



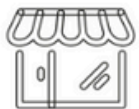
Kokotte Centre

Grand-Place neighbourhood

Kokotte Centre is located at 30 Rue des Bouchers, a stone's throw from the Galeries Royales Saint-Hubert. Visitors enjoy strolling around the neighbourhood to admire the architectural splendour, the refinement of the luxury boutiques and the diversity of the HoReCa establishments. While the Grand-Place neighbourhood is a favourite spot for shoppers and tourists of all nationalities, it is also a real living space for its residents, mainly students and young working adults.

Given the neighbourhood's tourist appeal, the commercial offering is adapted to this dynamic and is fairly standardised. Nevertheless, there are also establishments offering high-quality goods and services (Au Merveilleux de Fred, La Fleur du Pain, Delvaux, Gautam Diamonds, Marcolini, Tropisme, Aksum Coffee House, etc.). Residents, on the other hand, point out the lack of local shops or markets for doing odd bits of shopping. Whether you want to have a drink or a meal, there is something for everyone around the Grand-Place! The neighbourhood has a wide range of restaurants, from fast food to more original concepts: Kitsune Burger, Léon, Café Capitale, Ricotta et Parmesan, La Taverne du Passage, Le Marmiton, Aux Armes de Bruxelles, Café Georgette, Wolf Sharing Food Market, etc.

The HoReCa offering is considered very satisfactory by shoppers and local residents (survey conducted in 2023). While many are delighted with the neighbourhood's success (particularly in terms of tourism), everyone hopes that it will manage to retain its Brussels soul and authentic character!



Commercial offering

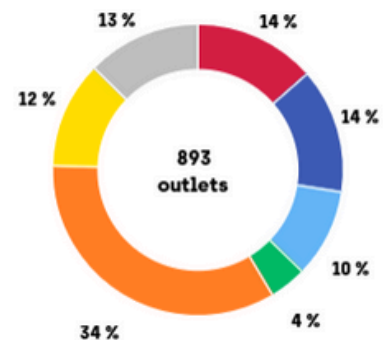
Last update of the inventory in June 2025



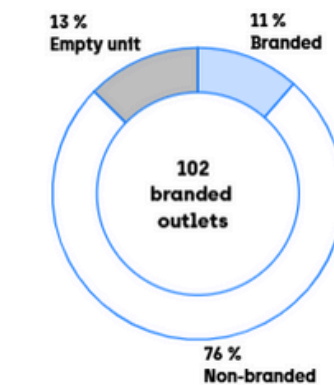
■ Everyday products
■ Personal goods
■ Leisure
■ Enseigne en réseau

