

VIC SQ STAGE 2 RETAIL FACT SHEET



DINING | FRESH FOOD | CONVENIENCE | WELLNESS FOOTSCRAY'S NEW LIFE-STYLE DESTINATION

- | Prominent Retail Opportunities
- | Premium Ground Floor Tenancies
- | Ready to Occupy Q1 2023
- | High Density & Rapid Growing Precinct
- | High Exposure & Foot Traffic
- | 7000+ Residents within 200m

PROJECT OVERVIEW

Combining superb resident amenity with a vibrant retail and dining precinct, Victoria Square is an unparalleled riverside mixed-use development that is reshaping Melbourne's inner western skyline.

Situated in the heart of fast-growing Joseph Rd Precinct, VIC SQ is going to be Footscray's new life-style destination. The mixed-use nature will allow the astute operator to capitalise on the growing residential catchment; surrounding the site, commercial/industrial facilities and large numbers of commuters and daily vehicle traffic passing Hopkins Street.

Developer Growland Group is pleased to offer for sale a selection of 6 Retail Lots which form Stage 2 of the VIC SQ Development.

The retail Lots are located on the Hopkin Street between Joseph Road & Hallenstein Street.

KEY FEATURES:

- | Retail Space from 107sqm – 224sqm
- | Situated on the ground floor of Footscray's largest mixed-use development
- | Construction has commenced, and completion is anticipated Q1 2023
- | Situated below 1000+ Apartments, 1800+ Residents
- | In the heart of Joseph Rd Precinct: 4000 + new apartments
- | Exposure from passing customer foot traffic and vehicular traffic.
- | Public transport connections
- | Enjoy full height shopfronts
- | Full base building services available for all tenancies
- | Grease trap, gas & exhaust provisions, 3 phase power
- | Secure basement car parking & storage
- | Extra ceiling height
- | Options to customise fit out and plans

Seeking but not limited to the following use (STCA) :

Café, Restaurant, Wine bar or Cellar Door

We are seeking expressions of interest from operators wanting to come on the journey with us. For further information or to arrange a private appointment to discuss this opportunity please contact VIC SQ Sales Team 0455 998 899

LOT DETAILS

Retail	Area*	Ceiling **	Carpark	Storage
1.1	144m2	5.70m	2 (1 Tandem)	Y
1.2	200m2	3.3m	3 (1 Tandem + 1 Standard)	Y
1.3	224m2	3.28m	4 (2 Tandem)	Y
1.4	135m2	5.12m	2 (1 Tandem)	Y
1.5	165m2	5.38m	2 (1 Tandem)	Y
1.6	107m2	5.30m	2 (1 Tandem)	Y

* Approximately

** Indicative only and are subject to change once all services requirements are finalised

ZONE & OVERLAYS

Zone:

ACTIVITY CENTRE ZONE - SCHEDULE 1 (ACZ1)

Overlays:

ENVIRONMENTAL AUDIT OVERLAY (EAO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

PARKING OVERLAY - PRECINCT 2 (PO2)

Stage 2 Tenancy Services Provision

Tenancy Type	Tenancy	Lot Number	3Ø Power	Cold Water	Sewer	Trade Waste (Shared GIT)	Provision for Future Kitchen Exhaust by Tenant	NBN Ready
Retail	1.1	8	Y	Y	Y	Y	Y	Y
	1.2	12	Y	Y	Y	Y	Y	Y
	1.3	11	Y	Y	Y	Y	Y	Y
	1.4	10	Y	Y	Y	Y	Y	Y
	1.5	9	Y	Y	Y	Y	Y	Y
	1.6	13	Y	Y	Y	Y	Y	Y