



RHODES CENTRAL

**A UNIQUE RETAIL
EXPERIENCE**

DINING | FRESH FOOD | CONVENIENCE | WELLNESS



Billbergia
creating communities®



KEY FACTS

OVER
11,500 SQM
OF RETAIL SPACE

FULL LINE
WOOLWORTHS
SUPERMARKET

OVER 65 RETAIL
SPECIALTY AND
SERVICE STORES

51,000 PEOPLE

*Main trade area
population by 2026*

ABS Census 2016 NSW Dept of
Planning & Environment 2016

18,290 PEOPLE

*Rhodes Population
by 2026*

ABS Census 2016 NSW Dept of
Planning & Environment 2016

106,000 TRAIN
PASSENGER
MOVEMENTS
PER WEEK

TNSW Opal Card Data 2016

4 LEVELS OF
CONVENIENT
RETAIL PARKING

11,100 OFFICE
WORKERS

*Estimated worker trade
area population in 2016
- forecast to grow*

NSW Bureau of Transport Statistics 2016

FREE BAY LINK
SHUTTLE BUS

*Linking Rhodes Central to
Wentworth Point*



RHODES CENTRAL

OPENING LATE 2020



CREATED FOR THE COMMUNITY

Rhodes Central will be the new centre of the fast growing suburb of Rhodes. Providing a convenient, vibrant and welcoming hub to shop, meet, dine and play, the centre will offer a range of retail shops and services that will make it a one-stop-shop destination for the daily needs of the local community.

WELCOMING SPACE

The design of the centre, utilizing an abundance of natural materials and greenery, will provide a casual dining, hawker lane experience with al-fresco, all weather cafés and dining or more intimate options in connected laneways. The centre will be the place where people will want to dwell.

TRAIN & CAR ACCESS

Direct undercover access to Rhodes train station makes Rhodes Central the most convenient location for shopping and services for Rhodes and Wentworth Point commuters. Four levels of basement car parking with direct traveller access into the centre make it a convenient destination for grocery shopping or bringing the family for lunch or dinner.

RETAIL TENANT FACILITIES

Being a new centre, facilities have been put in place to make retail tenants lives easier, with a convenient loading dock and goods lift.





THE LOCATION

The suburb of Rhodes is situated approximately 12 km west of the Sydney Central Business District (CBD).



- 1 Concord Road
- 2 Direct connection to Meadowbank
- 3 Bennelong Bridge
- 4 Rhodes Central – Stage 1 & 2
- 5 Rhodes Central Retail Precinct
- 6 Rhodes Train Station
- 7 Rhodes Central - Stage 3
- 8 Sydney Olympic Park
- 9 Sydney Olympic Park Ferry Wharf
- 10 Parramatta CBD
- 11 Wentworth Point



The suburb contains a mix of low and high density residential areas and a substantial business precinct - home to the likes of Hewlett Packard, Nestle, Unisys, NAB and Citi.

Rhodes Central is located adjacent to and with direct connectivity to Rhodes railway station, in the heart of the high-density residential area of Rhodes.

With an estimated **30,780** people already living in the main trade area, and a forecast growth rate of **4.4%** pa through to 2031, Rhodes Central will provide this vibrant community with a convenient focal hub for meeting, relaxing, dining and shopping.*

*ABS Census 2016; NSW Department of Planning & Environment 2016



- 1 Rhodes Central - Stage 1 & 2
- 2 Rhodes Central Retail Precinct
- 3 Rhodes Train Station
- 4 Rhodes Central - Stage 3
- 5 Bennelong Bridge to Wentworth Point
- 6 Rhodes Corporate Park
- 7 Sydney CBD
- 8 Parramatta River

TRADE AREA

The main trade area is defined as Rhodes East, Rhodes West, Liberty Grove, Wentworth Point and part of Concord West.

THE PEOPLE



TRADE AREA – RESIDENT POPULATION

The socio-demographic profile of the main trade area reflects a mix of more traditional, established suburbs with affluent traditional families and the newer high-density suburbs of Rhodes and Wentworth Point with high proportions of young professionals.



