

# Northern Beaches Central Showroom Precinct



1-11 Carl Street, Rural View, Mackay QLD 4740

Artist impression.

  
**STOCKWELL**

[www.northernbeachesshowroom.com.au](http://www.northernbeachesshowroom.com.au)



**NORTHERN BEACHES CENTRAL  
SHOWROOM PRECINCT**

**NORTHERN BEACHES CENTRAL  
Coles & Woolworths**

## Join Mackay's new Bulky Goods, Retail, Allied Health and Convenience Precinct

Northern Beaches Central Showroom Precinct will create a new fuel station, fast food, bulky goods and allied health precinct to service the local Northern Beaches area of Mackay, Queensland.

Located in a prominent position, opposite Northern Beaches Central Shopping Centre, the Showroom Precinct will complement the existing retail and commercial businesses in the area and provide further services & shopping choice.

Northern Beaches Central Showroom Precinct provides an opportunity to join Mackay's most anticipated bulky goods and showroom development, along with already committed national tenants, Mobil Fuel and Queensland X-Ray.

### **NORTHERN BEACHES CENTRAL SHOWROOM PRECINCT OPPORTUNITY**

- 7 Buildings, with tenancies ranging from 70sq m to 1,500sq m
- Stage 1 & 2 are now open
- Site opposite to Northern Beaches Central Shopping Centre
- Existing Northern Beaches Central MAT \$92m<sup>\*</sup> | NLA 11,218sq m | 32 majors & specialties
- High profile location with excellent accessibility
- 170 carparks

\* Source: Stockwell Centre Management Reporting June 2020.

## Northern Beaches Epicentre – for Retail, Commercial & Community

Northern Beaches Central act as the epicentre for the retail, commercial and community activity for the Northern Beaches area of Mackay. Designated as one of 4 major centres in the Mackay Region, Stockwell's Northern Beaches Central is the heart of this high growth area, only 20 minutes drive from the CBD.

Northern Beaches Central is spread over two main centres, featuring a Coles and Woolworths, plus additional tenancies including McDonalds, KFC, Hungry Jacks, Caltex and over 30 specialty shops.

Stockwell have been developing in Northern Beaches for over 20 years and remain dedicated to delivering the Councils & Communities vision for the Northern Beaches. Stockwell has a strong focus on creating community hubs through the development of key retail and commercial spaces in regional Queensland. Stockwell's approach has seen them develop shopping centres in the Sunshine Coast, Kingaroy, Flagstone, Bundaberg and Mackay regions.

Of the combined 13ha Northern Beaches Central site, approximately 8ha is available for future development. Northern Beaches Central Showroom Precinct has been designed to meet the community need for increased shopping choice, service and convenience, and is the latest development in Stockwell's overall vision and masterplan for the Northern Beaches area.

- Northern Beaches Central Showroom Precinct
- Northern Beaches Central
- Future Retail Expansion Land
- Northern Beaches High School
- Current & Future\* Residential Development

\*Subject to Council Approval.





Northern Beaches Central Showroom Precinct is positioned in a high profile location, at the entrance to the Northern Beaches region.

