

**OPENING  
APRIL 2019**



**KARALEE SHOPPING VILLAGE NOW LEASING**



# KARALEE SHOPPING VILLAGE IS EXPANDING!

The expansion of Karalee Shopping Village is timely with the main trade area showing an annual population growth rate of 1.7% (higher than the Australian average of 1.4%) and is projected to grow from 14,700 in 2016 to some 19,200 persons by 2031.



## HIGH PROFILE LOCATION

The Centre boasts a high profile location on Junction Road in the suburb of Karalee in the Ipswich City Council area and just 40 kilometres south-west of the Brisbane CBD.



A number of residential developments are underway in the main trade area such as the Park Village and The Crossing Karalee estates. In addition, there are parcels of land identified for urban and rural residential development in the future.

**THE CENTRE IS CURRENTLY HOME TO A STRONG PERFORMING FULL-LINE WOOLWORTHS SUPERMARKET AND CONVENIENCE BASED RETAIL MIX.**

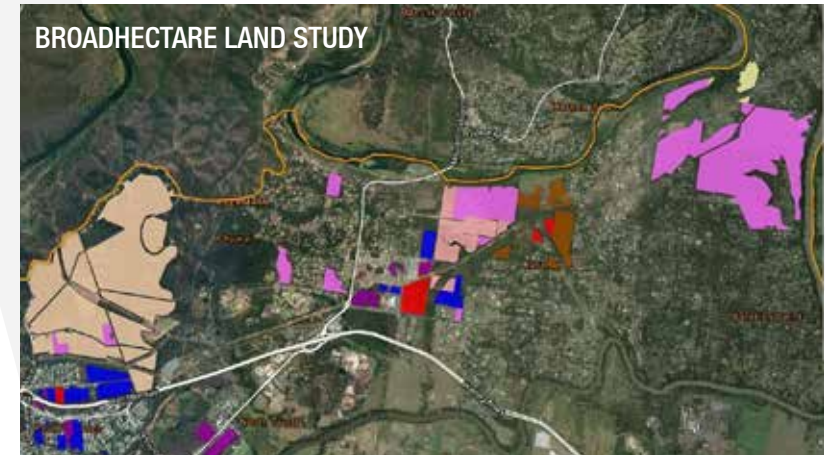


## REDEVELOPMENT OVERVIEW

The redeveloped centre will offer greater variety for local consumers and will include:

- A new full line Coles Supermarket – 3,750m<sup>2</sup>.
- Additional specialty retailers – 1,530m<sup>2</sup>.
- Additional 275 at-grade car spaces.
- Future expansion to include a Medical Centre (1,000m<sup>2</sup>), Pad site (1,600m<sup>2</sup>) and 50 additional at-grade car spaces..

We are seeking a unique mix of retailers including food and service providers to complement the existing centre.



Land suitable and potentially available for residential development. Timeframes are indicative only.

