

**The Square
Berwick**



**Medical &
Allied Health
Now Leasing**



Medical / Allied Health Leasing Opportunity

The Square Berwick is a Neighbourhood Activity Centre located at 121 Grices Road, Clyde North. The Square will provide a central hub to the wider community and is in close proximity to public transport, well-regarded schools, Early Learning Centres and adjacent to a new worker precinct, which is expected to create 10,000 new jobs.

Within a 5km radius of The Square, this region is primed for growth and exciting prospects. Consider the following measures:

- A population of over 111,000 people with an 8.6% growth rate since 2016 – four times greater than the State average.
- Population growth projected over 155,000 by 2031 – 5.8% pa average growth.
- Average household size of 3.2 people – compared to a 2.6 State average.
- Young family dominated area, with 82% of residents being mid 40's or younger.
- 79% of residents own their own homes – compared to 70% across Victoria. (Source: Gapmaps)

The Square Berwick is another Commercial / Retail Town Centre being developed by Oreana Property, a specialist Commercial and Residential developer that designs quality projects mainly within the residential growth corridors of Melbourne.

The Square will comprise of 11 tenancies, with 73% now leased to businesses such as a Foodworks Supermarket, Splash's Swim School, Snap Gym, Bakery, Woodfire Restaurant, Pizza and Indian food outlets. The Square will include an abundance of on-site carparking, two road access points and public amenities.

This is a rare opportunity to secure one of the last three tenancies that are intended for Medical Suites and Allied Health uses. The Medical Suites, with an area of 294 sqm are designed to cater for three practitioners and features excellent natural light and dedicated entry and signage. The two adjoining retail areas of 89sqm and 101 sqm would be ideal for medical related uses such as massage / chiro / physio / dentist / beautician / hairdresser / dietitian / hearing / optometrist – to name a few.

With construction anticipated to be completed around Sept 2022, this chance won't last long.



Artist impression

Tenancies Available:

- Medical Centre 234sqm
- Shop 1 - 101sqm (Suitable for Allied Health Uses)
- Shop 2 - 89sqm (Suitable for Allied Health Uses)



