

Leasing Opportunities

2025

Discover The Gateway Precinct Bankstown — a dynamic destination poised to redefine the local retail experience. Nestled on Starkie Drive near the intersection Henry Lawson Drive and Milperra Road, this vibrant hub welcomes local families, workers, regional travellers, and airport visitors alike.

Explore tailored opportunities for Food & Beverage, Commercial, and Wellness & Allied Health sectors in a space where modern design meets community engagement.

**Location
& Accessibility**

Prime Positioning

Located on Starkie Drive, at the intersection of Henry Lawson Drive and Milperra Road – a high-traffic nexus with significant vehicular and pedestrian movement.*

Close proximity to Bankstown Airport enhances visibility and accessibility, attracting both local residents and transient visitors.*

Established retail precinct featuring major national brands, including Aldi, KFC, Hungry Jack's, Guzman y Gomez, and 7-Eleven, reinforcing strong footfall and consumer demand.

Transport Connectivity

Strategically positioned along major arterial roads, ensuring seamless access across the region.*

Well-serviced by public transport, enhancing accessibility for a diverse demographic and strengthening the precinct's appeal as a high-exposure retail destination.*

Diverse, Growing Community

Bankstown's multicultural population underpins a vibrant customer base. Forecasts indicate a local population growth of approximately 5–7% annually, ensuring a continuously expanding market.*

*Australian Bureau of Statistics, 2023

Economic Strength

The region benefits from robust economic activity and rising consumer spending trends.

High traffic volumes along Henry Lawson Drive and Milperra Road translate to strong retail exposure and potential footfall.*

*Transport for NSW, 2023

Tenant Benefits

Modern Design & Architecture



The precinct features contemporary aesthetics with flexible retail spaces optimised for customer flow and engagement.

Sustainable, energy-efficient design elements are incorporated throughout, aligning with modern environmental standards.

Integrated Community Engagement



A curated mix of retail offerings is designed to promote cross-promotion among tenants and enrich the overall customer experience.

