

CONSTRUCTION HAS COMMENCED

MARKET SQUARE DECEPTION BAY

LEASING OPPORTUNITIES

Retail is heading in the right direction at
Market Square Deception Bay!



the commercial guys

MKT 
DECEPTION BAY

Proudly owned by

MINTUS



MAKE WAY! COMING THROUGH!

 Multi million dollar expansion & refurbishment

NEW & EXPANDED

Market Square Deception Bay is an enclosed, Neighbourhood centre that provides convenience, easy shopping and services for local residents to enjoy.

Woolworths  



WAIT! THERES MORE

Market Square Deception Bay is currently undergoing an extensive expansion and refurbishment with a fresh mix of retailers and services to compliment the existing shopping and the region.



EXTENSION:

- New medical & food precinct with outdoor dining.
- New Childcare Centre.
- New Zarraffas pad site.
- Car Parking additional of approximately 101 on-grade spaces fronting Deception Bay Road.
- New road & pedestrian link.
- Feature landscaping



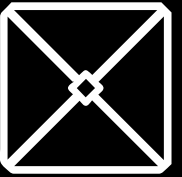
REFURBISHMENT

- Completion of Choice Variety / Northern end end of centre.
- New Terrazzo, Ceiling, Skylights and Lighting.
- New Fruit & Vegetable offer.
- Two mini majors.
- Kiosk and further specialty shops.