PER CAPITA INCOME
\$54,326
20.3% ABOVE

Sydney Metro Average

AVERAGE HOUSEHOLD INCOME
\$133,760
8.2% ABOVE

Sydney Metro Average

RETAIL EXPENDITURE

Main trade area retail expenditure estimated to be **12.2%** above Sydney Metro Avg with expenditure on food catering estimated to be **41.3%** above Sydney Metro Avg



AVERAGE AGE 33.4

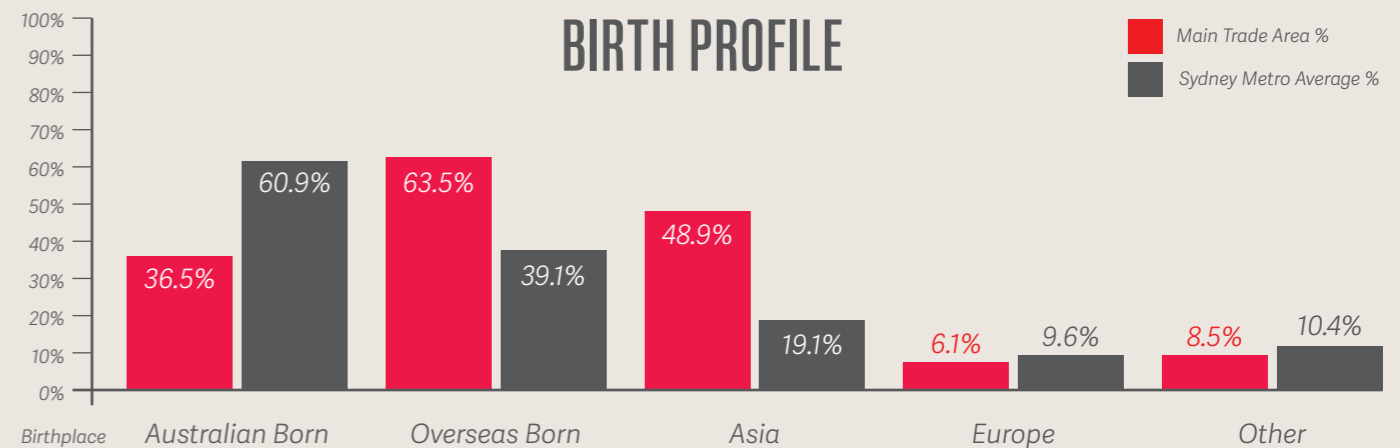
AGAINST 37.5

Sydney Metro Average



15,800 NEW DWELLINGS

under construction approved and proposed across the main trade area



TRADE AREA - WORKERS

The Trade Area worker population is estimated at 11,100 as of 2016. Office workers traditionally spend 20% of their total retail expenditure near their place of employment, this equates to approximately \$30.6million of spend available to Rhodes Central.

All data sourced from ABS Census 2016; ABS Dwelling Approvals Data; MacroPlan Dimasi



THE OPPORTUNITY

Rhodes Central will provide over 11,500 sqm of vibrant retail space across three levels with 548 high quality apartments above the centre. It is focused on providing convenience for the local community as well as being a destination for residents of adjacent suburbs.

FRESH FOOD

Rhodes Central will be the place for fresh food, with a 3,850 sqm full line Woolworths supermarket and a mix of fresh food outlets that will include an Asian grocer, butcher and baker.

CONVENIENCE

Direct connection to Rhodes train station and housing a predominantly young, professional working population, convenience is key. The centre will provide life's essential day-to-day services, grab and go food options and modern conveniences such as pick up locations for home delivery and parcel services.

DINING

Cafés, grab and go takeaways, casual dining and destination restaurants will all provide a vibrant and relaxed atmosphere for meeting and dining at Rhodes.