Robust Infrastructure



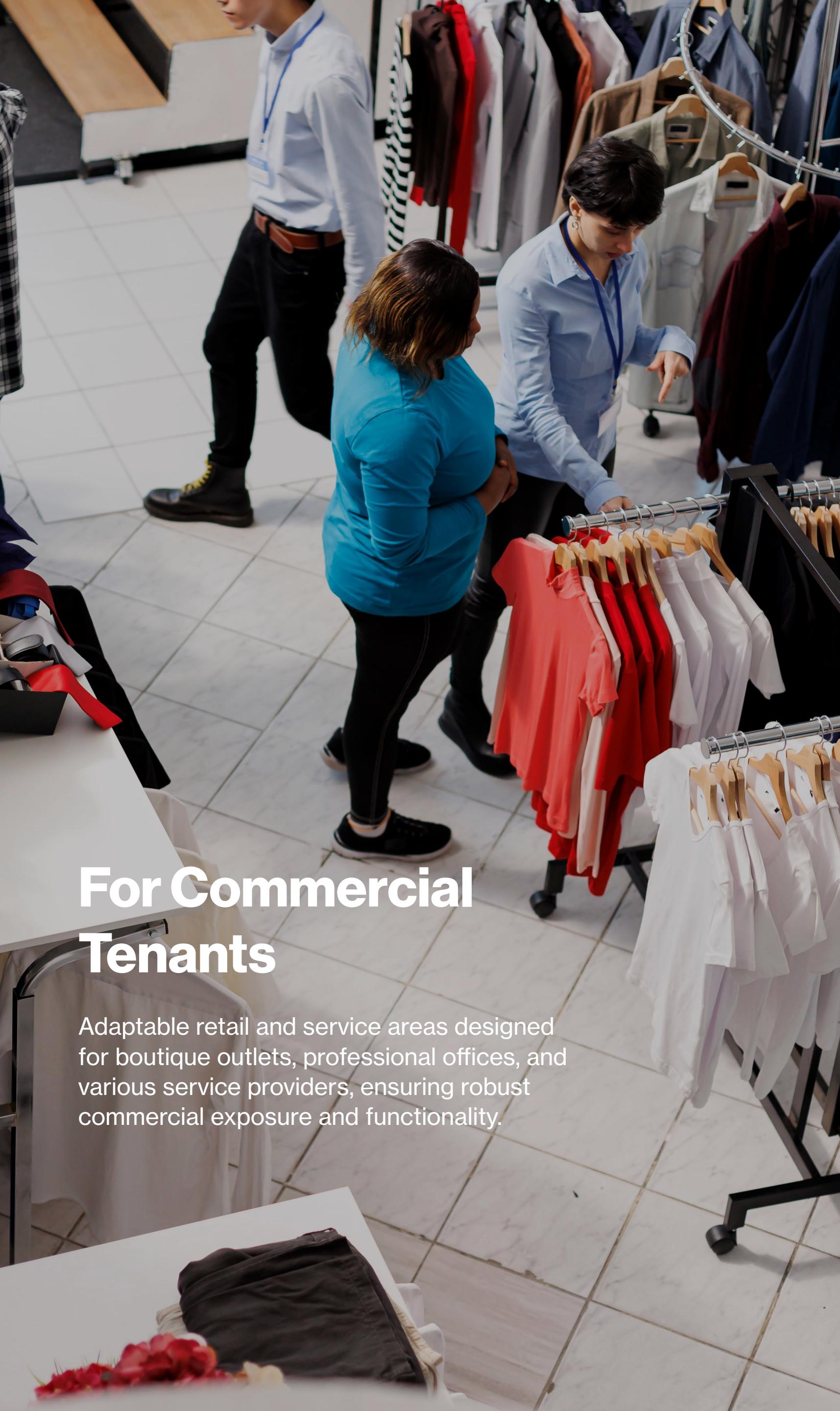
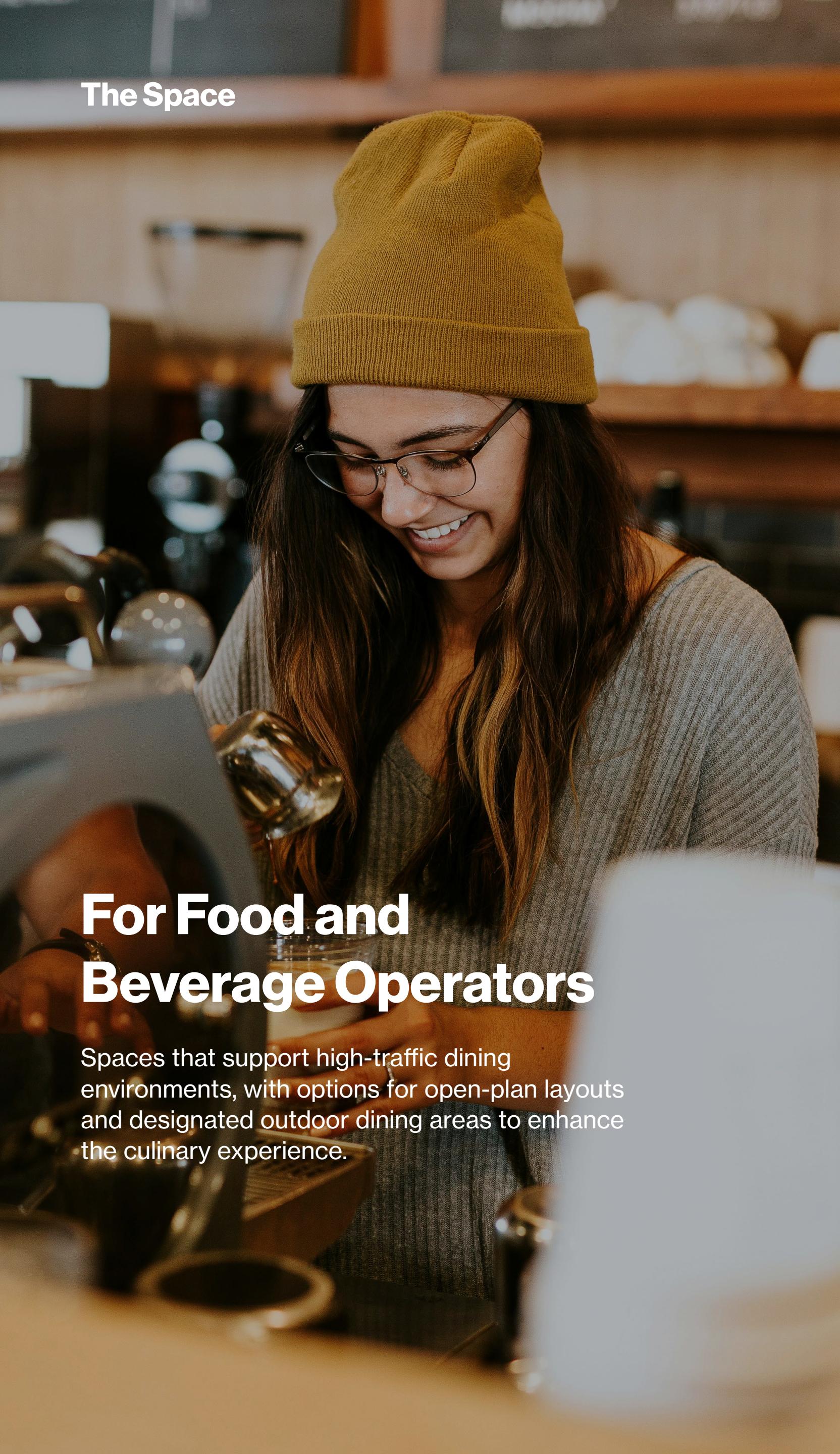
State-of-the-art facilities support high-calibre retail operations.

