

Leasing opportunities





designed for
business



Port Macquarie's new Town Centre

Sovereign Place is the vibrant new, outdoor town centre within the Sovereign Hills master planned community in Port Macquarie, on the New South Wales mid north coast.

Stage 1 of Sovereign Place opened in November 2019, comprising 5,200sqm of retail and commercial space for approximately 20 tenants.

Future stages are in planning and will include entertainment precinct, commercial offices, additional retail and community spaces, progressively opening from 2022.

Once complete, the \$100million Sovereign Place will be 25,000sqm and will be one of the largest Retail and Business centres in the Port Macquarie Hastings region.

Enquire
Now

STAGE 1 NOW OPEN

Stage 1 tenancies includes:

- IGA + Liquor and Home Timber & Hardware
- Your Discount Chemist
- Brooklyn's Burger Bar Espresso
- Pro Mobile Repairs
- Juice Box
- Triple Two (homewares)
- The Hill Café
- Bungalow & Co. (florist)
- Salty Hair
- The Good Shepherd Dental Clinic
- CoLab (shared workspace)
- Southern Cross Austereo offices
- Hastings Co-op offices
- Parliament of NSW: Office for Member of Port Macquarie

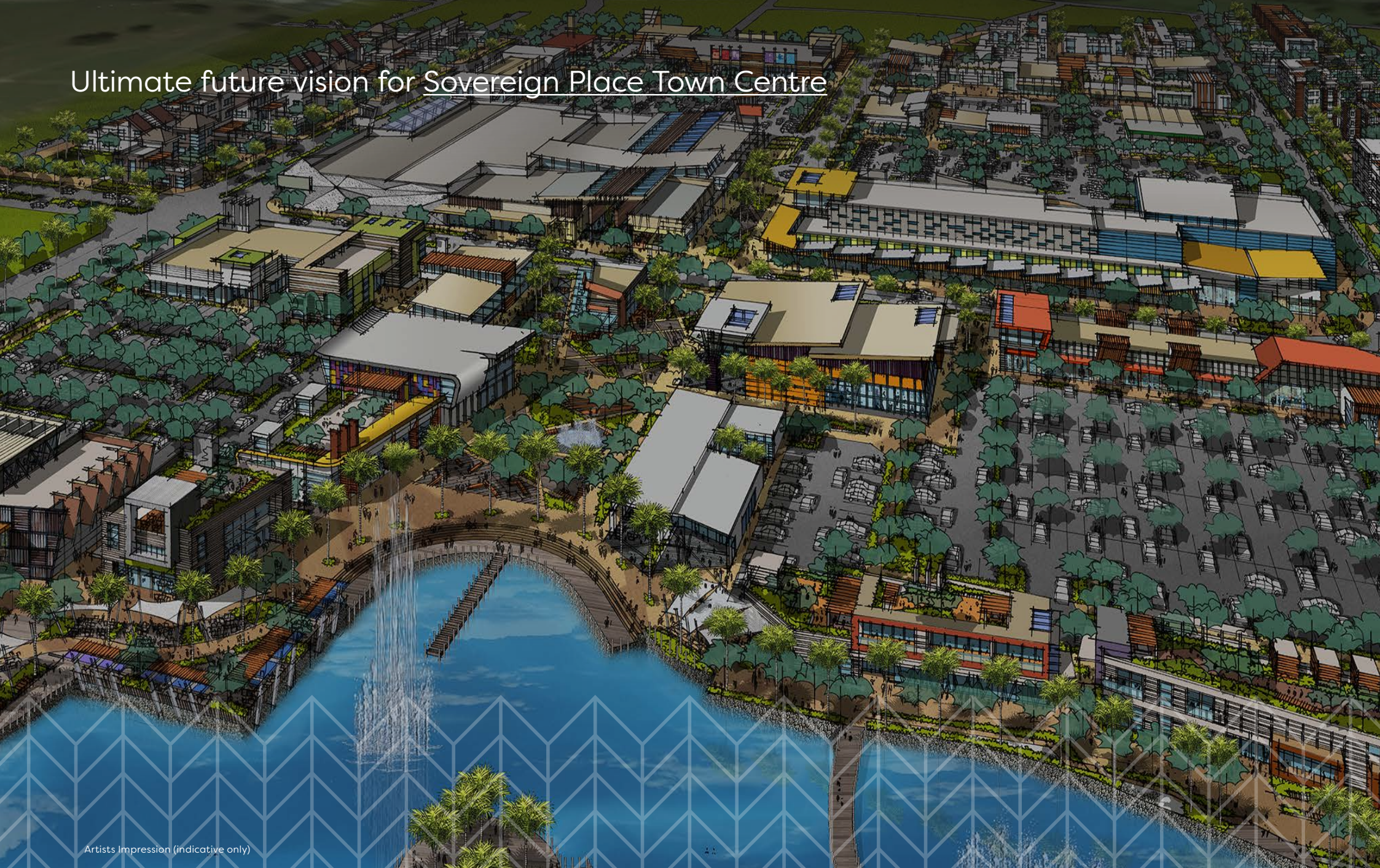
LEASING OPPORTUNITIES

57sqm to 535sqm tenancies exist for:

- Medical centre
- Physio and health services
- Credit Union and services
- General retail
- Fashion
- Nail and beauty
- Restaurant
- Education

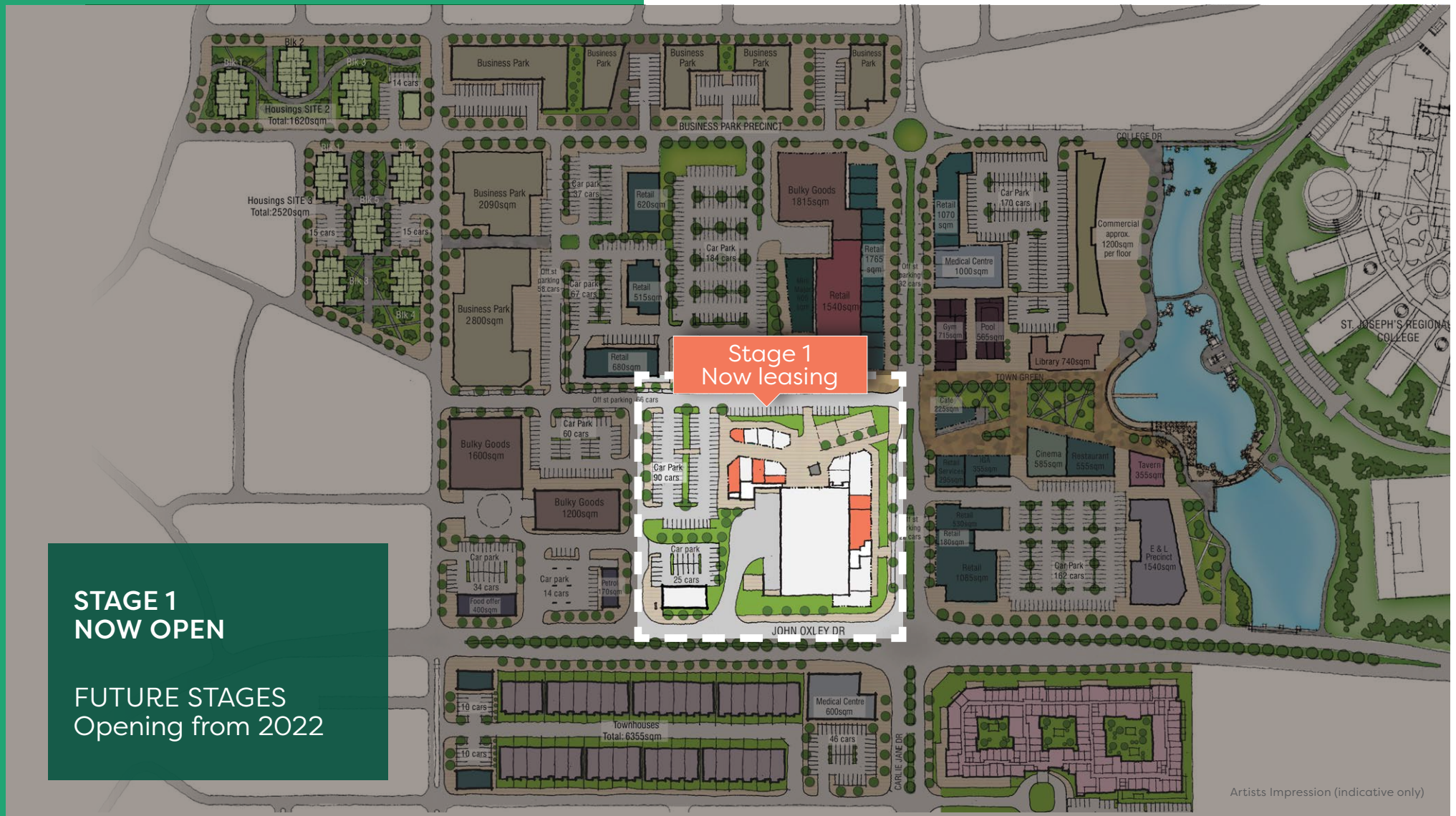


Ultimate future vision for Sovereign Place Town Centre



Artists Impression (indicative only)

