



**RBV** REDLAND BAY  
VILLAGE

**NOW LEASING**







# Keeping pace with growing demand.

## NEW LEASING OPPORTUNITIES

Located in the heart of the enviable Bayside area, Redland Bay Village Shopping Centre is being expanded to include a full line Woolworths supermarket and other tenancies.

Expressions of interest are being called for these exciting new business opportunities.

## REDLAND BAY

Redland Bay is a community of over 18,000 residents situated on the picturesque shores of Moreton Bay. It is strategically located 40 minutes drive from the Brisbane CBD and 45 minutes drive from Southport.

Redland Bay is one of the fastest growing suburbs in the region. This rate of growth is set to continue with the commencement of the Lendlease Shoreline new town which adjoins Redland Bay to the south. Shoreline when completed is expected will house up to 15,000 additional residents along over 2kilometres of Moreton Bay frontage.

The primary trade area of the Redland Bay district centre currently has over 18,000 residents. In addition to this are over 7,000 residents located on the nearby Southern Moreton Bay Islands. Redland Bay is the direct port of call and the nearest full line shopping opportunity for the island residents. These figures are projected to increase to 24,000 and 10,000 by 2041.

## REDLAND BAY VILLAGE SHOPPING CENTRE

At the heart of the Redland Bay community lies Redland Bay Village Shopping Centre. The centre is located opposite the legendary Redland Bay hotel overlooking stunning Moreton Bay.

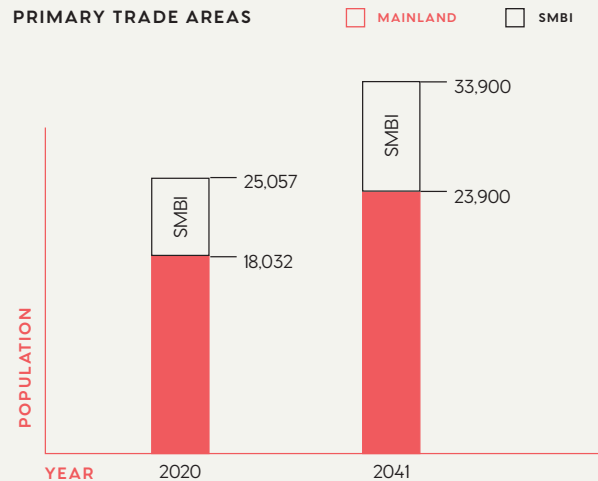
Redland Bay Village Shopping Centre was redeveloped by local developers Fox and Bell in 2001 and is based on the convenience and openness of the traditional country town high street which takes advantage of the relaxed open air lifestyle of Queensland.

The centre is focussed on a main street not a mall. This results in convenient customer parking directly in front of all shops and allows for simple and direct pedestrian and vehicle access and exposure for all tenancies.

Due to the rapid increase in population the owners are now expanding the centre to include a new full line Woolworths supermarket and a mix of other supporting tenancies.

Redland Bay residents are eagerly awaiting the opening of the expanded centre in April 2022.

With the expansion there are several opportunities for new businesses such as cafes, eateries, medical and professional services.



(Source: ABS, Queensland Treasury and NPR Co).

Note- these figures do not include the new Shoreline development, which is expected to add up to 15,000 additional residents.

## KEY METRICS

Address	133 Broadwater Terrace, Redland Bay
Location	35km south-east of Brisbane
Gross lettable area (GLA)	7,700sqm upon completion of redevelopment
Car parking	More than 360 carparks
Major tenants	Woolworths, Redland Bay Surgery, Redland Bay Wholelife Pharmacy and Wellness Centre, QML Pathology, Australia Post
Other tenants	Newsagency, baker, real estate agents, bottle shop, hairdresser, barber, specialty allied and medical services, takeaway food and cafés.
Zoning	District centre
Job creation	An additional 400 jobs during the redevelopment
New residential developments	Shoreline Estate, The Crossing, Waterline Estate



# Everyday shopping convenience



## GROCERIES

The refurbished Redland Bay Shopping Village will be anchored by a full-line 3,400sqm Woolworths supermarket providing access to everyday grocery needs.

Other tenants of Redland Bay Shopping Village include a bakery.



## MEDICAL & ALLIED HEALTH

Redland Bay Village Shopping Centre boasts two medical centres, a large format discount pharmacy and QML Pathology, ensuring the medical and allied health needs of the local population are being accommodated for.

It is expected the medical and allied health offerings at Redland Bay Shopping Village will continue to grow with complementary health services such as optometrists, dentists, physiologist, podiatrist, massage therapists and chiropractors.



## DINING

Redland Bay Shopping Village has a growing food precinct with a selection of take-away and dine-in options.

The centre hosts Chinese and Thai restaurants, a boutique cafe, hot chicken shop, pizza and kebab take away, fish and chip takeaway and a Dominos Pizza.

Applications are being accepted from other eateries looking to establish their presence in the area, reinforcing Redland Bay Shopping Village as a true dining precinct.



## SERVICES

Other existing tenants within Redland Bay Shopping Village provide a wide range of products and services including Australia Post, two real estate agents, hairdresser, barber and news agency.

There is currently scope for complementary retailers and service providers to establish a presence in the Bayside suburb through a tenancy at Redland Bay Shopping Village.