■ Household equip. and transport
■ HoReCa and entertainment
■ Services

Commercial mix



Brand network



■ Empty unit

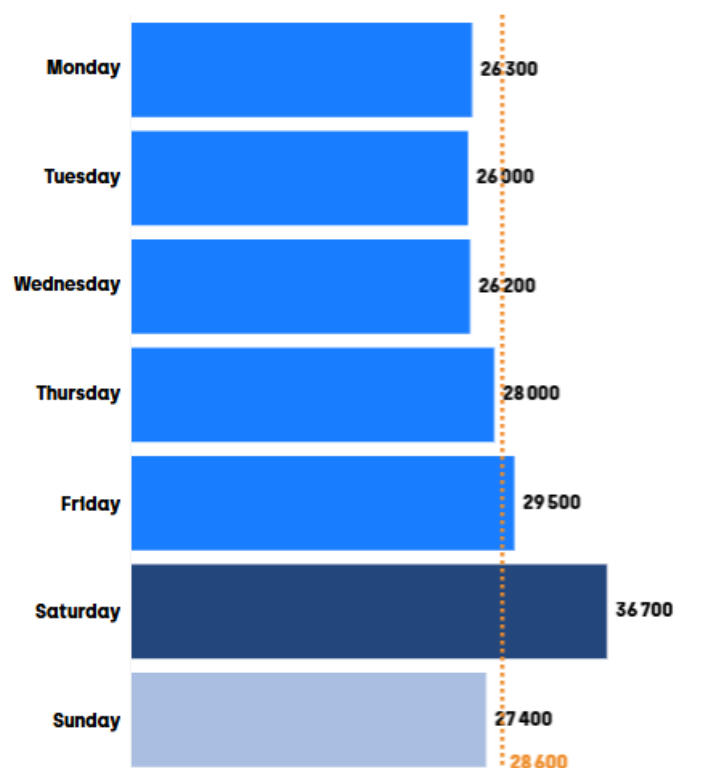


Pedestrian traffic

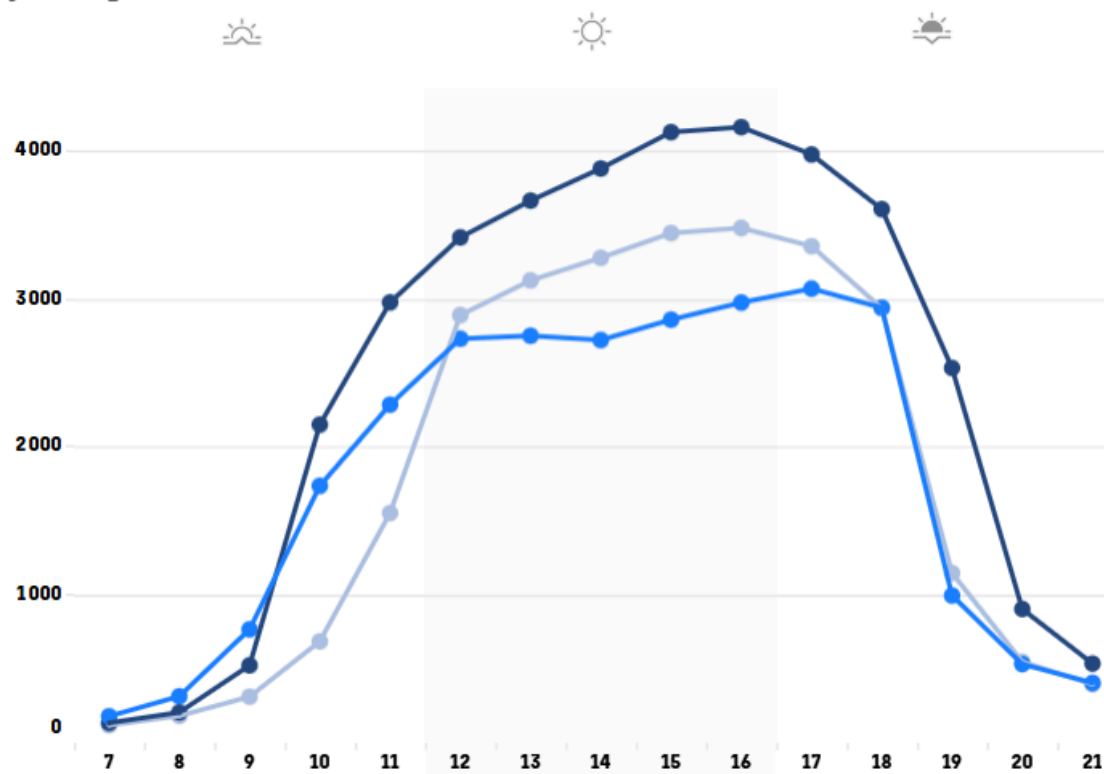
Counts by wifi sensor in section: Rue du Marché aux Herbes 15-49 / Grasmarkt 15-49

Period: January 2024 to July 2025 [7 a.m. to 9 p.m.]

Weekly average



Hourly average

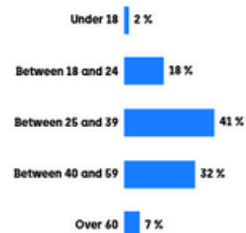




Profile of shoppers

Based on 607 surveys conducted in April 2023

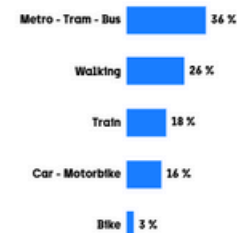
Age



Origin



Mean of transport



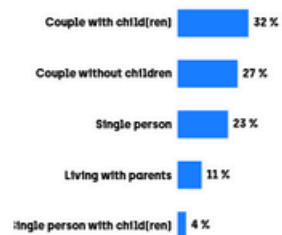
Monthly income



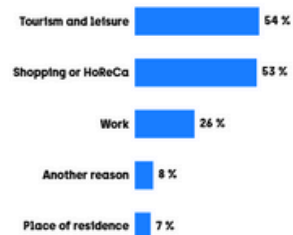
Socio-professional categ. (top 5)



Household status (top 5)



Reasons for presence (top 5)



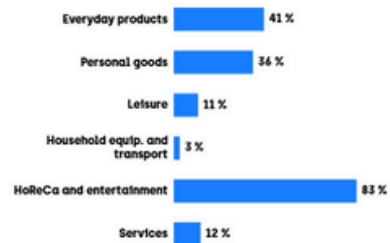
Frequency of visits



Spending per visit



Categories of shops visited



Desired shops - Top (based on 46 surveys)



What our incubatees think of this neighbourhood:



'The neighbourhood is central and touristy with public transport nearby. As such, it is ideal for business, especially when the concept is very different from what is available in the neighbourhood.'

Kalkidan - Vegitopia

'Our international cuisine has been very well received in the neighbourhood. And bringing the people of Brussels back to the îlot sacré was part of the challenge.'

Pauline - Kitsune



These projects grew at Kokotte Centre:



Any questions? Contact us by email:
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