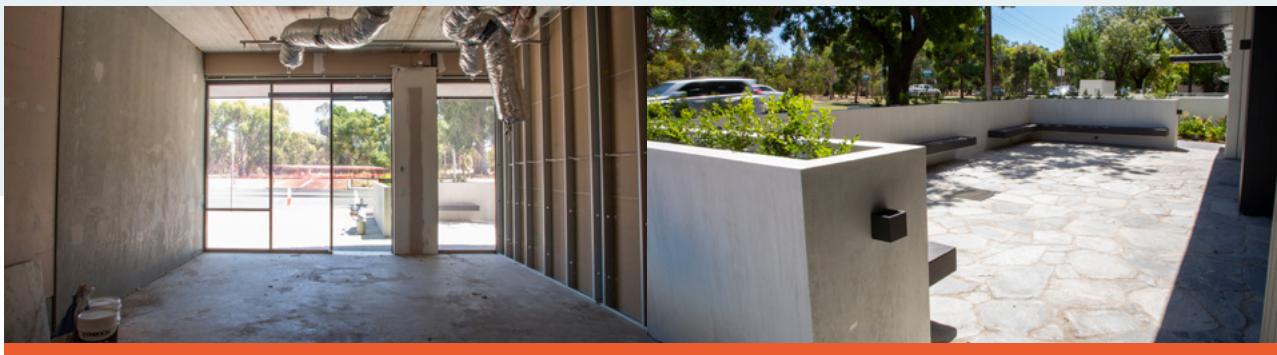




**1/56 Greenhill Road,
Wayville SA**

FOR LEASE

Suburban Gem



Unit 1, 56 Greenhill Road, Wayville, is an exclusive opportunity to lease an ideally situated hospitality space buzzing with potential and equipped to accommodate food and beverage retail for business owners and investors alike.

This property is fitted to facilitate a diverse range of food retail services, boasting ample floor space in addition to adjoining amenities and an optional outdoor seating area. Outside the street-level property is a spacious and accessible carpark, allowing patrons to breeze right up to the unit's front door. Connected to the space is a bike storage area, ensuring optimum accessibility for customers and workers alike.

Greenhill Road is a busy and essential road in Wayville, connecting commuters from the suburbs to the city. The street borders Adelaide Parklands, the green space that encompasses the bustling CBD. This offers high traffic to the property, as wildlife goers and city commuters alike pass by the uniquely positioned site.

As Wayville is a suburb with a high population density, the potential for economic growth is exponential as demands for hospitality and food retail spaces increase with the rise of the local populace. It is a key region connecting suburban Adelaide with city living.

The Wayville area contains many notable locations, such as Main Arena, numerous universities, and a myriad of iconic retail, commercial, and hospitality spaces. Its centrality mixes well with its suburban charm, ensuring the region is always buzzing with life. The Greenhill Road property is within walking distance from CQUniversity, Adelaide Parklands, Adelaide Showground, and Goodwood Road, promising consistent traffic through the retail space.

The property's design has been tailored to commercial food and beverage clientele, with customer seating and accessibility in mind. The site is on the ground floor of the Minno Apartments complex, bringing potential patrons right to the lessor's doorstep. The complex holds 40 apartments across seven levels of residential space, providing plenty of regular customers from the get-go.

Fetch Property is confident this site will provide an exciting opportunity to a range of prospective tenants, including business owners, investors, and franchisees, to lease a high quality and accessible space in vivacious Wayville.



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Key Market Insights

1/56 Greenhill Rd is accessible across multiple transport routes and boasts prime proximity to Adelaide CBD.

The property is within walking distance from numerous public transport routes, notably the Royal Adelaide Hospital tram stop and the Greenhill North side bus stop. This ensures easy access for customers and staff commuting via public transport, creating passage to and from the space.

Located less than 2.5km from the CBD, the property is a stone's throw from South Terrace, the Southerly border of the CBD. Patrons are able to walk into the city from the site in less than 25 minutes, increasing the accessibility of the central spot. Ample parking on-site ensures patrons can access the lot with ease, with street parking outside the complex and a combo-lift carpark available for residents of Minno Apartments.

The property is surrounded by key health points in the local community, being five minutes' drive from Ashford Hospital and ten minutes from Royal Adelaide Hospital. The Adelaide Showground nearby, in addition to the CBD on its doorstep, guarantees high volumes of traffic passing by the site, as the area boasts ample tourism and essential services alike.

Highlights

- ✓ Tailor-made for food and beverage retailers
- ✓ Situated on the CBD's doorstep
- ✓ Built into the ground floor of Minno Apartments
- ✓ Internal tenancy area of 57m²
- ✓ 49m² alfresco dining area available

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0452 280 281
rom@fetch-property.com.au