scheme enhances and complements the historic shopping circuit.

The most prominent shopping centre in the Antwerp region is **Wijnegem Shopping Center**, located just outside the city boundaries. As the largest shopping complex in Belgium, Wijnegem Shopping Center serves a wide regional catchment area and benefits from excellent accessibility by car and public transport. The scheme accommodates a broad mix of international fashion retailers, lifestyle brands, leisure concepts and food & beverage operators, positioning it as a dominant destination for comparison and family-oriented shopping. Its scale and tenant mix allow it to compete directly with prime city centre retail for mass-market brands.

Within the city centre itself, **Stadsfeestzaal** is the most notable inner-city retail scheme. Located directly on Meir, the historic Stadsfeestzaal provides additional retail mass integrated into

the prime high street environment. The scheme predominantly houses international fashion and lifestyle brands and benefits from very high pedestrian flows generated by Meir. While it does not function as a traditional enclosed shopping centre in regional terms, its strategic location makes it an integral part of Antwerp's prime retail circuit and an extension of the mass-market offer.

Overall, shopping centres in and around Antwerp play a complementary role to the city's high streets, with **Wijnegem Shopping Center acting as the dominant regional hub and Stadsfeestzaal reinforcing the retail critical mass** within the historic city centre.



Source: Wijnegem Shopping Center



Source: De Stadsfeestzaal

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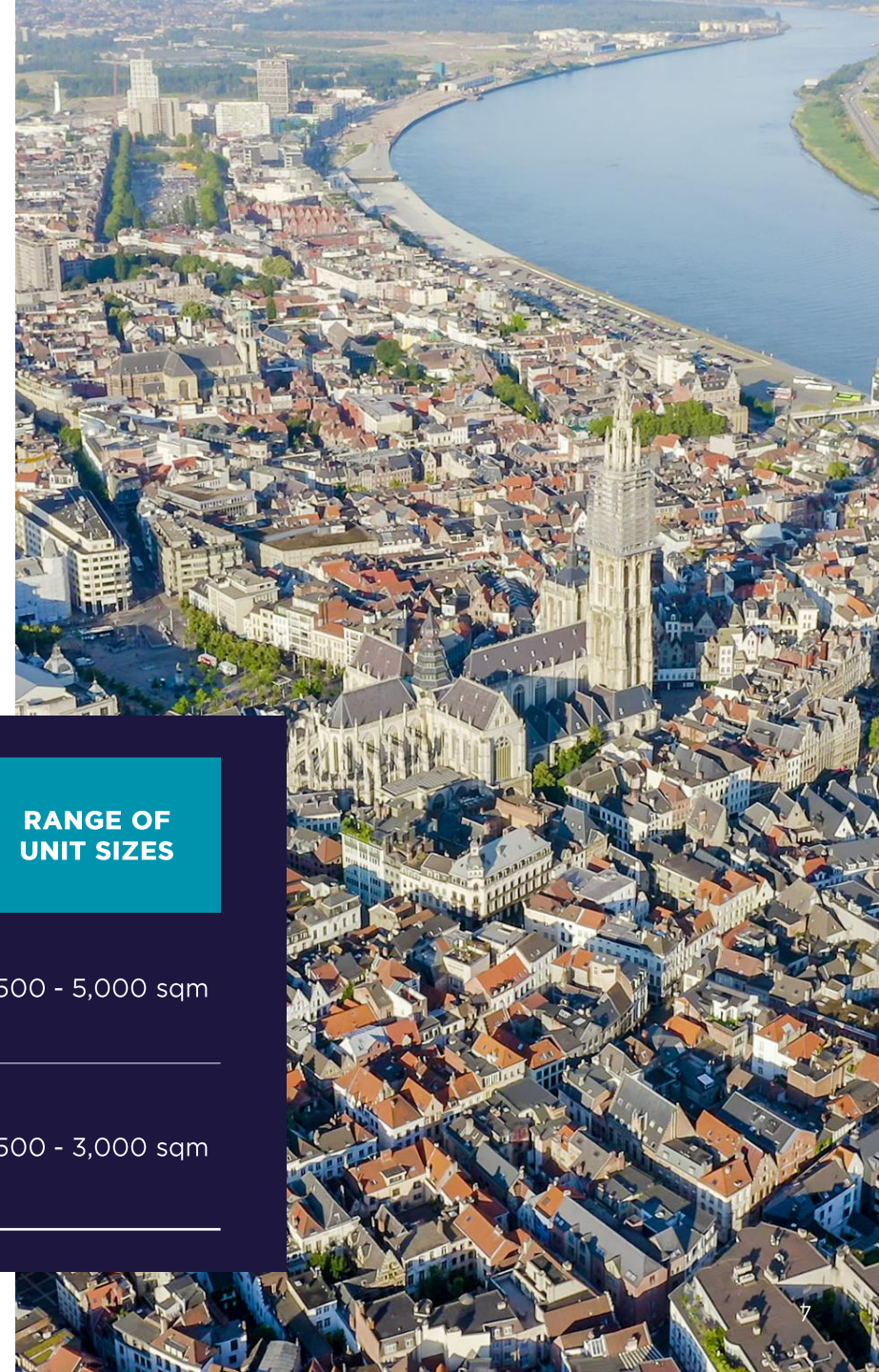
Retail Warehousing / Big-Box Retail

Out-of-town retail in Antwerp is primarily organised along a small number of structurally strong arterial roads, with the **Boomsesteenweg (A12)** and **Bredabaan** representing the most established and recognisable corridors. These locations benefit from excellent car accessibility, high traffic exposure, and a broad regional catchment, positioning them as preferred destinations for large-format retail and car-oriented concepts.

The retail offer along both corridors is characterised by a concentration of **furniture, home improvement, electronics, automotive-related uses and value-driven retailers**, typically accommodated in stand-alone units or

retail parks with on-site parking, like **A12 shopping** or **the Redevco site in Schoten**. As a result, these areas function largely independent from the city's high street and shopping centre environment, capturing demand that is driven by convenience, comparison shopping and destination visits rather than pedestrian flows.

From a broader regional perspective, Antwerp's out-of-town retail corridors form part of a wider retail warehousing network that includes schemes such as **Malinas Retail Park in Mechelen**. Strategically positioned along the A1/E19 between Antwerp and Brussels, Malinas serves a partially overlapping catchment and contributes to regional retail circulation.



RETAIL WAREHOUSE/ BIG-BOX RETAIL	CONSUMER PROFILE	RETAILERS PRESENT	F&B AND LEISURE TENANTS	PRIME RENT	RANGE OF UNIT SIZES
Boomsesteenweg	Mass-market shoppers	IKEA, Mediamarkt, C&A, SKM, Decathlon, Action, H&M, Tesla, Coolblue, Nike	McDonald's, Colmar, Pizza Hut, Burger King	150 €/sqm/year	500 - 5,000 sqm
Bredabaan	Mass-market shoppers	Mediamarkt, A.S. Adventure, Sportsdirect, Galeria Inno, Krëfel, Maisons du Monde, Jysk	McDonald's, Quick	195 €/sqm/year	500 - 3,000 sqm



JEAN BAHEUX

International Partner | Head of Retail Agency Belgium

Mobile: +32 478 96 08 61

jean.baheux@cushwake.com

JONATHAN DELGUSTE

Partner | Head of High Street Retail Agency

Mobile: +32 479 78 08 30

jonathan.delguste@cushwake.com

CUSHMAN & WAKEFIELD BELGIUM

Avenue des Arts 56 Kunstlaan
B-1000 Brussels, Belgium

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