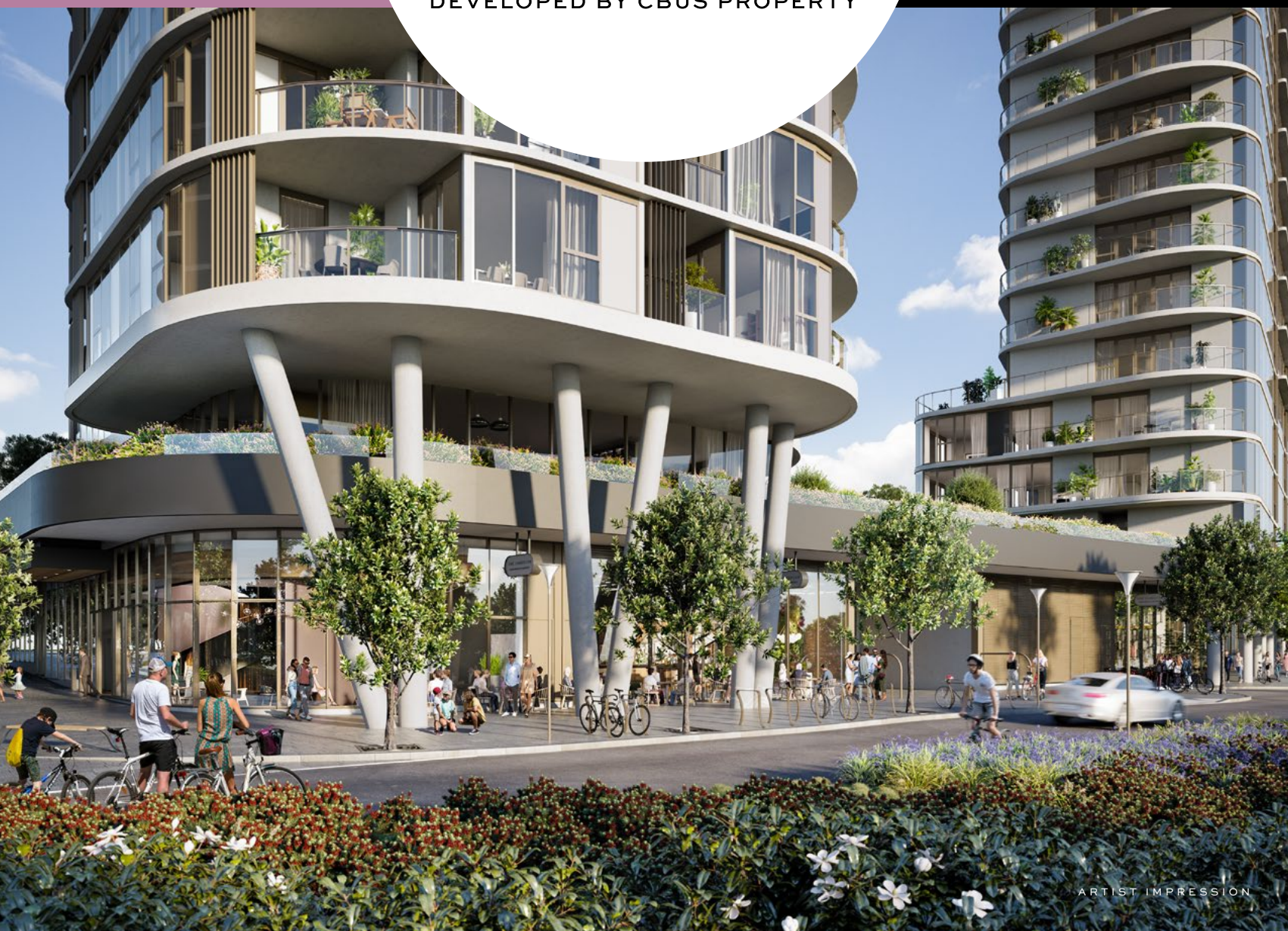




THE LANGSTON EPPING

DEVELOPED BY CBUS PROPERTY



ARTIST IMPRESSION

RETAIL NOW LEASING

EPPING'S NEW RETAIL PRECINCT
OPENING LATE 2021



THE OPPORTUNITY

Developed by award-winning integrated property developer, Cbus Property, The Langston is set to redefine Epping Town Centre by providing a vibrant new retail precinct amongst a beautifully landscaped and activated public plaza. The unrivalled precinct offers the opportunity to secure generously sized tenancies with ample exposure off the main plaza, Langston Place and Epping Road.