6 minute drive to Eden Rise Village Shopping Centre



10 minute drive to Monash Hospital



8 minute drive to St John of God Berwick Hospital



8 minute drive to Beaconsfield Train station



1 hour 5 minutes from Beaconsfield Train Station to Southern Cross



16 minutes from Beaconsfield Train Station to Dandenong Train Station



Buses 889 and 847 right on your doorstep

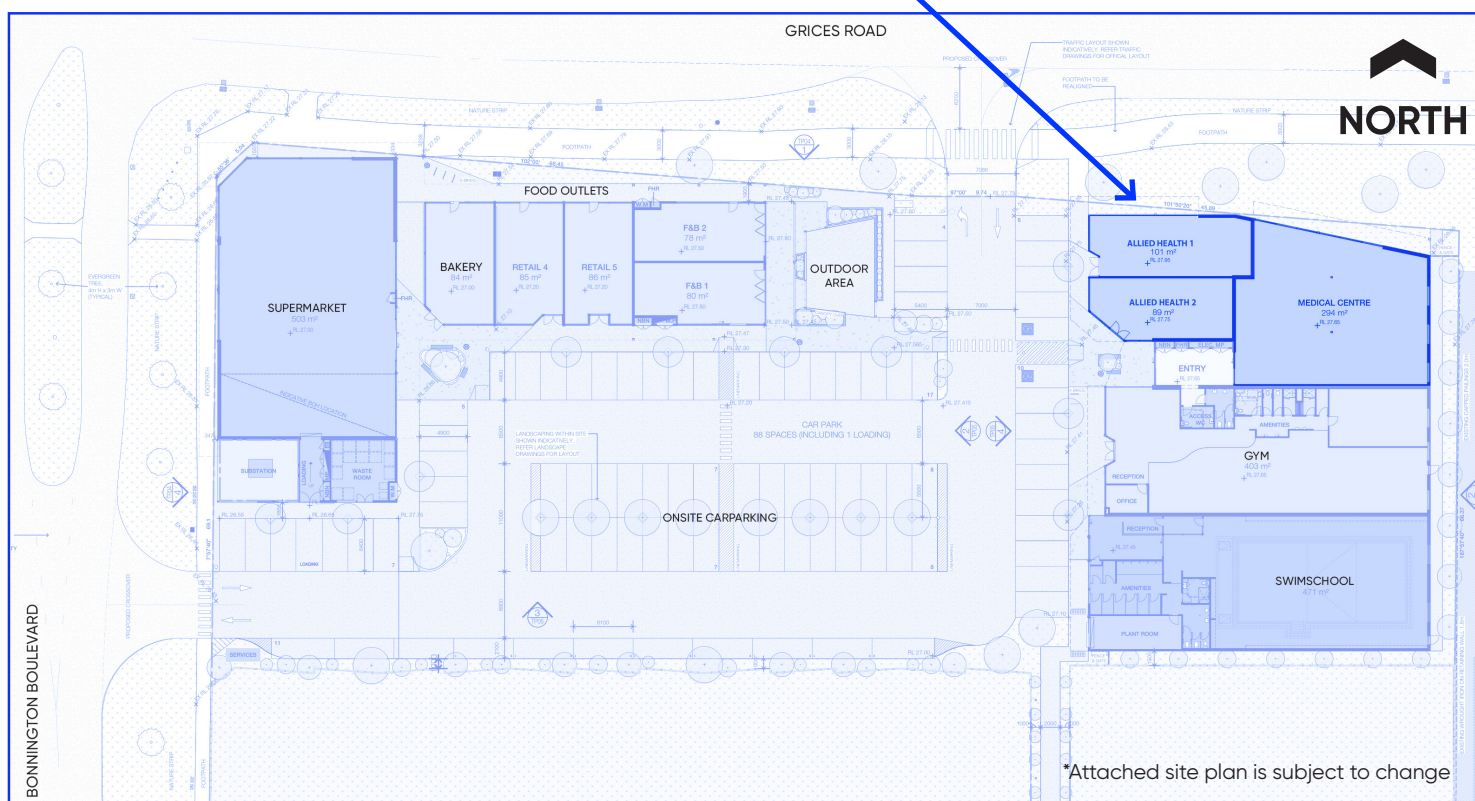
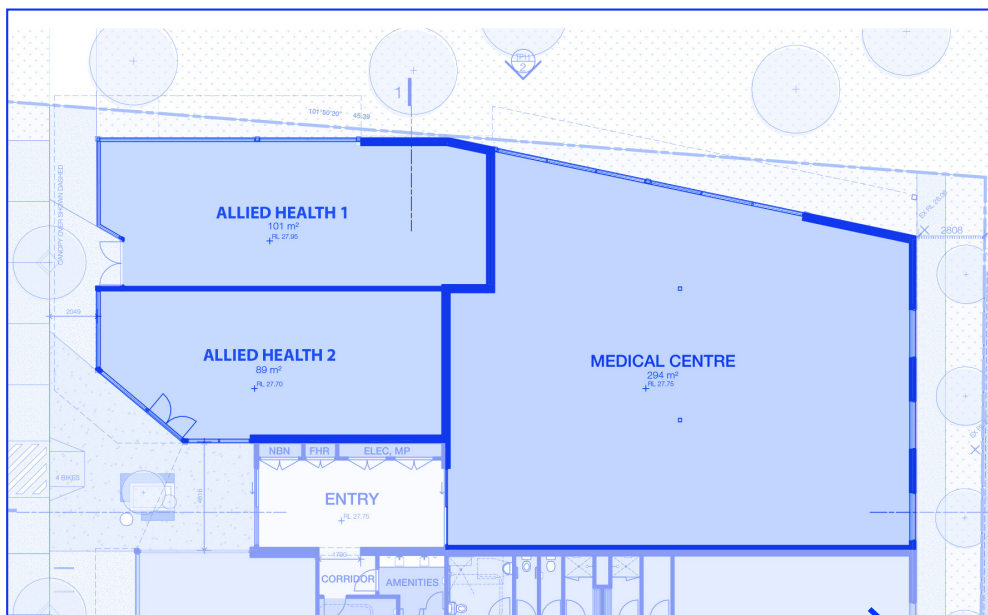
Who We Are

Oreana Property is a diverse property company that has expertise in development of Neighborhood Commercial Centers, Childcare facilities and Residential.

Our past projects span across the development of over 300,000sqm of Retail, Commercial and Childcare - primarily across Melbourne's growing new suburbs, demonstrating our track record to deliver well-designed Town Centres that cater for the daily needs of each diverse local community.

The Site

oreana.property



Interested in learning more about **The Square** Berwick?

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 **Burgess
Rawson**