A focus on both visual appeal and functional design ensures a dynamic and inviting shopping environment.

The Space

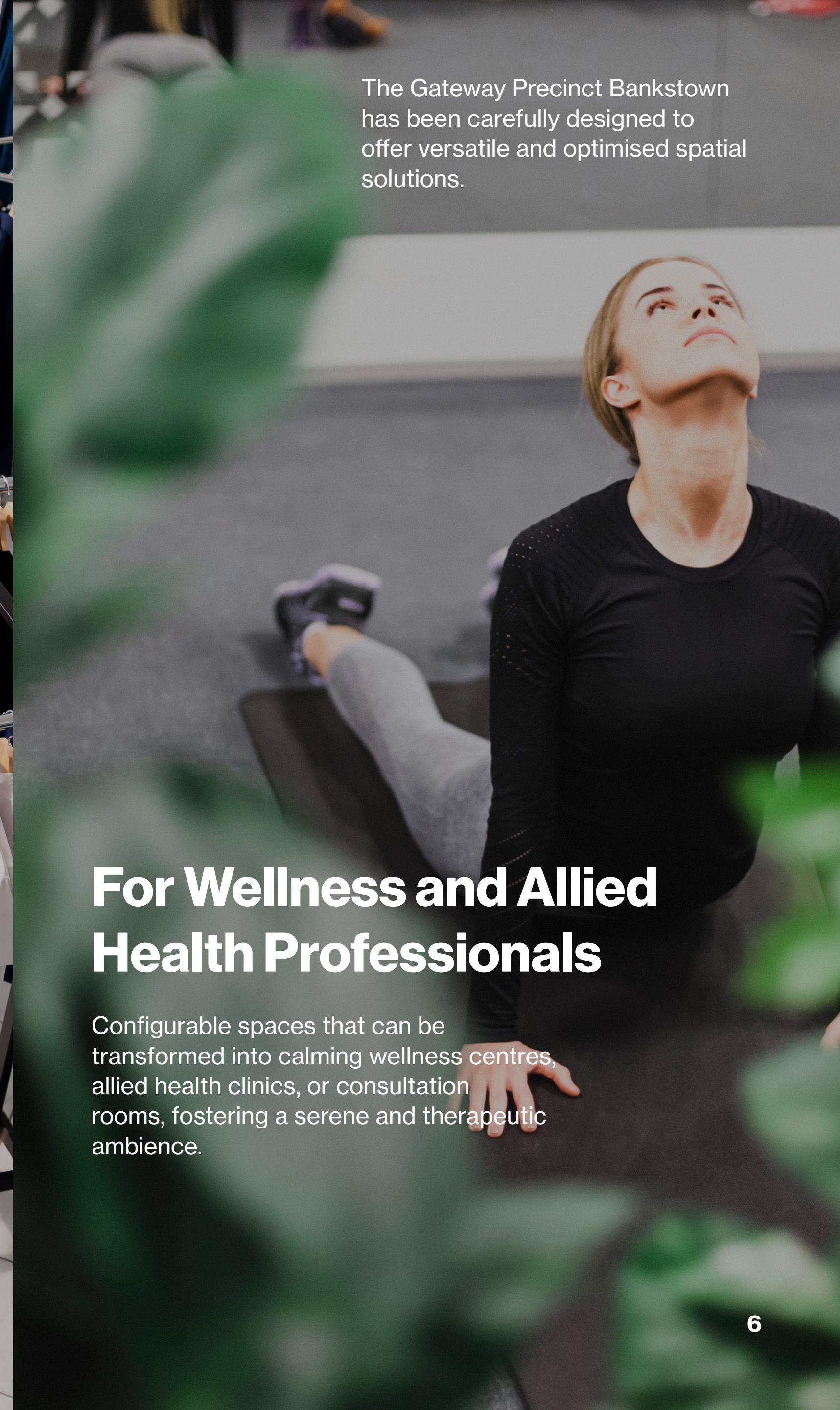
For Food and Beverage Operators

Spaces that support high-traffic dining environments, with options for open-plan layouts and designated outdoor dining areas to enhance the culinary experience.



For Commercial Tenants

Adaptable retail and service areas designed for boutique outlets, professional offices, and various service providers, ensuring robust commercial exposure and functionality.