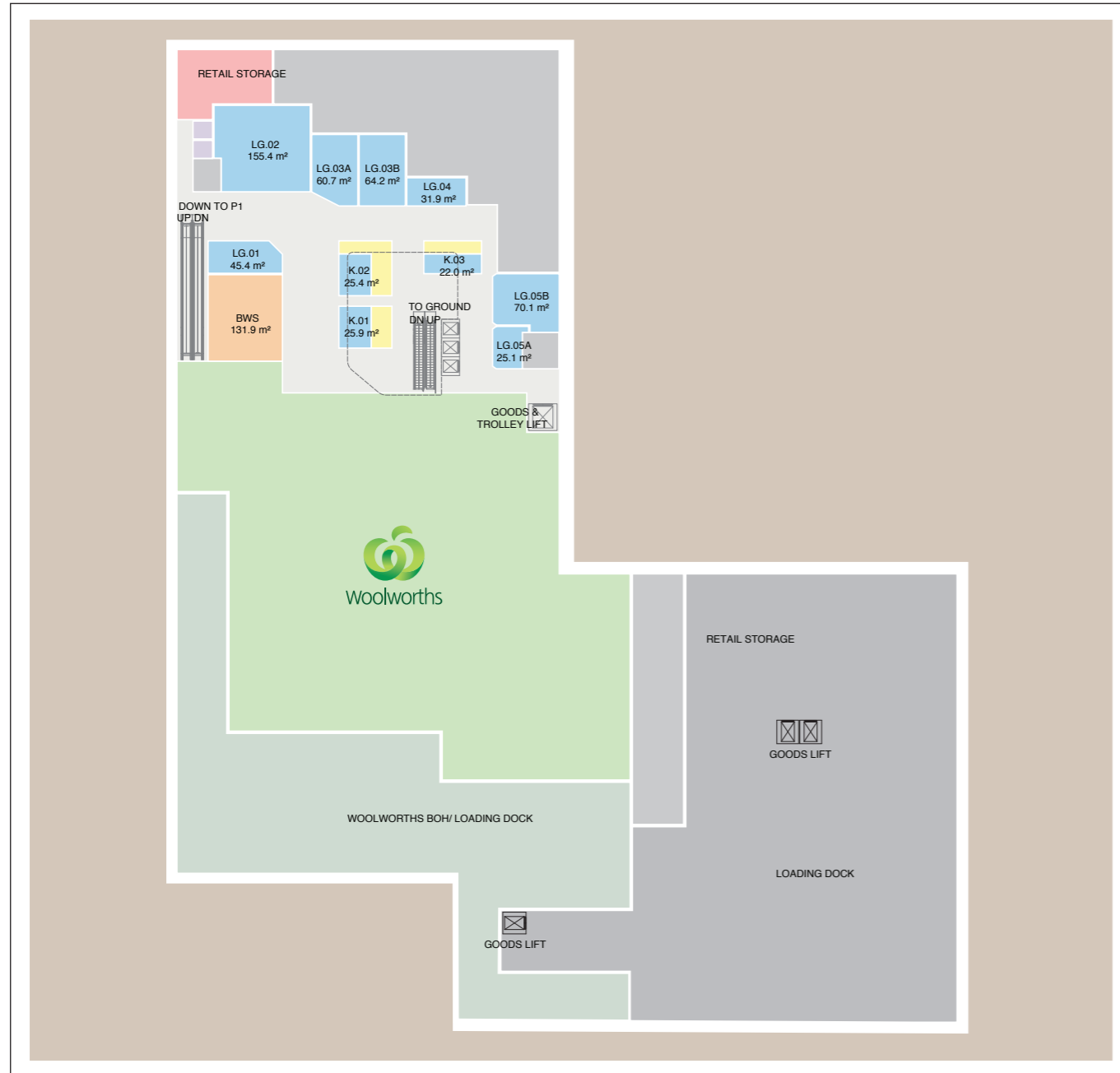
HEALTH & WELLBEING

The centre will be a hub for health and wellbeing in the suburb with a gym, medical centre, pharmacy and a range of specialist services covering dental, physiotherapy, massage and allied health services.