Tap into the precinct's capacity to engage the Epping community in a perfect blend of food, lifestyle and wellbeing within a culturally thriving and welcoming new retail destination.

✓ OVER 2,500SQM OF ACTIVATED OPEN PUBLIC SPACE

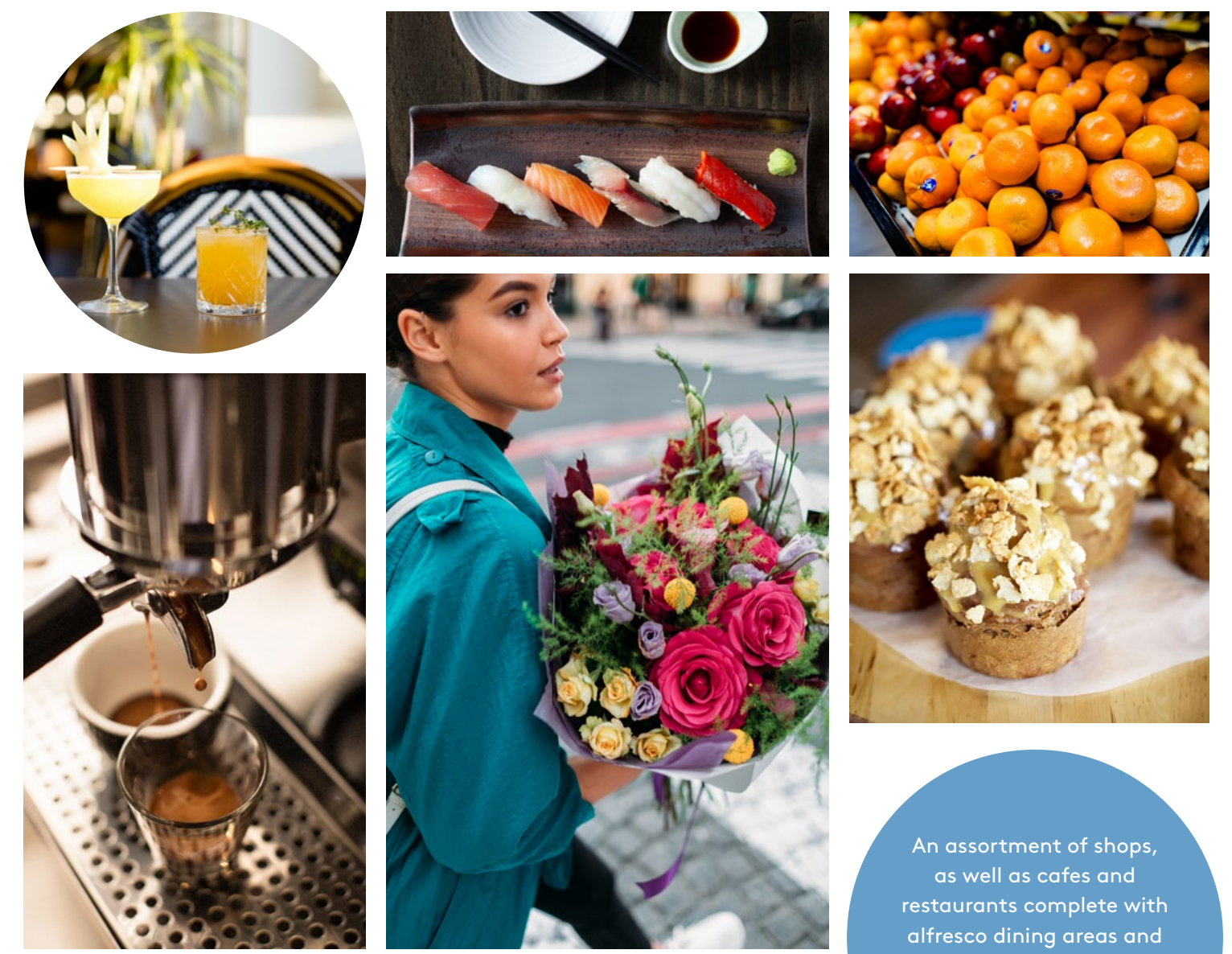
-  PUBLIC SEATING
-  BIKE RACKS
-  PUBLIC PLAZA
-  FUTURE EVENT SPACE

