

# MEDICAL CENTRE NOW LEASING



**BE THE CENTRE OF  
MEDICAL CARE AT**



**BOTANICAL VILLAGE**

**Coles + 22 Specialties in this  
mixed use development**

Level 5, 111 Cecil St, South Melbourne  
Ph: 03 9998 8000 [comac.com.au](http://comac.com.au)

# MEDICAL CENTRE - Botanical Village

## UNLOCK THE POTENTIAL OF A THRIVING MEDICAL HUB IN BOTANICAL VILLAGE

The Medical Centre at Botanical Village offers an exceptional opportunity to establish or expand your practice in one of the region's most dynamic growth corridors. Botanical Village is due to open in early 2026 with a Coles anchor and 22 specialty stores including a Direct Chemist Outlet.

Botanical Village will be the convenience hub for this region and is centrally located next to Mickleham South Community Centre and opposite Yubup Primary School.

### Strong Local Demand

Currently, there are 9 medical centres operating within the Mickleham/Craigieburn area, (only 2 in the primary trade area), collectively accommodating 61 General Practitioners (GPs). However, according to the Department of Health's 2021 'GP Workforce Statistics', the region falls significantly short of meeting current and future healthcare needs.

**2021:** With a population of 67,170 and a recommended provision rate of 11.8 GP's per 10,000 people, the area requires 79 GP's—an immediate shortfall of 18 GP's.

**2026 Forecast:** Population growth will drive demand to 107 GP's—representing a required increase of 46 GPs.

**2036 Forecast:** The projected need rises to 151 GP's, reflecting a significant shortfall of 90 GP's.

These figures underscore the strong, growing, and sustained need for medical services in the area—making this an ideal time to secure your space in the Medical Centre at Botanical Village.

### Opportunities Beyond General Practice

To further enhance patient experience and meet community needs, the inclusion of complementary Allied Health services is also strongly encouraged. Potential services include physiotherapy, psychology, podiatry, dietetics, and more—creating a holistic and integrated healthcare destination that supports long-term patient loyalty.





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## MEDICAL CENTRES IN TRADE AREA



Source: Location IQ - Market Potential Assessment 2022

## FAST FACTS



Perfectly located  
in a strong growth corridor



Anchored by  
Coles & 22 specialties



Shortfall of 90 GP's in main  
trade area forecast by 2036



Direct Chemist Outlet  
located directly below  
Medical Centre

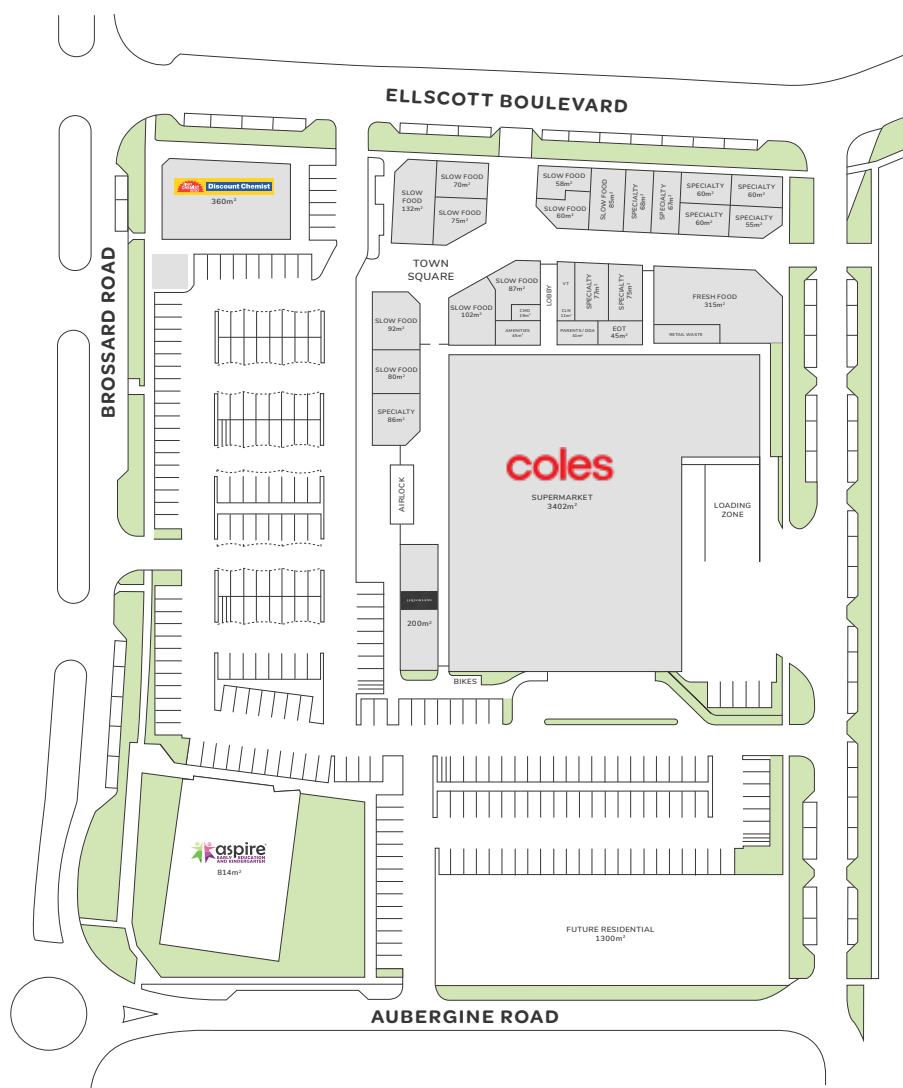


Average customer age  
31.2 years old



Ample on-site  
Customer Parking

## Medical Centre - Level 1



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