For Wellness and Allied Health Professionals

Configurable spaces that can be transformed into calming wellness centres, allied health clinics, or consultation rooms, fostering a serene and therapeutic ambience.

The Gateway Precinct Bankstown has been carefully designed to offer versatile and optimised spatial solutions.



The Space



Retail Space

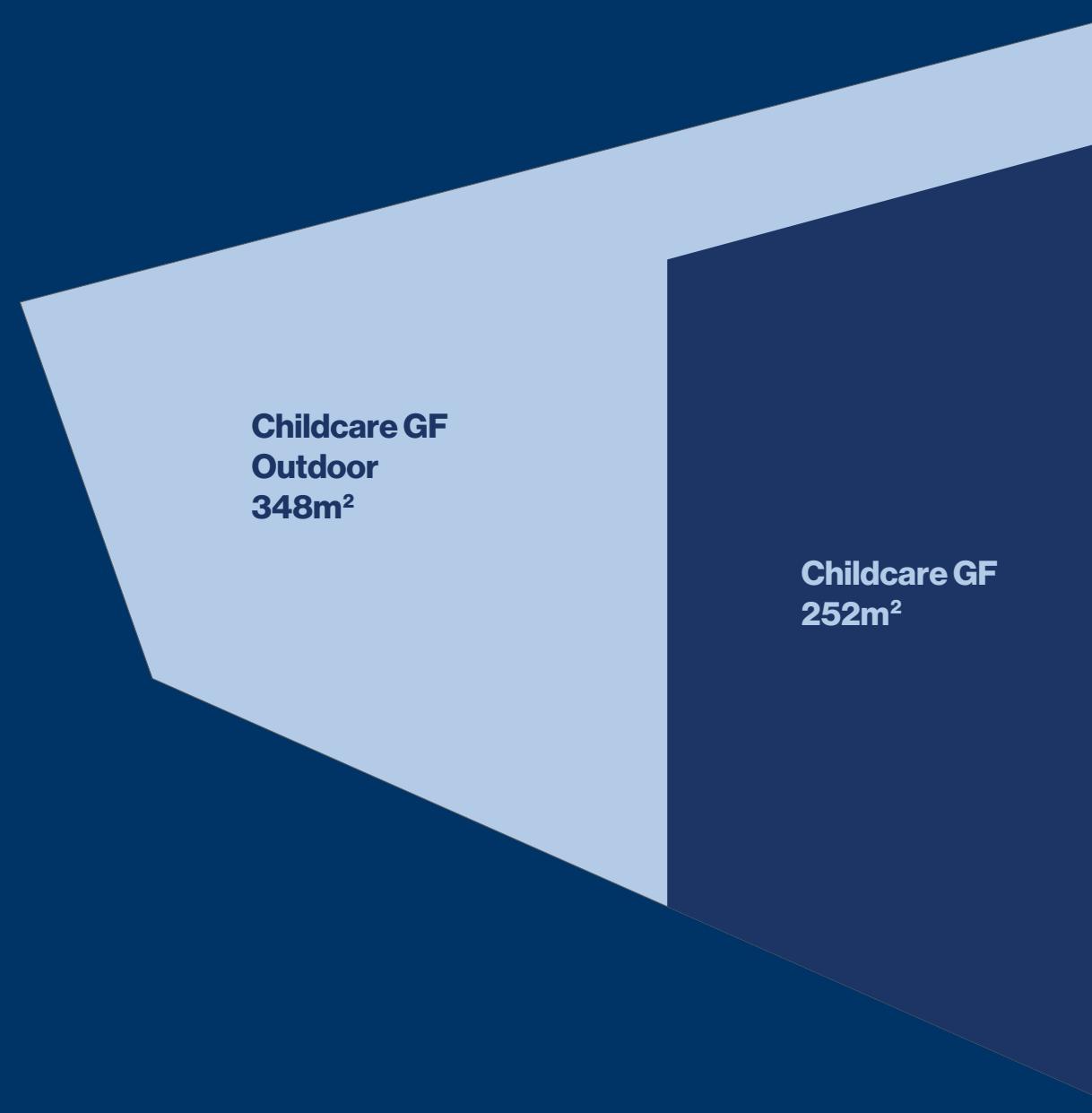
Retail 1	53m ²
Retail 2	111m ²
Retail 3	118m ²
Retail 4	88m ²
Retail 5	55m ²
Retail 6	111m ²
Retail 7	79m ²