✓ 10 SPECIALTY RETAIL STORES

-  DINING PRECINCT
-  FRESH FOOD GROCER
-  CONVENIENCE (DAY-TO-DAY RETAIL AND SERVICES)
-  HEALTH, WELLBEING AND MEDICAL

✓ OVER 2,000SQM OF RETAIL SPACE

-  END OF TRIP FACILITIES
-  LOADING DOCK
-  GOODS LIFT
-  PARKING



An assortment of shops, as well as cafes and restaurants complete with alfresco dining areas and park views, make The Langston the ultimate local retail destination.

✓ IN PRIME POSITION

-  18KM NORTH-WEST OF THE SYDNEY CBD
-  RETAIL BELOW THREE RESIDENTIAL TOWERS - 462 NEW APARTMENTS
-  LOCATED IN THE NEW HEART OF EPPING

✓ TRULY CONNECTED

-  100M FROM EPPING STATION (METRO AND TRAIN SERVICES)
-  2KM FROM THE M2 MOTORWAY
-  35 MINS FROM THE SYDNEY CBD



THE LANGSTON IS A PLACE OF CONVENIENCE, A PLACE FOR THE COMMUNITY AND A NEW CENTRE FOR EPPING.

LANGSTON PLACE

BECCROFT ROAD

EPPING ROAD

PEMBROKE STREET

CHAMBERS COURT

APPROVED FUTURE DEVELOPMENT

FRESH FOOD & CONVENIENCE

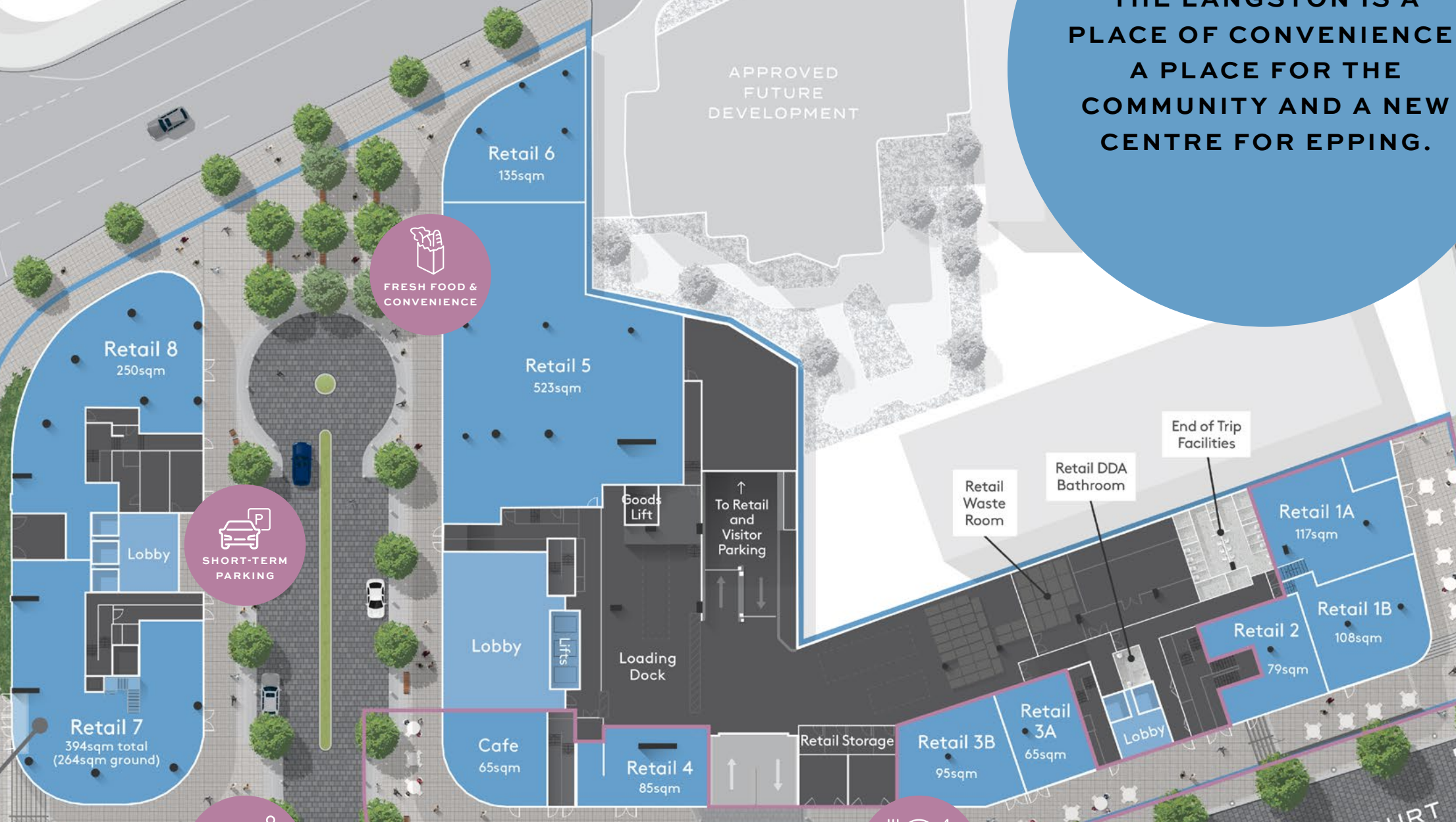
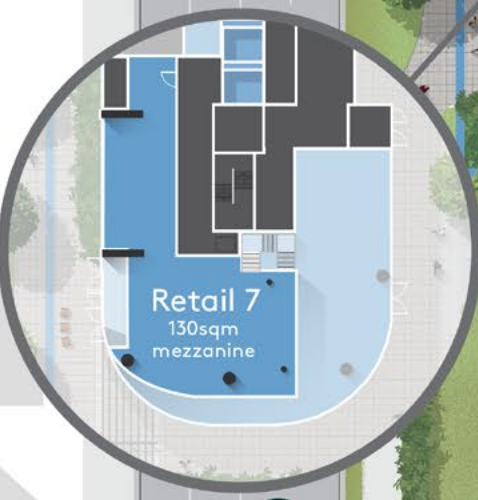
HEALTH & WELLBEING

SHORT-TERM PARKING

PUBLIC SHAREWAY

DINING PRECINCT

PARKSIDE ALFRESCO



Epping Library and Community Centre

Pembroke Street Park

MARKET PROFILE

Epping is a vibrant multicultural hub, home to people of diverse backgrounds. Extending beyond Epping, the resident profile of the trade area of The Langston is a mix of established neighbourhoods with affluent family households and newer high-density areas with high proportions of young professionals.

The Langston trade area includes Epping, North Epping and Cheltenham, as well as parts of Eastwood and Marsfield.

THE MARKET AT A GLANCE

RESIDENT POPULATION
(2017)*

42,300

POPULATION FORECAST
(2027)*

52,840

HOUSEHOLD INCOME
(AVERAGE)*

\$115,984_{pa}

3% over Sydney average

WORKERS WITHIN
500M RADIUS*

4,100

Source: *Urbis data on nominated trade area.



ARTIST IMPRESSION

✓ PARKING & CAR ACCESS



DIRECT LIFT
ACCESS TO
GROUND-FLOOR
RETAIL



OVER 70
VISITOR/RETAIL
CAR SPACES



12 CAR SHARE
SPACES



ARTIST IMPRESSION



RETAIL NOW LEASING

FOR MORE INFORMATION, PLEASE CONTACT:

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