

# EXECUTIVE SUMMARY



**7 Philip Highway, Elizabeth  
South Australia.**



The development (highlighted in Yellow) is being constructed across the road to Elizabeth City Centre, just to the south and opposite the new cinema complex and Target, right next door to an 8,000 sqm showroom development( highlighted in Red). Our site is 28 kms north of the Adelaide CBD, just off Main North Road.

Elizabeth City Centre's owners Gandel Retail Group have just undertaken a \$160 million upgrade of the centre, taking its GLA to 74,826 sqm - with annual foot traffic of 6.4 million creating an MAT of \$240 million or \$3,950 per sqm. Trading 7 days a week its anchor tenants are Coles, Woolworths, Harris Scarfe, Big W, Target, an 8 screen – 1,800 seat Reading Cinema complex and 600 seat food court. In addition there are some 180 specialties & services with 3,400 car parks, which places the centre as the dominant retail force in its primary trade area as well as being the third largest shopping centre in South Australia.

Further information can be found at [www.elizabethshopping.com.au](http://www.elizabethshopping.com.au)

Comprehensive demographic information on the 2 local council areas that form the primary catchment area can be found at City of Playford and City of Salisbury.

[www.playford.sa.gov.au/site/page.cfm?u=100](http://www.playford.sa.gov.au/site/page.cfm?u=100)

[www.id.com.au/profile/default.asp?id=152&gid=10&pg=1](http://www.id.com.au/profile/default.asp?id=152&gid=10&pg=1)

The development represents a limited opportunity to be located in a revitalised retail precinct where little or no opportunity exists at the moment.

# EXECUTIVE SUMMARY

**DESCRIPTION:** Brand new single level building located on a high exposure site directly opposite the Elizabeth City Shopping Centre. Tenancy will have a t-bar grid suspended ceiling, recessed fluoro lighting, evaporative cooling to the front as well as unisex handicapped toilet & kitchenette.

Tenancy 1 – 105 sqm vacant

Tenancy 2 – 108 sqm vacant

Tenancy 3 - LEASED

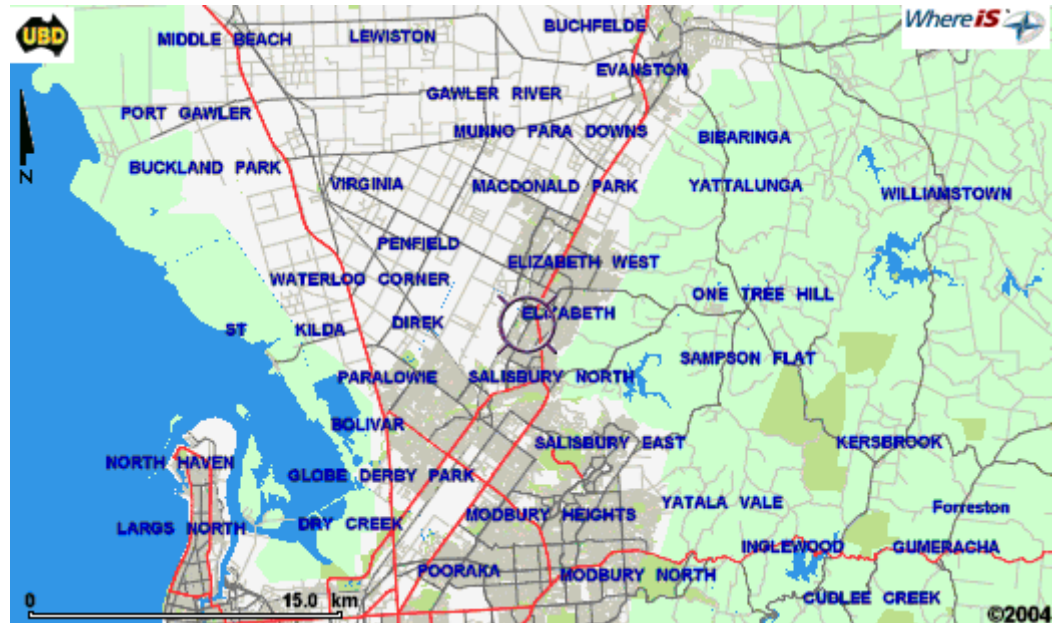
**OUTGOINGS:** Estimated outgoings \$35.00 per square metre per annum plus any GST applicable.

**ZONING:** Regional Centre – Policy Area 26 in the City of Playford

**BUILDING DESCRIPTION:** Tilt up concrete construction showrooms with aluminium framed glazed shop fronts. Ceiling, lighting and air-conditioning provided standard. Available July/August of 2008.