Business Premises

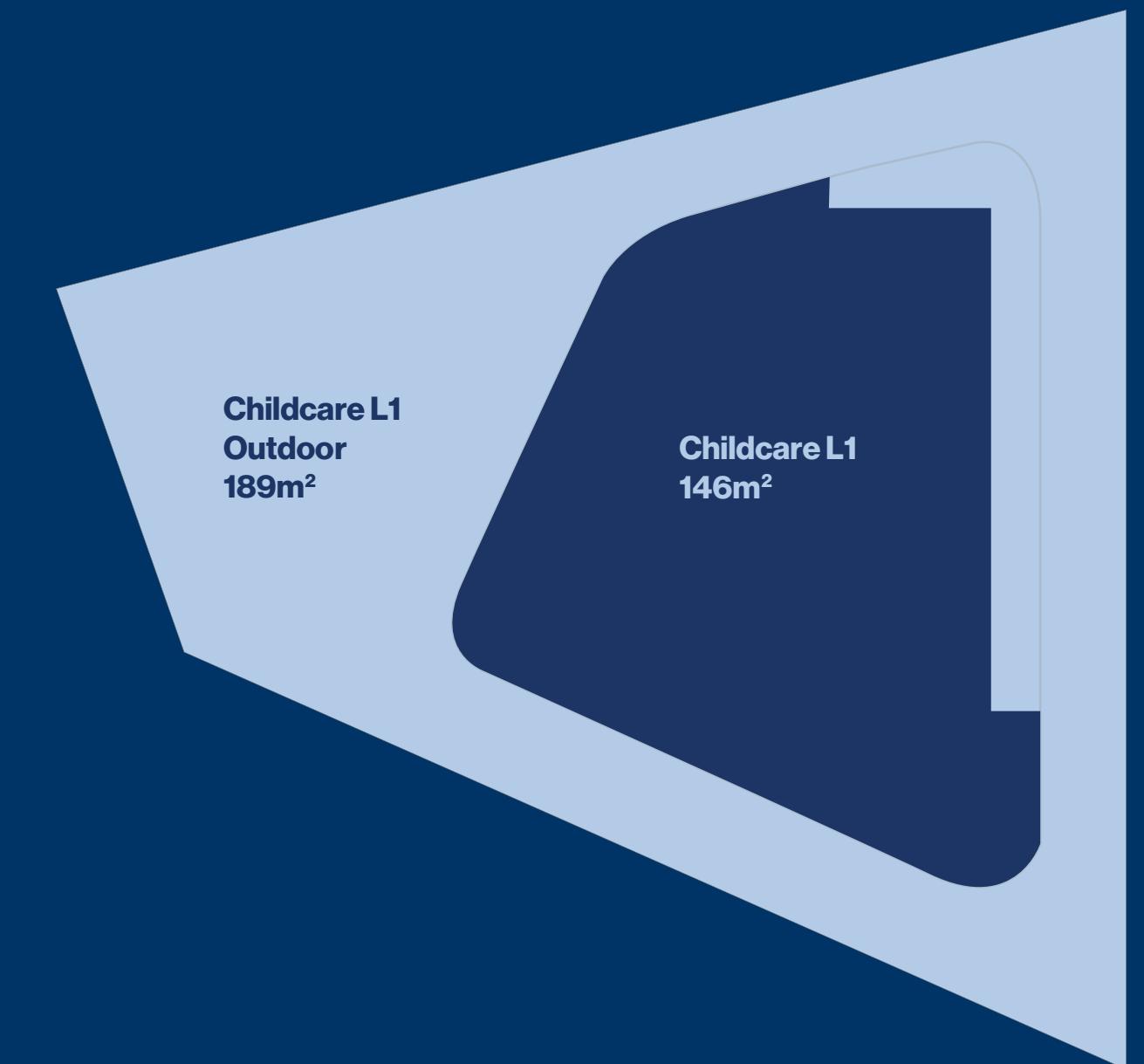
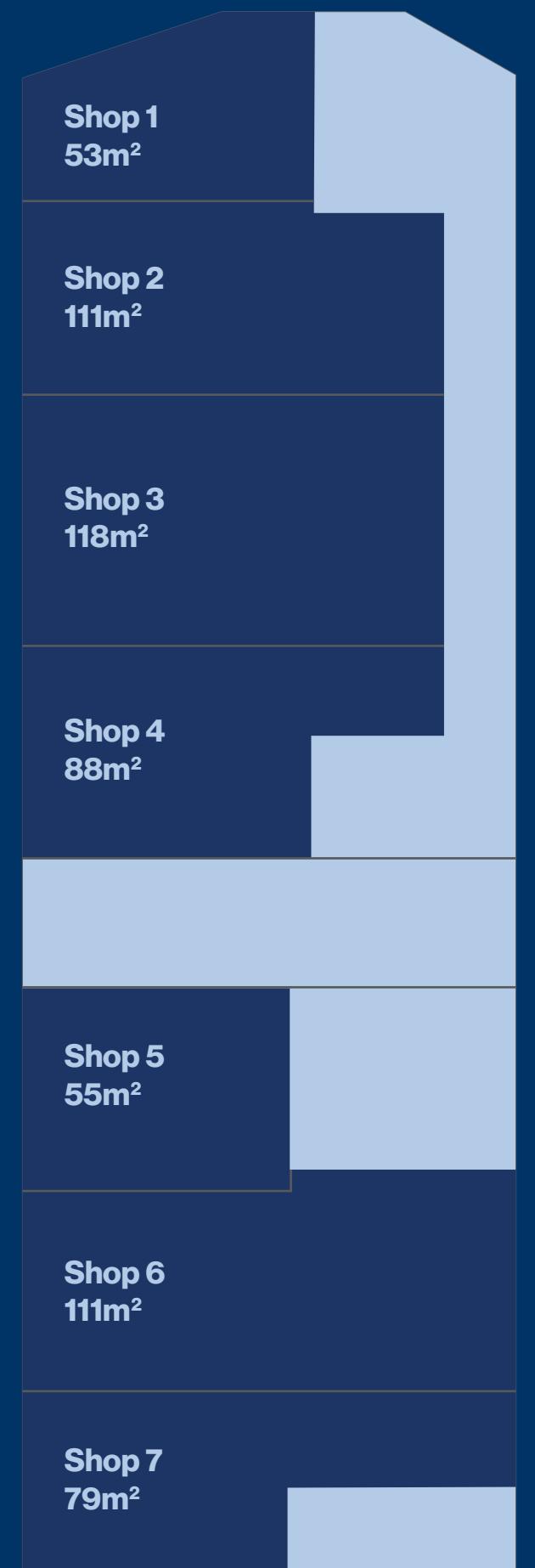
(Located above retail)

Business Premises 1	108m ²
Business Premises 2	93m ²
Business Premises 3	97m ²
Business Premises 4	107m ²
Business Premises 5	95m ²
Business Premises 6	88m ²
Business Premises 7	85m ²