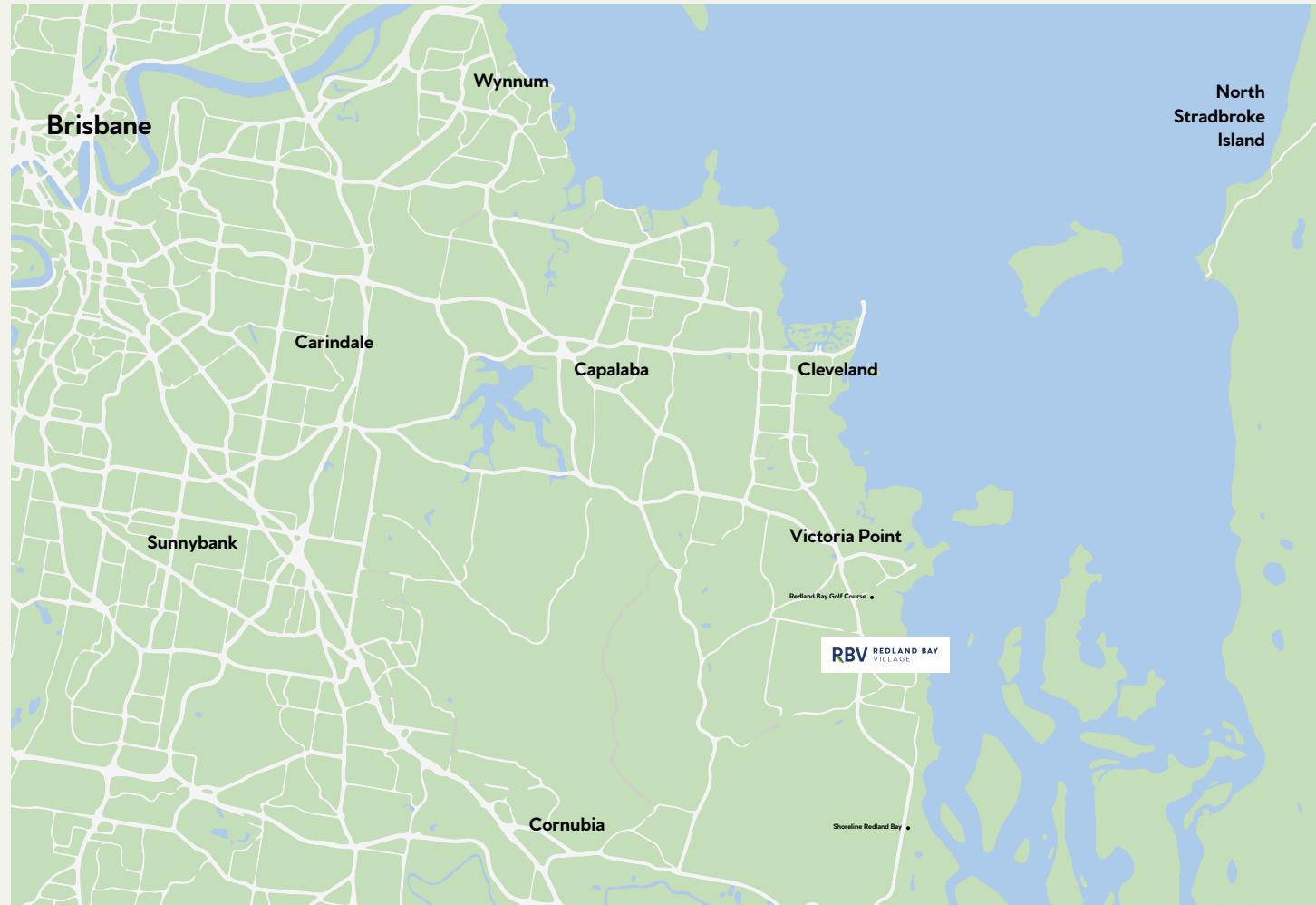


## LOCATION

Redland Bay Shopping Centre is located 35km south-east of Brisbane accessed from the main arterial of Broadwater Terrace and Stradbroke Street.

The area enjoys regular bus services locally and into the CBD with the nearest train station being Cleveland Station, 14km to the north, which links directly to Brisbane's domestic and international terminals.

Redland Bay is also the gateway to the Southern Moreton Bay and the popular tourism spots of Point Lookout and North Stradbroke, accessible by ferry from the suburb.





## DEMOGRAPHICS

Despite being home to a large population of retirees, the annual median income from Redland LGA sits at \$99,303 (NPR report), and has been consistently higher than the median for other LGAs.

NPR data shows solid population growth for Redland Bay increasing 37% from 11,056 residents in 2006 to 18,032 in 2020.

A large proportion of this increased population is being housed in higher density homes including waterfront apartments and retirement villages. With new housing estates throughout Redland Bay quickly selling out, the population is expected to increase as quickly as new housing can be provided.

Queensland Treasury has forecast population for Redland Bay to be 23,900 people by 2041.

Not included in this figure is the Shoreline Estate which will house up to 15,000 people.

# Join the Redland Bay Village family

Opportunities to lease space at Redland Bay Village Shopping Centre are now open and receiving strong expressions of interest.

To discover if Redland Bay Village Shopping Centre would make a good fit for your business, make an appointment now to discuss the exciting opportunities for your brand.

## CONTACT

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