

# Aurora Village

Join Coles, Aldi + 15 Specialities

Now Leasing



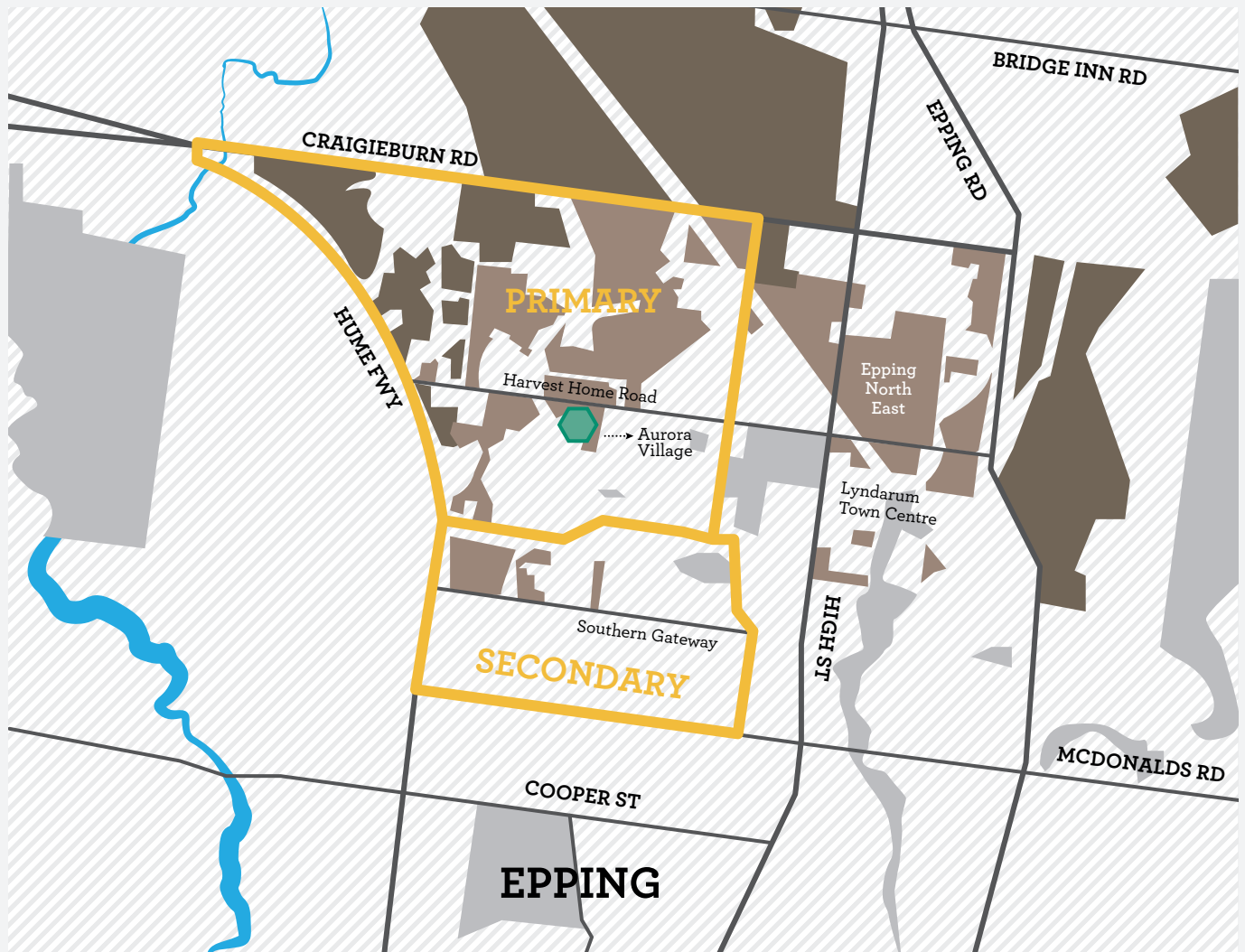
Artist Impression

Opening  
— Mid 2017 —



**Aurora Village**

Located on the corner of Harvest Home Road and Edgars Road, Epping North



■ Aurora Village   
     Residential Development (0-5 years)   
     Residential Development (5+ years)

Source: MacroPlanDimasi 2014  
Coles Aurora Village Epping North



Artist Impression

- Approximately 350 car spaces
- Coles Supermarket 4064m<sup>2</sup>
- Liquorland
- Aldi Supermarket
- 15 specialties

- Epping North is a fast developing suburb located in Melbourne's outer north, approximately 25km from the CBD, within the City of Whittlesea.
- There has been strong residential growth in northern Melbourne over an extended period and the region is forecast to continue to see high levels of growth in the coming years.