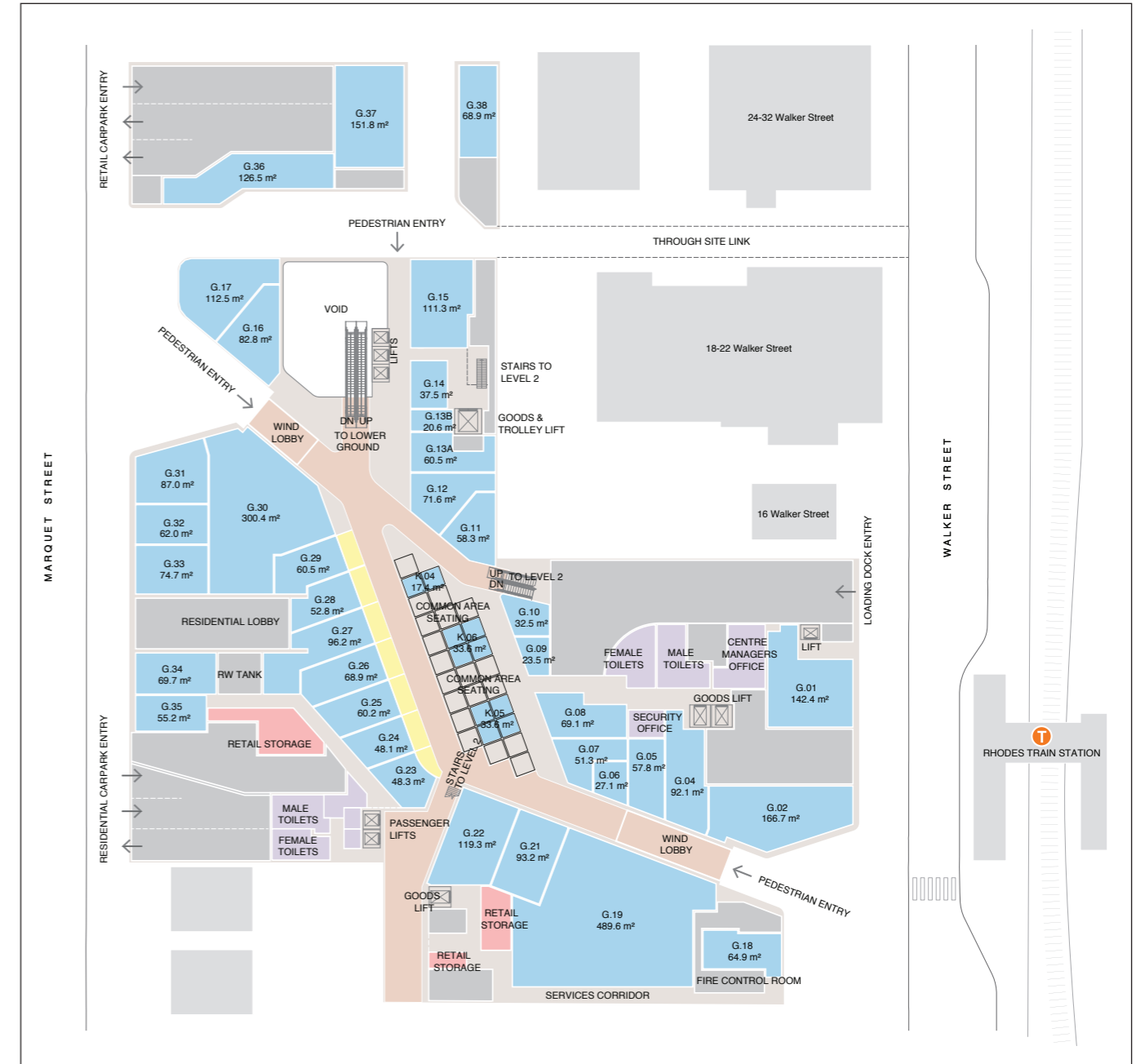




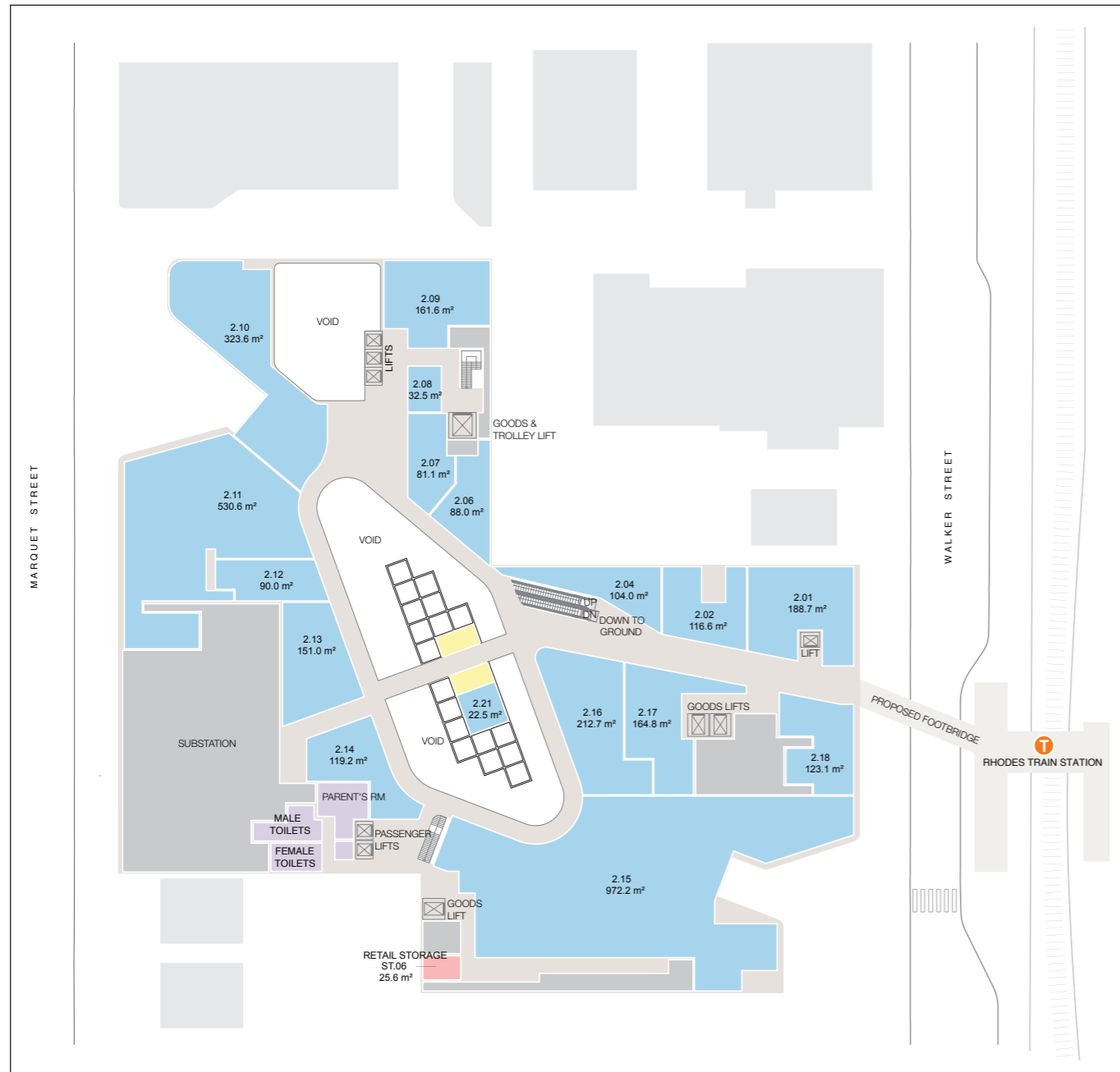
LOWER GROUND



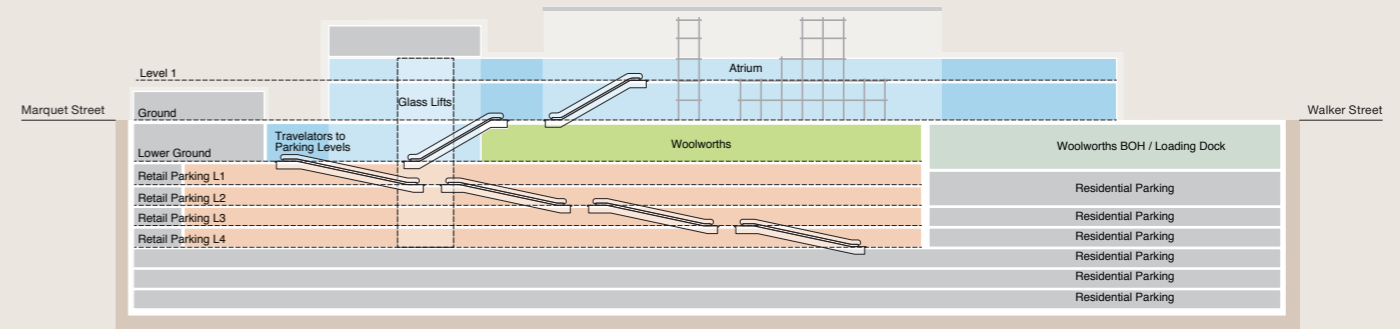
GROUND



LEVEL 1



CROSS SECTION



PUBLIC TRANSPORT & CONNECTIVITY

BY TRAIN

Rhodes Central is adjacent and directly connected to Rhodes railway station with its 25min journey time to Sydney CBD. Rhodes train station also serves the rapidly growing suburb of Wentworth Point which is directly connected to Rhodes via the new Bennelong Bridge and high frequency community shuttle bus.

BY CAR

Fronting Walker and Marquet Streets and close proximity to Concord Road, provide easy access by road.

Four levels of underground parking with direct traveller access to centre, make Rhodes Central a convenient location to visit by car.



LEASING NOW

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