Proposed town centre master plan



**STAGE 1
NOW OPEN**

**FUTURE STAGES
Opening from 2022**



join quality
retailers



Stage 1 - Leasing opportunities

T01	IGA + Liquor Home Timber & Hardware	2,500m ²
T03 Available		135m²
T04	The Good Shepherd Dental Clinic	95m ²
T05 Available		95m²
T06	Triple Two (homewares)	95m ²
T07 Available		55m²
T08	Juice Box - Kiosk	30m ²
T09	Pro Mobile Repairs	82m ²
T10	Brooklyn's Burger Bar Espresso	105m ²
T11	Your Discount Chemist	300m ²
T12 Available		70m²
T14	Salty Hair	60m ²
T15	Bungalow & Co. (florist)	90m ²
T16	The Hill Café	89m ²
T21 Available		100m²
T22 Available		260m²
T23	Parliament of NSW: Office for Member of Port Macquarie	155m ²
T24	Southern Cross Austereo	195m ²
T25	Southern Cross Austereo (L1)	415m ²
T26	Hastings Co-Op (L1)	258m ²





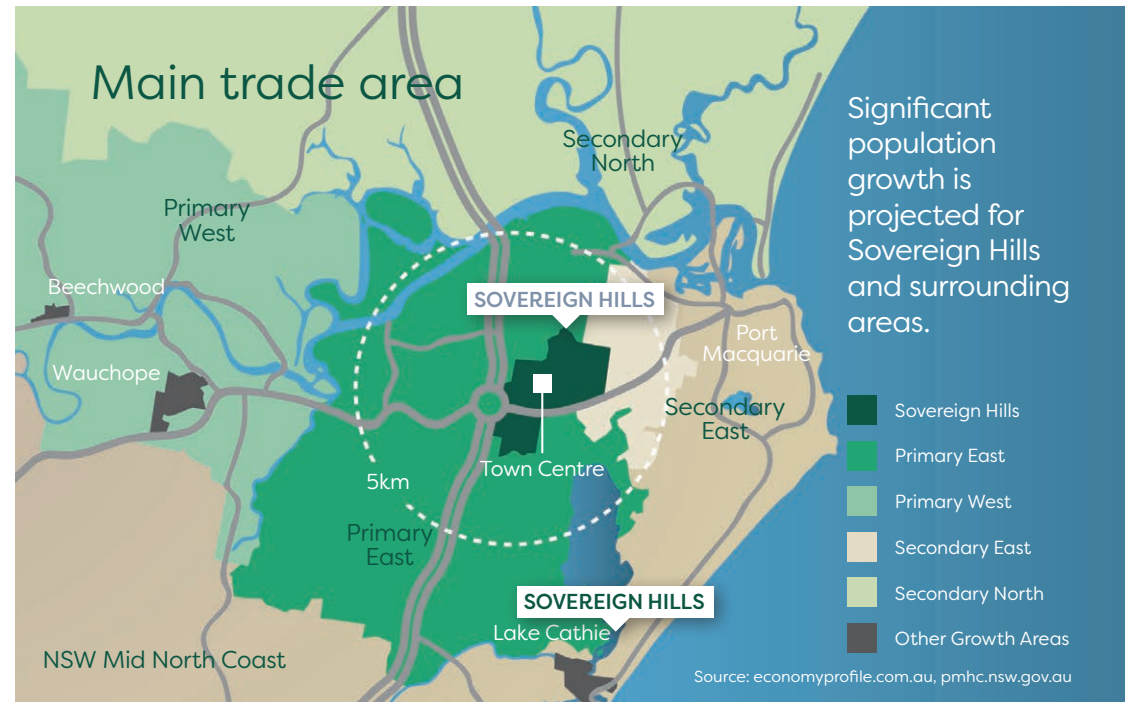
set for regional growth



Prime retail location on the mid north coast

Sovereign Place services the growing Sovereign Hills residential community, with a 15km primary catchment area in the mid north coast's fastest growing region.