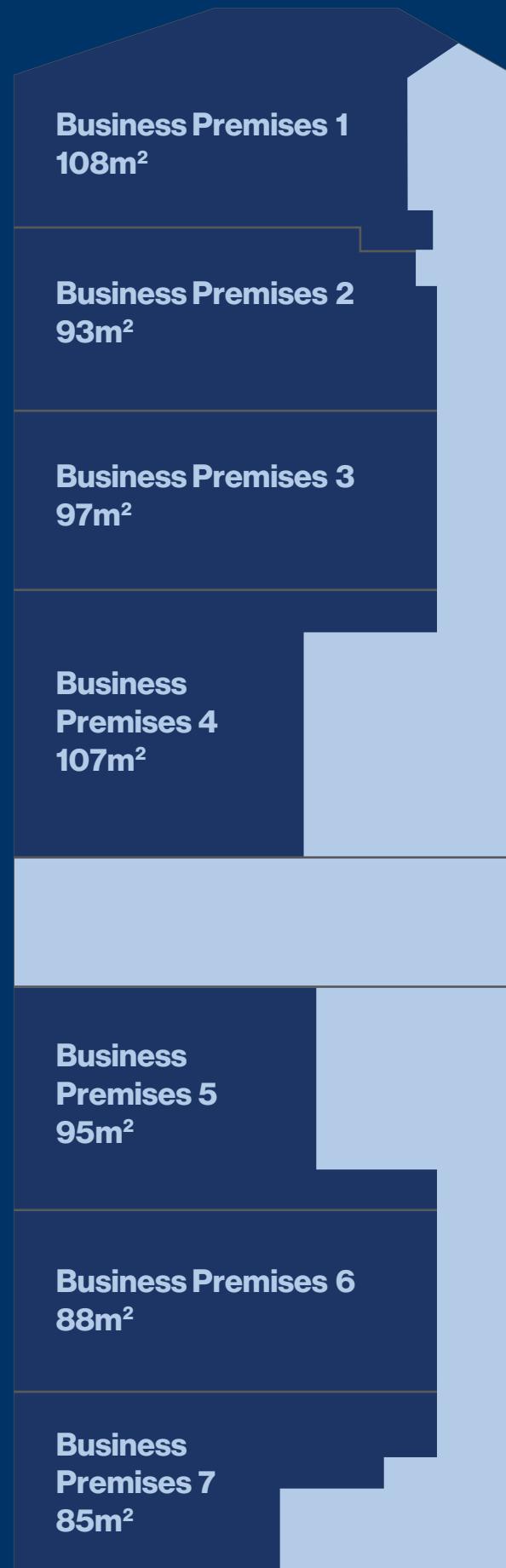
The Space



Ground Floor



Level 01



Food & Beverage Operators



Vibrant Dining Environment

High foot traffic and diverse customer base create an ideal setting for cafés, restaurants, bars, and food courts. The design encourages outdoor dining and communal spaces offers enhanced visibility and a dynamic dining experience.

Market Synergies

The multicultural landscape supports a range of culinary tastes, offering opportunities for innovative dining concepts and fusion cuisines with opportunities for integrated marketing initiatives and community events.

Commercial Tenants



Flexible Retail & Service Spaces

Modern, adaptable floor plans cater to a variety of business models – from boutique retail outlets to professional service providers. High visibility, excellent accessibility, and a strategic location ensure robust commercial exposure.

Business Growth Environment

Tenants benefit from cross-promotional opportunities with neighbouring businesses, a supportive infrastructure, and a growing local market. Innovative promotional strategies further enhance business visibility and customer reach.

Wellness & Allied Health Professionals



Health and Wellbeing Opportunities

The precinct is designed to establish wellness centres, allied health clinics, and complementary health services within a high-traffic environment. Spaces can be configured to create a calming, therapeutic ambience that aligns with modern wellness trends.

Community-Focused Engagement

The precinct is well positioned to support health-related events, wellness workshops, and community-driven initiatives. A built-in customer base of families, professionals, and local residents offers a steady stream of potential clients.

Exceptional Visibility



Located in a high-traffic area, with daily vehicular flows on Milperra Road estimated to exceed 50,000 vehicles.*

*Transport for NSW, 2023

The strategic position attracts a mix of local residents, visitors, and international travellers, driving dynamic market exposure.

Modern, Flexible Spaces



Adaptable floor plans and contemporary design enable tenants to tailor their spaces to suit specific brand requirements and operational needs.