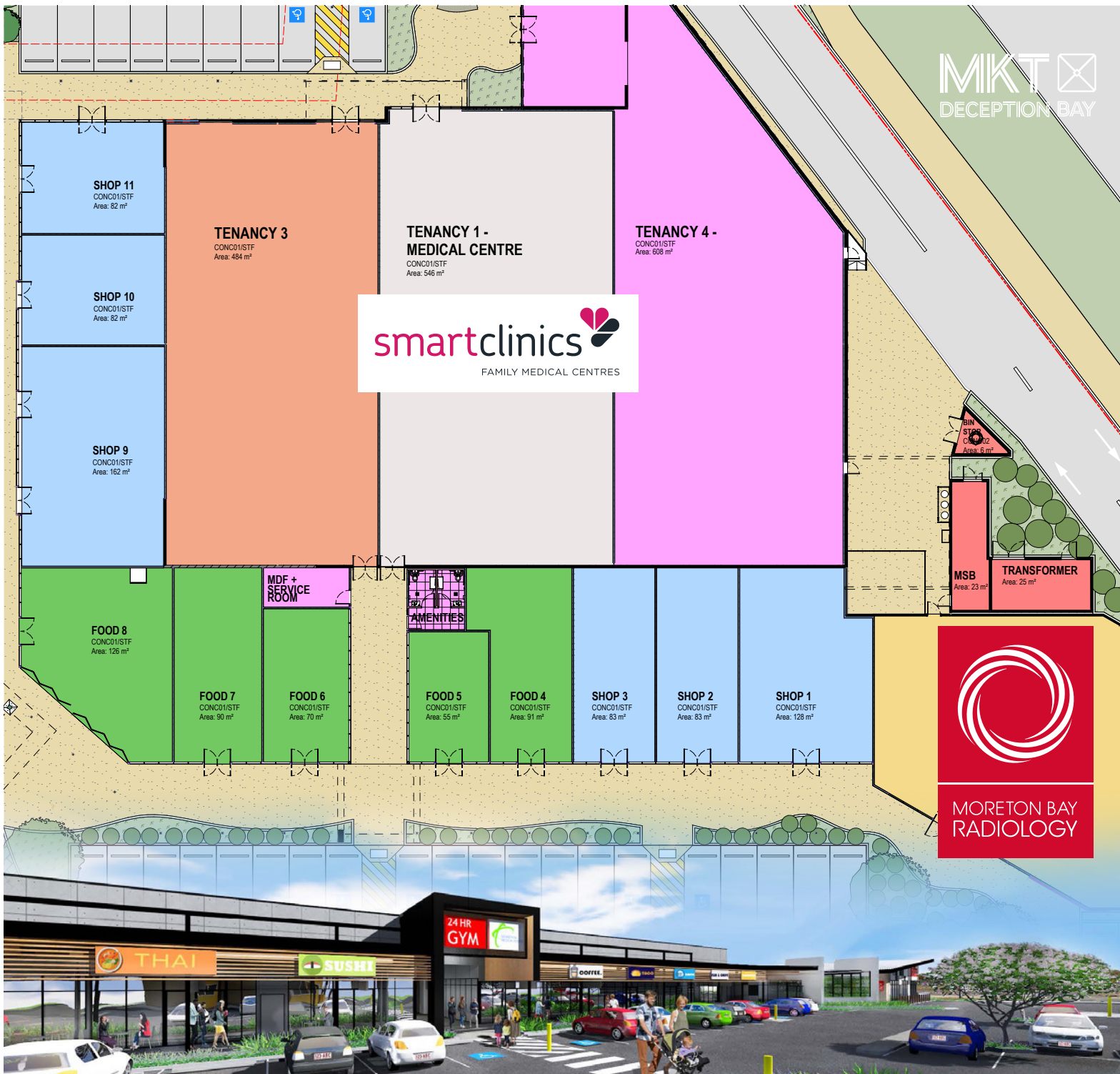


NEW EXTENSION





NEW EXTENSION





NEW CHILDCARE CENTRE

Give your child the best start to their Early Education at Market Square
Deception Bay's new Childcare Centre coming soon.





PARKING

809 PARKING SPOTS / 160 SHADED



ROOM FOR EVERYONE!

With 809 parking spots, Market Square Deception Bay becomes the ideal place for your daily shopping needs. With plenty of room and multiple entrance & exit spots around the centre, it becomes very easy to navigate in and out of the centre.

08



■ PARKING AREA
■ BUILDING AREA

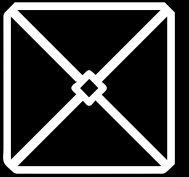
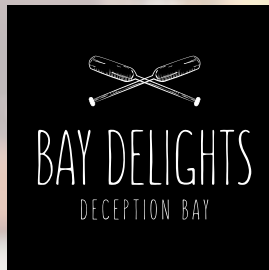
MEDICAL PRECINCT

JOIN EXISTING & NEW RESPECTED TENANTS



HELP IS JUST AROUND THE CORNER

Market Square Deception Bay is the destination for all your professional medical needs with its new Medical Precinct coming soon.



FOOD PRECINCT

Market Square Deception Bay's new food precinct is your all-access pass to target retailers not customers.

JOIN THESE WELL-RECOGNISED TENANTS



ALONG WITH **32** OTHER RETAILERS!



THIS COULD BE
YOU!



- Approximately 28,000 cars pass daily
- Close to major arterial roads
- Key location in Moreton Bay

**LOCATION! LOCATION!
LOCATION!**

DECEPTION BAY

Deception bay is a northern seaside suburb 30km from Brisbane in the Moreton Bay Regional Council.

The area is a base for fishing trawlers off Moreton Bay and also a tourism centre north of Brisbane.

The region is also attractive to families and couples alike who take advantage of the bay's relaxed atmosphere, retail amenity and abundance of schools available in the area. The adjoining suburb of North Lakes and Mango Hill are one of the fastest growing regions in South East Queensland over the past decade.

Deception Bay's proximity to both Caboolture and Redcliffe means that it is surrounded by areas which offer a relaxed yet rich and diverse lifestyle – all less than an hour drive from Brisbane.



POPULATION OVERVIEW

DECEPTION BAY

According to the ABS, the estimated resident population of the study area as at the 30th of June 2017 was 55,401 persons.

The average annual growth rate was 1.4% over the 10 year period. The greater Moreton Bay Regional council recorded an average annual growth rate of 2.7% over the 10 year period.