LOCATION MAP:

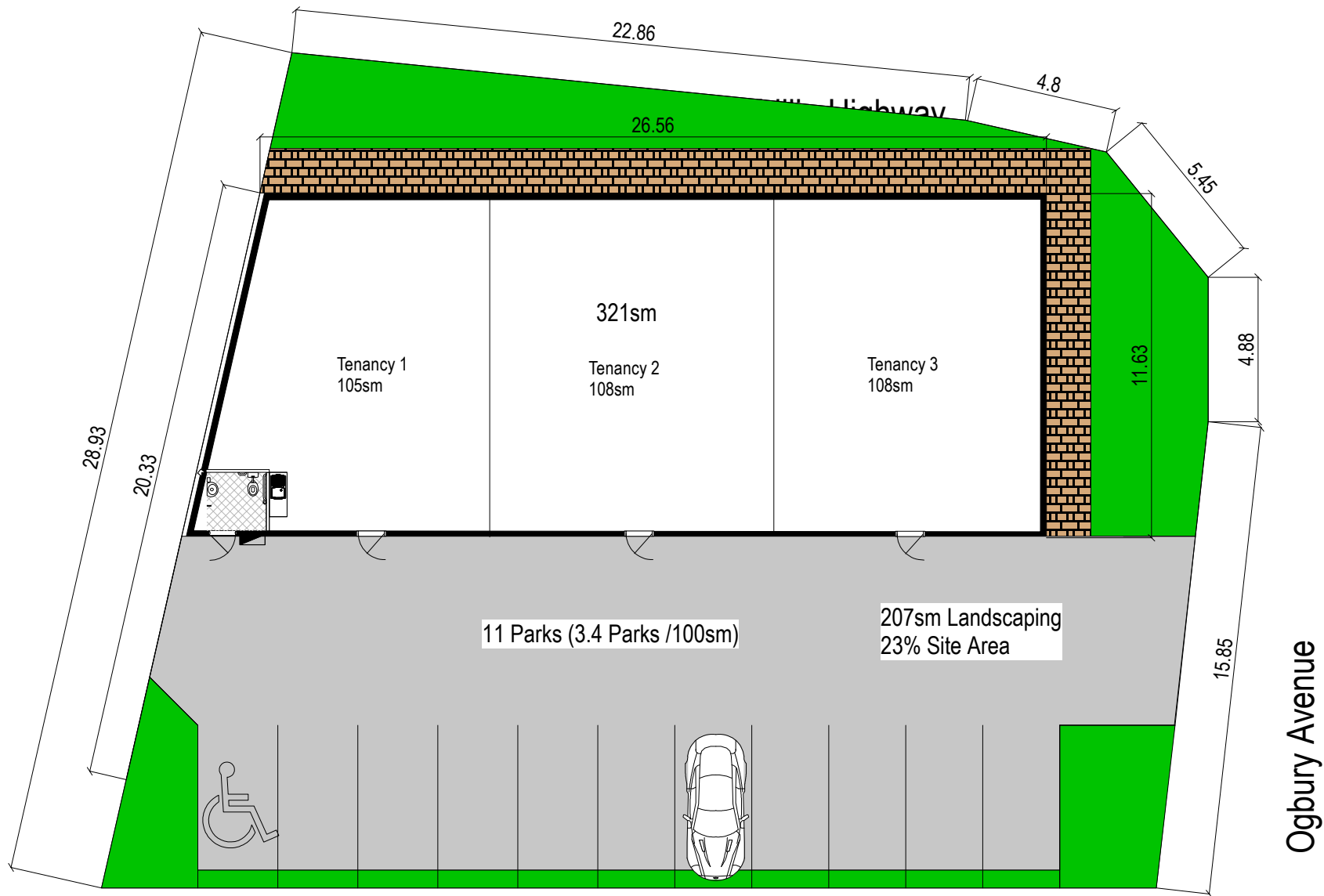


For further details  
Contact:

Craig Feely  
Intrepid Property

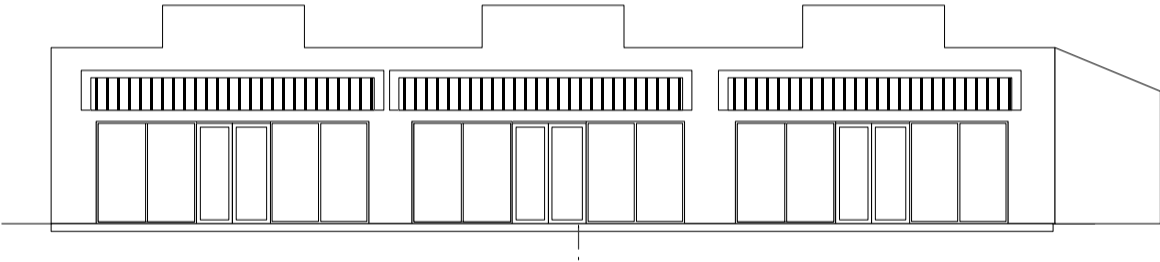
M: 0400 506 788  
E: [craig@intrepidproperty.com.au](mailto:craig@intrepidproperty.com.au)

P.O. Box 10063  
Adelaide BC SA 5000



Site Plan

Proposed Development  
for Aretzis Investments  
7 Philip Highway  
Elizabeth



Front Elevation