- Junction of Pacific Highway and Oxley Highways, Port Macquarie
- Strategic location for regional offices within immediate proximity to Pacific Highway.
- 200m from St Joseph's Regional College – 1,100 students
- 5mins to Charles Sturt University – 1,000 students growing to 5,000 students by 2030.
- 5mins to Port Base Hospital
- 10mins to new regional airport
- 12mins to beaches and hinterland



Sovereign Hills main trade area (population 2006 – 2031)

Forecast Population

Trade Area Sectors	2018	2021	2026	2031
Primary East	4,210	5,410	7,660	9,910
Primary West	9,010	9,310	9,810	10,310
Primary Sector Total	13,220	14,720	17,470	20,220
Secondary North	1,860	1,920	2,020	2,120
Secondary East	7,780	8,410	9,610	10,360
Secondary Sector Total	9,640	10,330	11,630	12,480
Trade Area Total	22,860	25,050	29,100	32,700

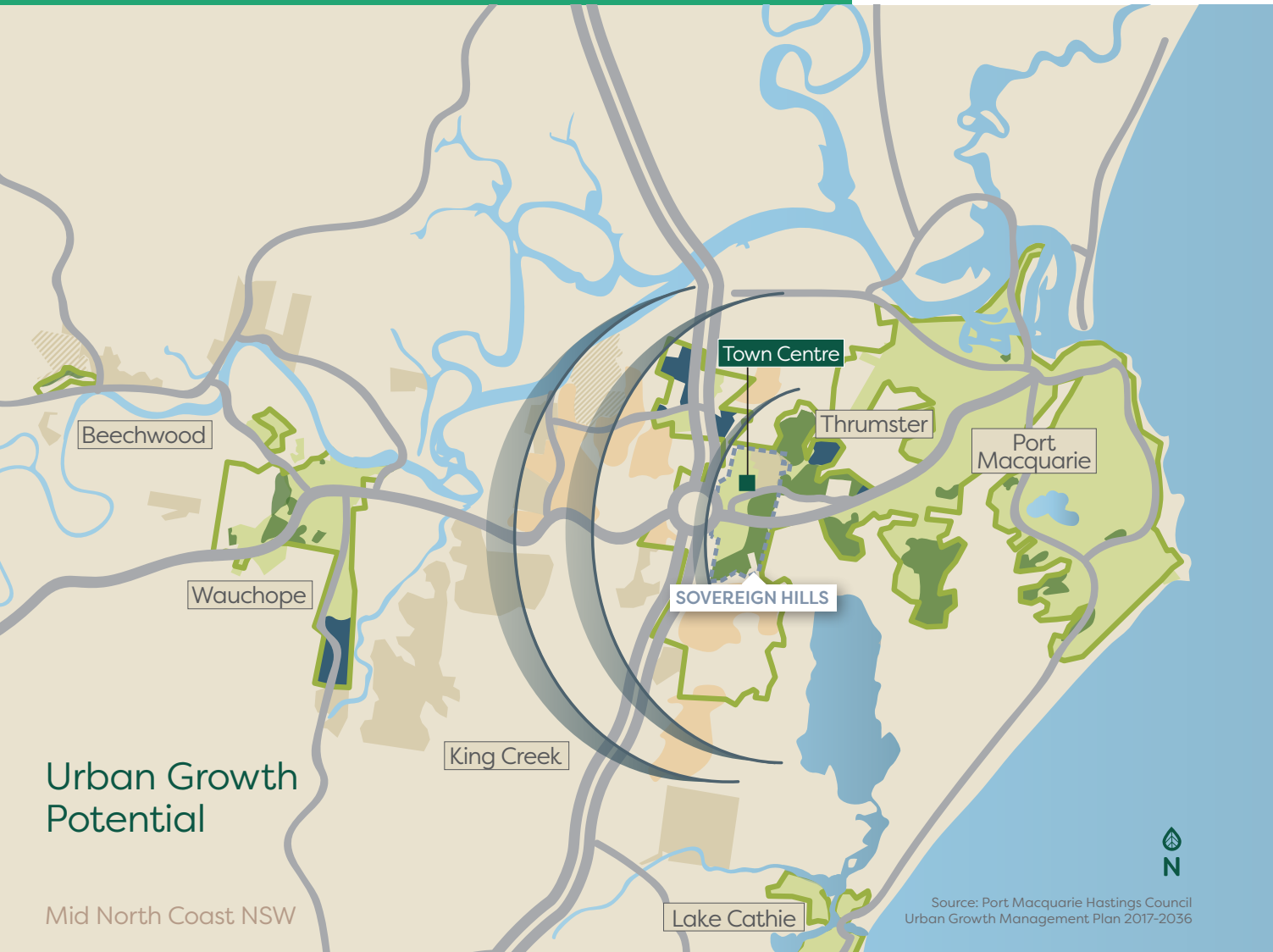
All figures as at June 2016. All figures are based on 2011 SA1 boundary definition with the exception of 2006 which is based on 2006 CCD boundary definition. 2006 and 2011 ERP is calculated using 2011 enumeration factor. Sources: ABS; forecast.id