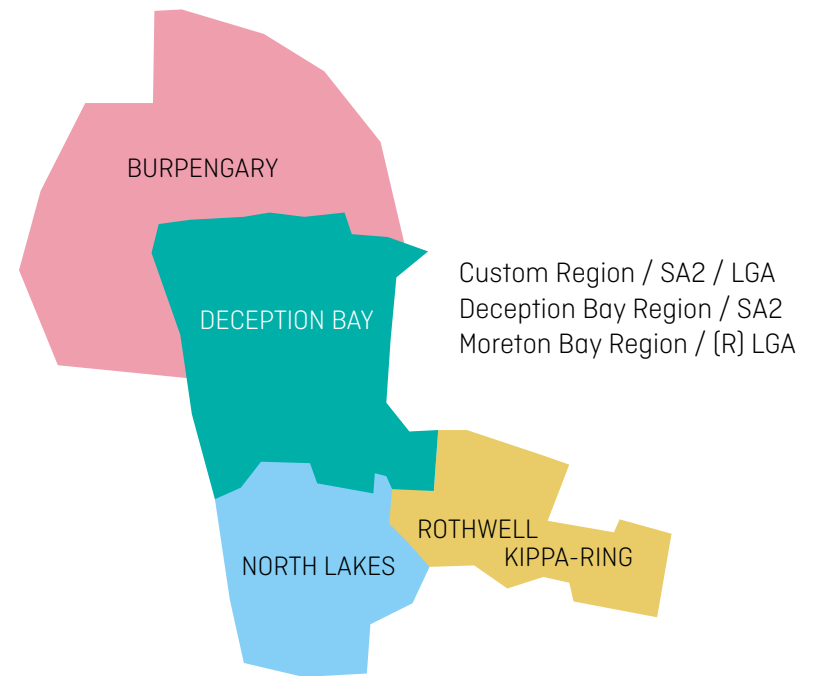
The study area is anticipated to grow to 83,389 persons by the 30th of June 2036. This represents an average annual increase of 1.8% over the 25 year period. Within the study area region, Deception Bay is projected to have the largest population as at 30 June 2036 with 32,380 persons. Furthermore, within the region.

PROJECTED POPULATION GROWTH

Moreton Bay Region / (R) LGA



- **ACTUAL 2015** : 425,482
- **PROJECTED 2021** : 477,281
- **PROJECTED 2026** : 529,057
- **PROJECTED 2031** : 576,410

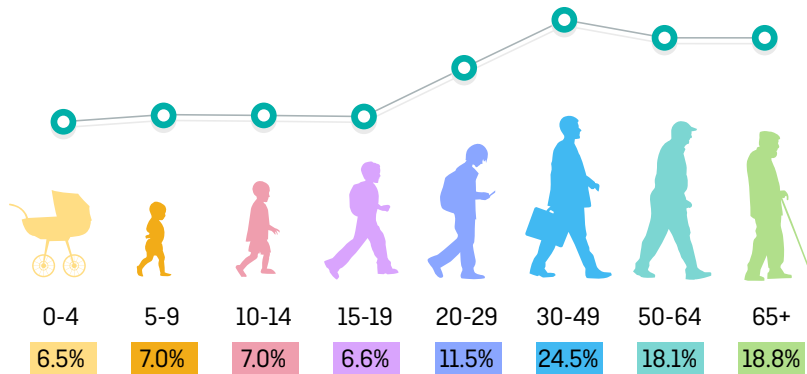


MORETON BAY REGION PERSONS TOTAL 438,313

Source : Office of Economic and Statistical Research, Queensland Treasury, Population Projections 2015 Edition



