



Nambour Mill Village

Leasing Snapshot

Centre Overview

Nambour Mill Village, a neighbourhood development by Coles Group Property is due for completion late 2013 at the intersection of Mill Road and Mitchell Street in Nambour. This state of the art retail destination will feature a new format Coles Supermarket supported by approximately nine specialty stores. Three Heritage listed houses are also available for retail or commercial opportunities in addition to the first floor commercial office space (approx.1,500 m²).

Nambour is situated in South East Queensland, approx 100 kilometres north of Brisbane CBD. The town lies in the sub-tropical hinterland of the Sunshine Coast at the foot of the Blackall Ranges. Upon completion the centre will offer over 280 on grade car parks, of which over 130 will be protected by shade sails, plus an additional 98 basement car spaces for commercial tenant use. The site is well serviced by public transport with close proximity to the bus and rail interchange.

Trade Area

The population of the Nambour Mill Village primary trade area is 15,650, secondary trade area is 5,217, giving a total trade area of 20,867. Estimated growth for the total trade area is 3.4%pa.

- 40.7% of the Primary trade area has a household income between \$20,000 to \$50,000. This is significantly higher than the QLD Non-Metro percentage in this range of 35.8%.
- The age distribution within the primary trade area is mostly on par with the Queensland Non-Metro averages. The majority of the population are aged between 25 and 64 years.
- The majority of households are made up of couples with dependents (46.1%).
- The majority of the primary trade area owns their own homes (65.2%) whilst 32.8% of the population are living in rented accommodation. These figures are in line with the QLD Non-Metro averages of 66.9% and 32.1% respectively.
- 85.9 % of the primary trade area was born in Australia. This is slightly higher than the QLD Non-Metro average of 84.1%.

Source: ABS 2011 Census

Centre Facts

Total GLA: 7,212m²

Major Retailers:
Coles Supermarket (est. 4,000m²)

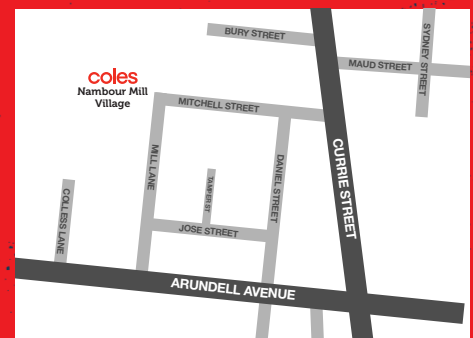
Specialty Retailers:
9 (1,218m²)
plus 3 Heritage Listed Houses

Offices:
1,527m² commercial office space

Car Parks:
283 on grade and an additional 98 basement car parks for commercial office use.

Leasing Opportunities:

We are seeking expressions of interest for uses to complement a new format Coles Supermarket including: Takeaway Food, Cafés, Discount Variety, Tobacconist, Hairdresser and/or Beauty, Dry Cleaner, Fashion, Health & Fitness, Pharmacy, Newsagency, Medical Centre

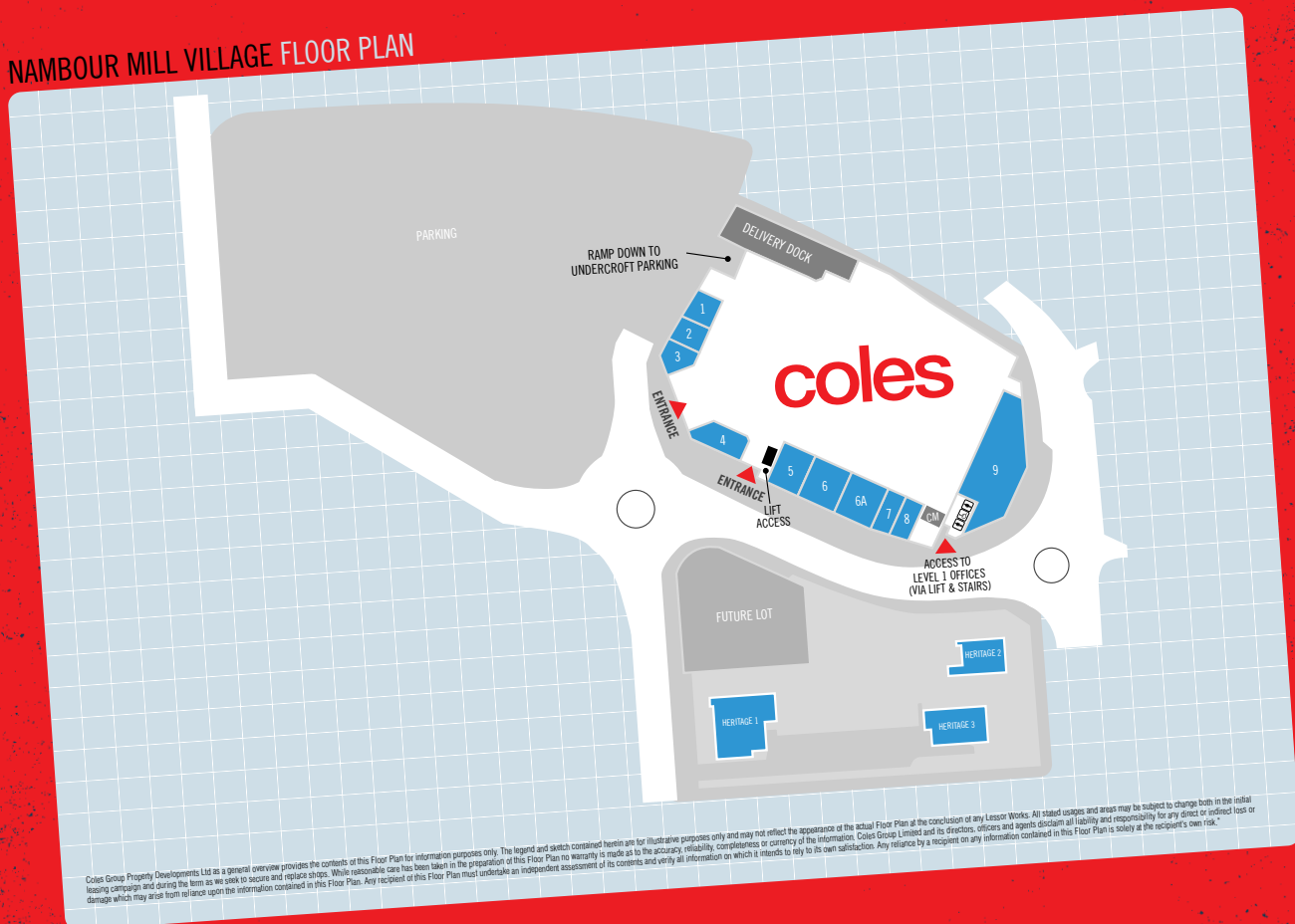


Located on the corner of Mill Lane and Bury Street, Nambour.

Nambour Mill Village

Nambour Mill Village Floor Plan

NAMBOUR MILL VILLAGE FLOOR PLAN



Leasing Contacts

For all specialty leasing enquiries contact Kate Wicks on (07) 3347 8245 or 0405 487 287

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coles

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