Hastings Council's new centre of growth

Significant population growth is projected for Sovereign Hills and surrounding areas.

Port Macquarie Hastings Council's Urban Growth Management Strategy addresses managing the future growth within the region, and where it is investing to ensure that growth is well managed in the right areas. Sovereign Hills has been identified as the major contributor to this growth, with significant infrastructure planned to ensure that this is a well-connected and active community hub.

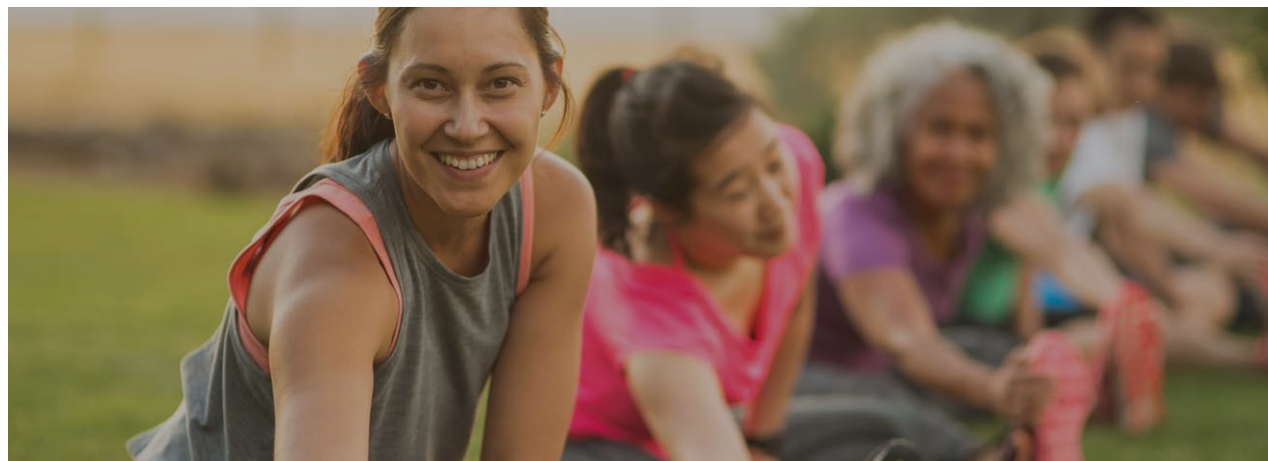


Urban Growth Potential

Mid North Coast NSW



be part of an
active community



Welcome to Sovereign Hills

Sovereign Hills is the major development area of the Hastings region, with significant public and private infrastructure planned to support this growth corridor.

- Sovereign Hills is a 2,400 lots master planned community.
- Already a hive of activity, 650 homes are currently built or under construction, with approximately 1,500 residents now living in the community.
- The remaining 1,750 lots will be constructed over the following years, bringing the total number of residents to over 8,000.
- The community already includes St Joseph's Regional College with 1,100 students plus 2 childcare centres.
- Regional Sport Fields are in advanced stages of planning and will attract thousands of active locals.





Sovereign Place Town Centre

For Leasing Enquiries

Contact Meredith Hayes **0431 282 166**
retailleasing@sovereignhills.com.au

Lewis Land Group

Lewis Land Group brings over 60 years experience in developing retail centres, master planned communities and hospitality venues across Australia. www.lewisland.com