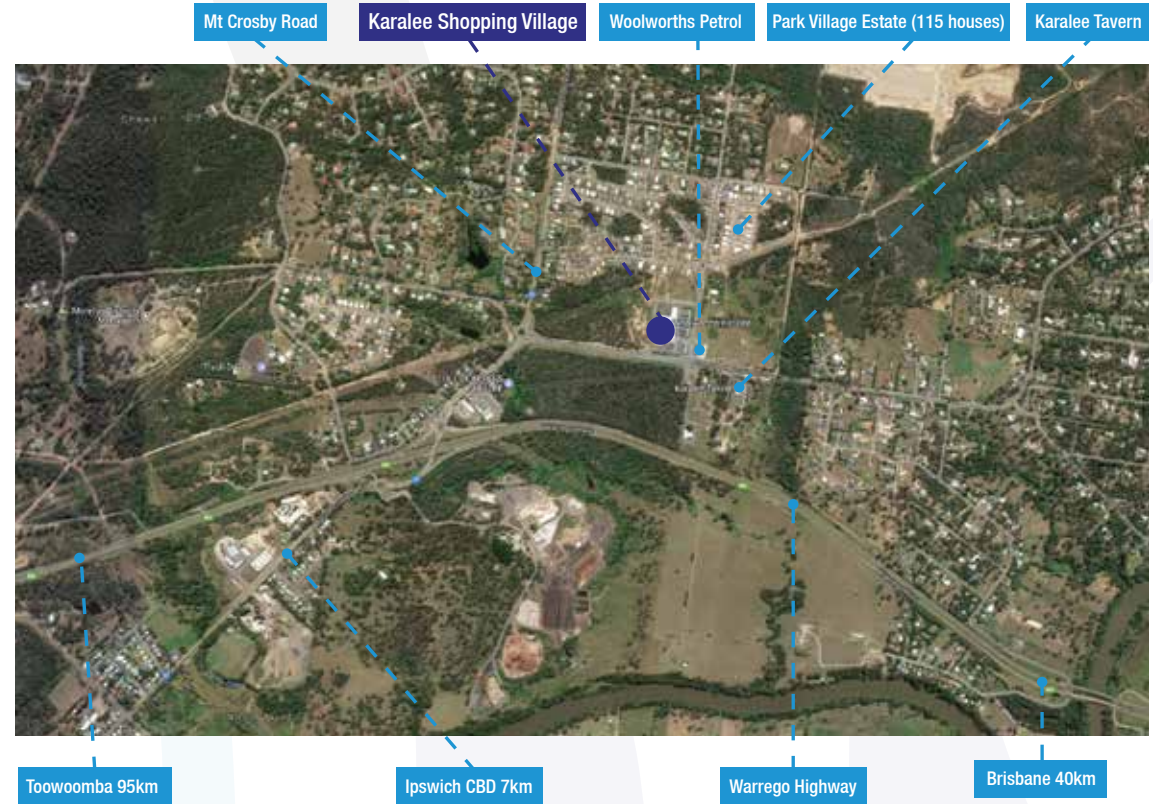
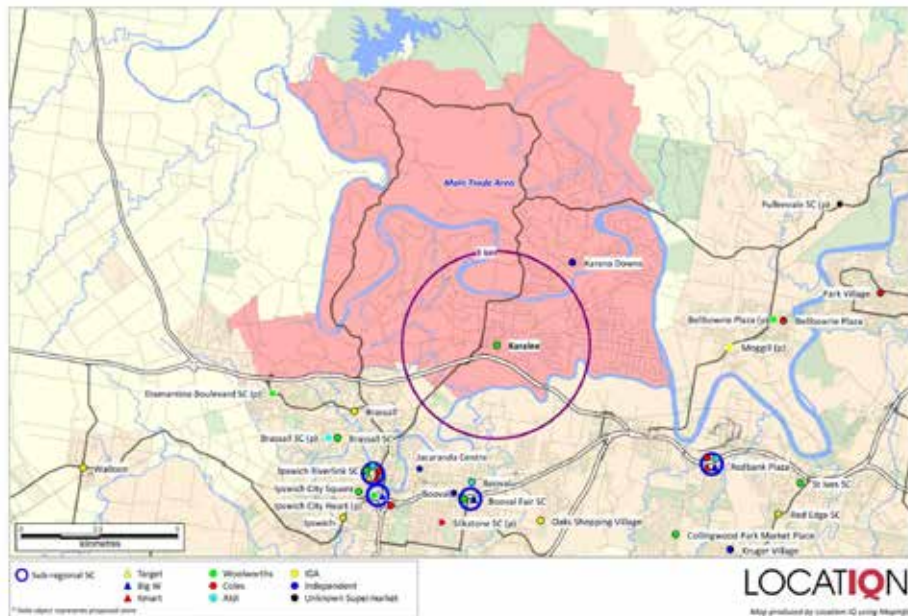


Artist impressions of external Karalee Shopping Village.



## THE MAIN TRADE AREA IS CHARACTERISED BY AN AFFLUENT, AUSTRALIAN BORN, FAMILY BASED POPULATION.

- The average age of main trade area residents is 35.9 years, younger than the Brisbane metropolitan benchmark of 36.8 years.
- The average household size of 3.0 persons is slightly larger than the Brisbane metropolitan average of 2.6 persons.
- There is a higher than average proportion of home owners within the main trade area (85.8% vs. 68%).
- There is a significantly higher than average proportion of traditional families (i.e. couples with dependent children) at 55.1% as compared with the Brisbane metropolitan benchmark of 46.5%.



## STRONG RETAIL GROWTH

Main trade area retail spending is currently estimated at \$210.0 million and is projected to increase to \$443.7 million by 2031, at an average annual growth rate of 5.1% (including inflation and GST).



## LIMITED COMPETITION

Karalee Shopping Village incorporates the only large format supermarket within the main trade area and provides the largest offer of retailers in a single location for the surrounding community. The closest full-line supermarket facilities are some 7km to the south-west, across the Warrego Highway.







## LIMITED LEASING OPPORTUNITIES EXIST...

**Interested? Please contact:**

ANDREW WATSON

M 0401 841 610

E [andrew.watson@cbre.com](mailto:andrew.watson@cbre.com)

ASHLEIGH WEARNE

M 0421 928 527

E [ashleigh.wearne@cbre.com](mailto:ashleigh.wearne@cbre.com)

# CBRE

CBRE as a general overview provides the contents of this document for information purposes only. The Floor Plan contained herein is for illustrative purposes only and may not reflect the appearance of the actual Floor Plan at the conclusion of any Lessor Works. All stated usages and areas may be subject to change both in the initial leasing campaign and during the term as we seek to secure and replace shops. While reasonable care has been taken in the preparation of this document no warranty is made as to the accuracy, reliability, completeness or currency of the information. CBRE and its directors, officers and agents disclaim all liability and responsibility for any direct or indirect loss or damage which may arise from reliance upon the information contained in this document. Any recipient of this document must undertake an independent assessment of its contents and verify all information on which it intends to rely to its own satisfaction. Any reliance by a recipient on any information contained within is solely at the recipient's own risk.