



Artist impression



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MERNDA

TOWN CENTRE

Stores ranging from 20 to 700 sqm
Preferred usages:

- Café & Restaurants
- Hair and beauty
- Professional services
- Phones
- Takeaway food
- Medical centre
- Newsagency
- Gymnasium
- Fresh food
- Pharmacy
- Financial institution
- Office tenants

Disclaimer: The information in this brochure is for marketing and general information purposes only. All dimensions and areas quoted or appearing on plans are subject to survey. We do not warrant the information nor have we sought to have the information independently verified. We therefore recommend that potential Lessees make their own investigations and enquiries. The information in this brochure does not form part of any contract. It is not to be relied upon or used for any purpose. The contents of this brochure are confidential and not to be divulged to any third party without the express written consent of the agent or Mernda Retail Developments Pty Ltd.

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MERNDA

TOWN CENTRE

Woolworths 



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NOW LEASING

86,700

Main Trade Area in 2020

Expected to grow to around **118,900 by 2031**

26,780

Primary Trade Area in 2020

Expected to grow to around **32,000 by 2031**

\$908M

Estimated Retail Expenditure in 2020

Expected to reach **\$1.3B by 2031**

A location you can't miss

It's not hard to find the Mernda Town Centre, **located at the crossroad where Plenty Road, with 36,000 passing cars a day, meets Bridge Inn Road, and its 9,500 passing cars.** For locals and visitors alike, there's no missing this bustling hot spot of activity. And with the convenience of **480 on-site carparks**, it's easy for shoppers to pop in anytime.

The new Mernda Railway Station is also directly adjacent to the Town Centre. For its 1,820 passengers coming in and out by train every day, they'll find themselves in easy reach of shops, entertainment, medical suppliers and more – all within a stone's throw. On the other side, Mernda Central College rounds out this hub of connectivity.



Just what a neighbourhood needs

The proposed Mernda Town Centre will be home to all the little conveniences of a great neighbourhood hub. Built following a traditional 'main street' layout, locals can expect a warm and welcoming place to tick off their to-do lists, or while away a day.

Once complete, visitors will have access to a full-sized **Woolworths supermarket, three mini-majors, and 30 speciality stores, together with future proposed commercial, medical, entertainment and residential development.**

The centre will also have direct access between the Centre and nearby train station, making this a go-to destination for shopping and leisure right away.

Meet the locals

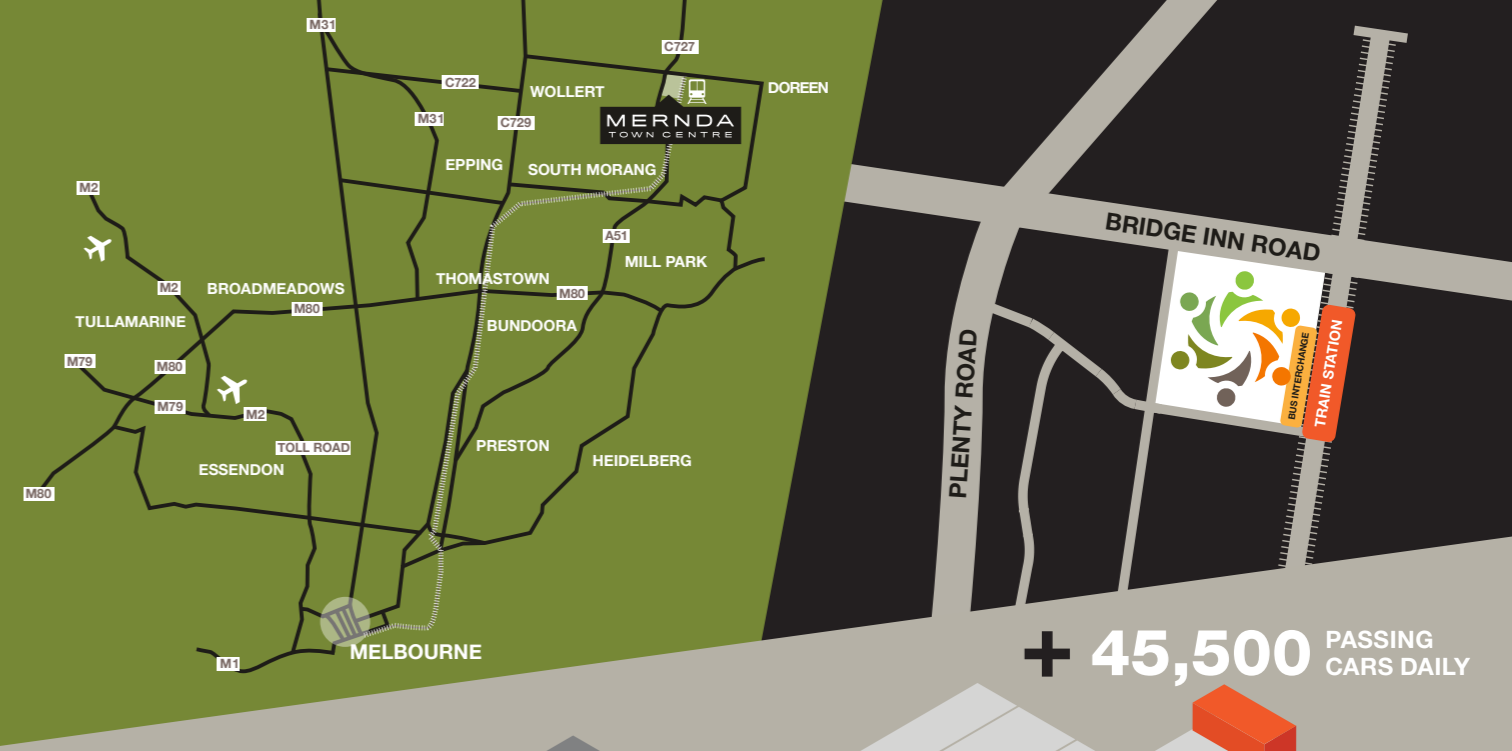
Retailers in the new Mernda Town Centre will be serving a relatively young, family-oriented community. The Median age here is 31.9, compared to 37.6 in Metro Melbourne. Average household size is 3 and 58.3% of residents are couples with children (compared to 2.6 and 47.8% in the city).

There's also a high rate of home ownership – 76.7% of locals own their home (compared to 68.5% in the city) and 58.1% own their home with a mortgage (compared to 37.1% in the city).

+ NEW MERNDA RAILWAY STATION



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+ 45,500 PASSING CARS DAILY



Woolworths

- + 3** MINI MAJORS
- + 28** SPECIALITY STORES
- + 480** CAR PARKS