- The site for the proposed Aurora Village development is located on the corner of Harvest Home Road, and Edgars Road, within the Aurora Estate. The site is easily accessible and centrally located to serve the surrounding growing community in terms of their everyday food and convenience shopping needs.

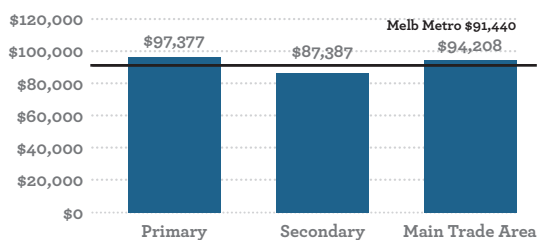
- The trade area population is expected to grow at an average rate of just over 10% per annum over the next 13 years to 19,000 (Reference Dimasi Aurora Village 2014 Report)
- There are currently no supermarket facilities within the primary trade area and so we expect the Aurora Village to become the main food and convenience shopping destination for surrounding residents.

Aurora Village will be anchored by Coles latest concept supermarket, Liquorland, Aldi Supermarket, Coles Express Service Station, Pharmacy, Medical Centre, Gym and additional specialities.

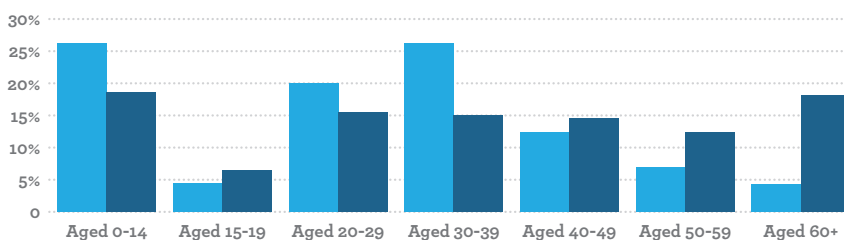


Artist Impression

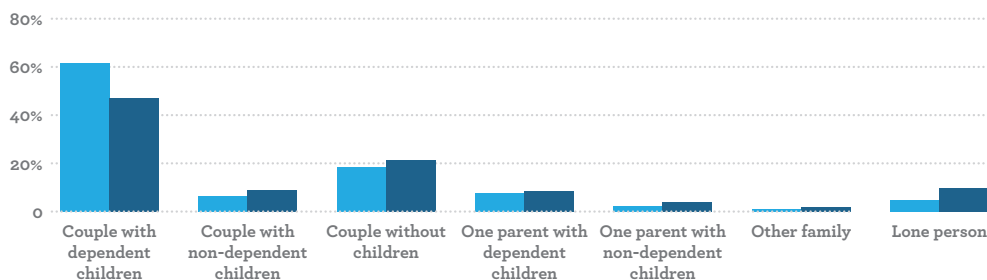
### PER HOUSE INCOME LEVELS



### AGE DISTRIBUTIONS



### FAMILY TYPE



■ Coles Aurora Village MTA  
■ Melbourne Metro

Source: MacroPlanDimasi 2014  
Coles Aurora Village, Epping North

## SUMMARY

- Household income levels are above the Melbourne metro average in both the primary and main trade areas.
- Young couples between 20-29 and 30-39 year old's are 30% and 73% respectively above the Melbourne metro average.
- There is a very high proportion of traditional families (i.e. couples with dependent children) of 61.4% compared to the Melbourne Metro average of 47.4%.
- The trade area population is relatively young, with a significant proportion of children (0-14) well above the Melbourne average.

# AURORA TOWN CENTRE SITE MAP



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