



**FETCH
PROPERTY**



62 Queen Street Glenunga

Fetch Property is pleased to bring to market a Specialist Centre located in a bustling Burnside shopping precinct on Portrush Road, and just 5 km from the Adelaide CBD.

FOR LEASE

Brand New Specialist Centre



62 Queen Street, Glenunga, is an exclusive opportunity to lease all or part of a rare asset buzzing with potential, fully equipped to accommodate multiple specialty practices.

This property is equipped to facilitate a diverse range of speciality practices, boasting three distinct consulting spaces, in addition to plans for a café area, ample amenities, and reception. Below the precinct is a spacious basement carpark, with lift access to be installed directly into the Specialty Centre.

Queen St and Portrush Rd both border the lot and feed constant traffic through the market centre as retail, health, hospitality, and produce providers all populate the area. With a high population density, the potential for economic growth is exponential as demands for speciality services and clinics increase with the rise of the local populace.

The market precinct is a notable shopping area in Burnside, with high-end grocer Tony & Mark's next-door, and frequented locations such as Dan Murphy's, Linden Park Primary School, Webb Oval, and Glenunga Tennis Club all within walking distance from this bustling spot.

The property's design has been tailored to specialty clientele, with health and wellbeing services in mind. There are nearby wellness facilities to provide companion services and a wealth of potential customers at the doorstep, with the primary age group in Burnside being 44 and above.

Fetch Property is confident this site will provide an exciting opportunity to a range of prospective tenants, such as practitioners and business owners, to lease a high quality and accessible space in leafy Burnside.



Contact Fetch
for further details

go for more.



Key Market Insights

62 Queen St is accessible across multiple bus routes and boasts prime proximity to two local hospitals.

The property is walking distance from two city bus routes, allowing easy access for customers commuting via public transport. Located less than 5km from the CBD, the centre is a stone's throw from the South Eastern Freeway. Ample parking on-site ensures patrons can access the lot with ease, with an underground basement carpark right under the property itself, and street-level parking available in the market centre.

The specialty centre is surrounded by key health points in the local community, being five minutes' drive from Burnside Hospital and ten minutes from St Andrews Hospital. Even Burnside Village is less than a kilometre from the site, ensuring companion services and specialty clientele have ample resources to facilitate services and attract them into the catchment area.



Highlights

- ✓ Suites from **100sqm to 600sqm**
- ✓ Minutes from **South Eastern Freeway**
- ✓ Minutes from **two hospitals**
- ✓ Accessible by **bus or car**

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