AGE STRUCTURE // DECEPTION BAY



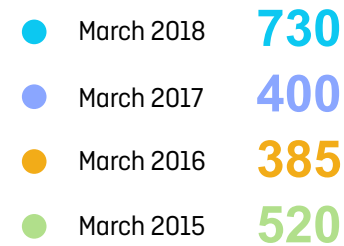
Deception Bay
Persons Total **22,446**

MORETON BAY REGION PERSONS TOTAL **438,313**

Source : ABS Census 2016, Population and Housing, Count of persons - G01a

NEW BUILDING APPROVALS

Moreton Bay Region / [R] LGA

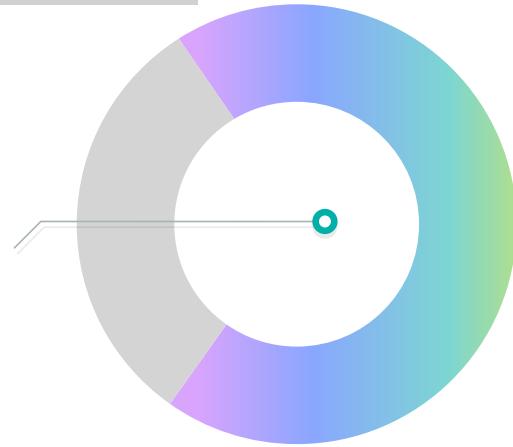


63.1% of residents below 50yrs old.
59% of residents own their own home.

Source : ABS 8731.0 Building Approvals, Australia, various editions.

WORKING POPULATION // AGED 15-64 YEARS

60.7%



Source : ABS Census 2016, Population and Housing, Labour Force by age - W01b

ACTIVE DEMOGRAPHIC

There were 14,245 families residing in the Moreton Bay region; of this population, 40.2% were couple families with children.

Within the region, Deception Bay had the largest number of couple families with children with 2,216 bringing the total up to 3,574 families and approx 60% in the 15-64 year old (working) age range.



RETAIL STRONGHOLD

Our trade areas are based on geographically-contiguous postcodes. Typically, 70–80% of our centre's shoppers come from the property's trade area.

Join the premium tenant mix at Market Square Deception Bay.

Grow your business with help from our expert team of leasing professionals who will help you find the right commercial space for your business. Whether you are a first-time retailer or an experienced business owner, our great leasing options have the potential to expose your brand to thousands of customers each day.

\$70,793,033



MOVING ANNUAL TURNOVER

123,635

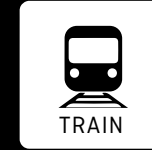


FOOT TRAFFIC

IDEAL LOCATION



30 minutes from the
City Airport



10 minutes from the
Train Station

Market Square is located along Deception Bay road, giving locals a quick and easy 8 minute drive to Bruce Highway.

Nestled right between Brisbane and the Sunshine Coast, Market Square Deception Bay is only a 40-50 minute drive either way.

- **35.4 km** FROM CITY AIRPORT
- **39.5 km** FROM BRISBANE CITY
- **19.8 km** FROM MORETON BAY
- **75.1 km** FROM SUNSHINE COAST
- **5.3 km** FROM BRUCE HIGHWAY





DECEPTION BAY EDUCATION

Local schools are in abundance in the Deception Bay region and include Deception Bay State School, Deception Bay State High School, Deception Bay North State School, Christ the King Catholic Primary School and Moreton Downs State School.

There is also a TAFE campus both at Redcliffe approximately 2km from Deception Bay and a regional campus at Caboolture (23km).

MARKETING & EVENTS

Market Square Deception Bay has a comprehensive strategic management and marketing consultancy specifically designed for retail properties; handling all types of marketing and event work from project marketing, seasonal & holiday promotions and launches.

- Provision of project marketing services for the launch and ongoing marketing of shopping centres.
- Full service design and production team for all creative requirements.
- Provision of yearly marketing plans, marketing calendars and retailer newsletters.
- Full staff recruitment service and retail industry training services.
- Retailer on site analysis service for under performing retailers.

LEASING OPPORTUNITIES AVAILABLE.



JD Davies 0455 533 211

The Commercial Guys
1300 477 180
www.thecommercialguys.com.au

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