

Czech Republic Overview



Retail Property Market

Number of traditional shopping centres	106
Total traditional shopping centre stock (GLA millions m ²)	2.61
Number of convenience centres/retail parks*	164
Total convenience centres/retail parks stock (GLA millions m ²)	1.4

*all convenience centres & retail parks over 1,500 m² GLA



Food / Grocery Retailers

Total number of Food/Grocery chains on the market*	10
Discount Food/Grocery chains on the market*	3
Discount Food/Grocery stores opened in 2020 & H1 2021	40

* average size over 700-1,000 m² GLA only



Non-Food Retailers

Number of Non-Food Discount chains on the market	7
Number of Non-Food Discount stores opened in 2020 & H1 2021	30

The Czech retail market is very well saturated and virtually every city offers some amount of modern retail space. Even with the large chains still expanding and looking for new places to lease or build on, customers already have a rich selection of shops, both food and non-food, all around the regional cities. Most retail parks contain at least one discount retailer and they are performing well as they typically target lower-income customers. Discount chains usually look for locations in cities with a population of 5,000-8,000 and above and shop units with a minimum size of 800-1,000 m². Food retailers also offer some assistance with permitting processes in the case of lucrative lands with retail potential.

In general, the market has survived the harsh months and continues to recover with flying colours, especially in the regions. Tourist oriented shopping destinations like high street shops and city centre shopping centres may struggle a bit but, in general, the situation is good. The share of online shopping is increasing, especially for food delivery, but physical shopping is still used frequently and not all customers are keen to change their habits. The market was saturated with discount retailers prior to the pandemic so, Covid-19 pandemic did not really affect their expansion in any major way.

Some chains have had to switch to (or completely develop) online channels as shops were forced to close during lockdowns. Some of the customers liked this option so much they stuck with it. The e-commerce sector in the Czech Republic was however already one of the strongest in the CEE region. As mentioned, many chains had to focus on online channels. Some of them had a head start with having a good solution already, but many shops and delivery companies were overwhelmed with orders. Many traditional chains had to adapt to restrictions and new habits of customers. The market for "dark stores" is present in the country, but still in the early stages. One such brand exploring this format is Wolt, who are currently probing possibilities to set up a network of "dark stores".