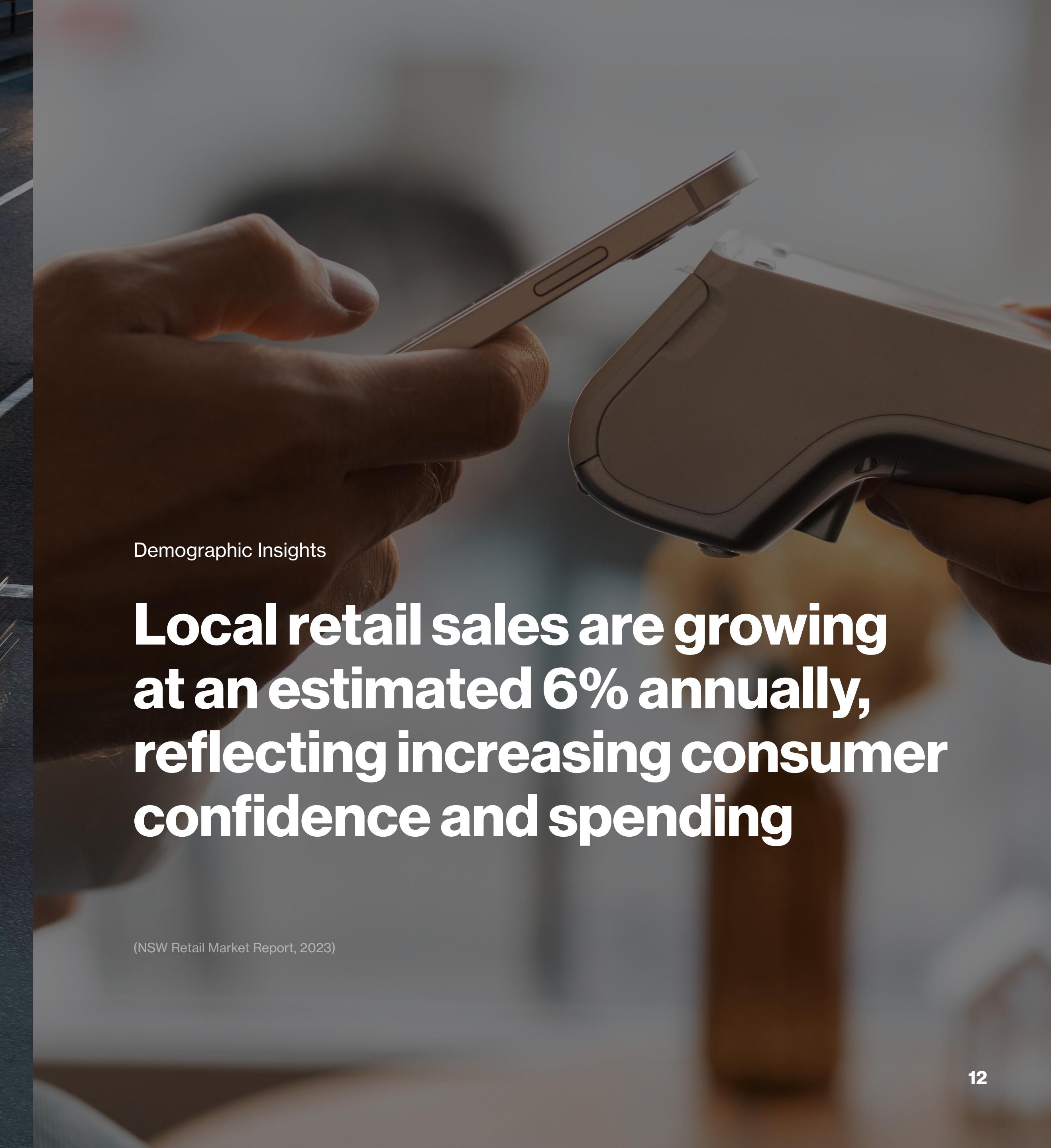


**Supporting Data
& Market Statistics**

Traffic & Exposure

Traffic studies indicate that Milperra Road supports daily vehicular volumes exceeding 50,000 vehicles during peak times.

(Transport for NSW, 2023)



Demographic Insights

Local retail sales are growing at an estimated 6% annually, reflecting increasing consumer confidence and spending

(NSW Retail Market Report, 2023)

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