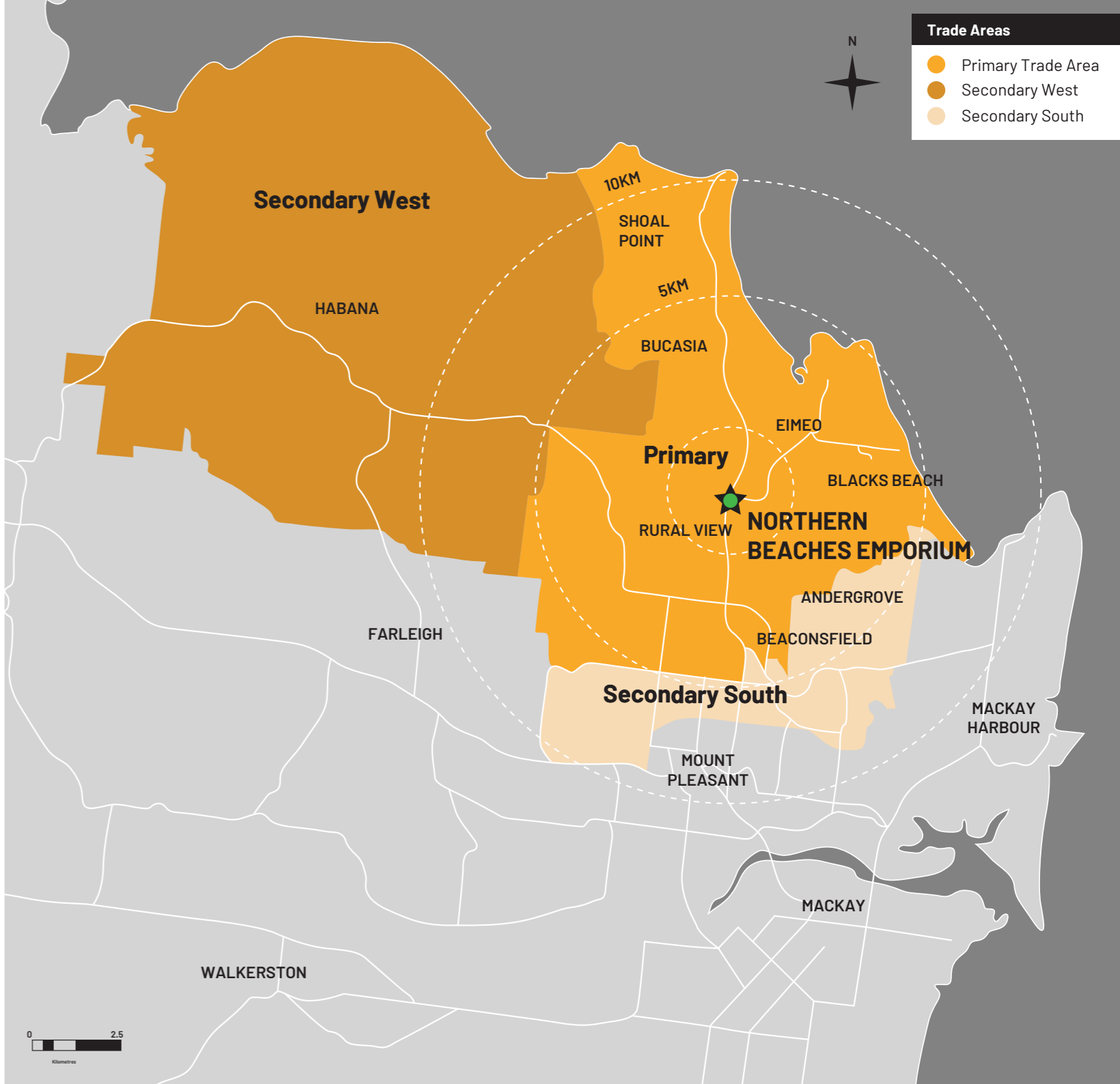
The Northern Beaches Central Showroom Precinct will provide premium new floor space, in an established and well performing precinct, providing a critical mass of tenants, combined with convenient access and parking.

Its central, high profile location on Eimeo Road and Carl Court ensures that the precinct receives excellent exposure from passing traffic.

Situated 12 kms from Mackay CBD, Northern Beaches Central Showroom Precinct benefits from an established population and close proximity to the existing shopping precinct, Northern Beaches State High School and primary school (Approx ~2,400 students).

The Total Trade Area population comprises approximately 31,000 people and is deemed as the fastest growth area in Mackay. By 2029, retail expenditure is projected to grow by 16% from an estimated \$387million (2016) to \$458million. 39.1% of households comprise of couples with children and less than 4% unemployment rate as of 2019.

Northern Beaches Central Showroom Precinct further extends the existing offer, cementing Northern Beaches Central as the largest, most convenient retail and commercial hub for the surrounding region.



**TOTAL TRADE AREA POPULATION**

31,672 estimated to grow to 35,340 by 2029, representing an average 1.1% annual growth.

**TOTAL TRADE AREA RETAIL SPEND**

\$387 million and is projected to increase to \$458 million by 2029, which represents a growth rate of 16%.

**TOTAL TRADE AREA HOUSEHOLD INCOME**

Average household income of \$107,366 in 2017, which is significantly higher than the QLD average of \$90,731.

Source: Location IQ Noosa Emporium Economic Impact Assessment 2020



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Stockwell is a leading Queensland private property solution provider with over 65 years industry experience and a successful portfolio of retail, commercial, industrial and residential assets. With its origins in construction during the 1950s, the last two decades have seen a revised focus on developing and constructing Stockwell's own portfolio of high quality Queensland retail, commercial and residential properties.

Stockwell specialises in end-to-end property solutions and prides itself on its involvement in all aspects of the development process through to ongoing building management. Stockwell's experienced development and retail management team have a broad range of skills that offer valuable and flexible property solutions from initial concept, design and development, through to property management.

Northern Beaches Central Showroom Precinct is Stockwell's 23rd retail project in Queensland. Stockwell is committed to the vision of creating a beautifully designed shopping centre for the Northern Beaches Region, providing a positive contribution to the community and local economy.

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## LEASING ENQUIRIES

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