



INTRODUCING JIMBOOMBA CENTRAL STAGE 3

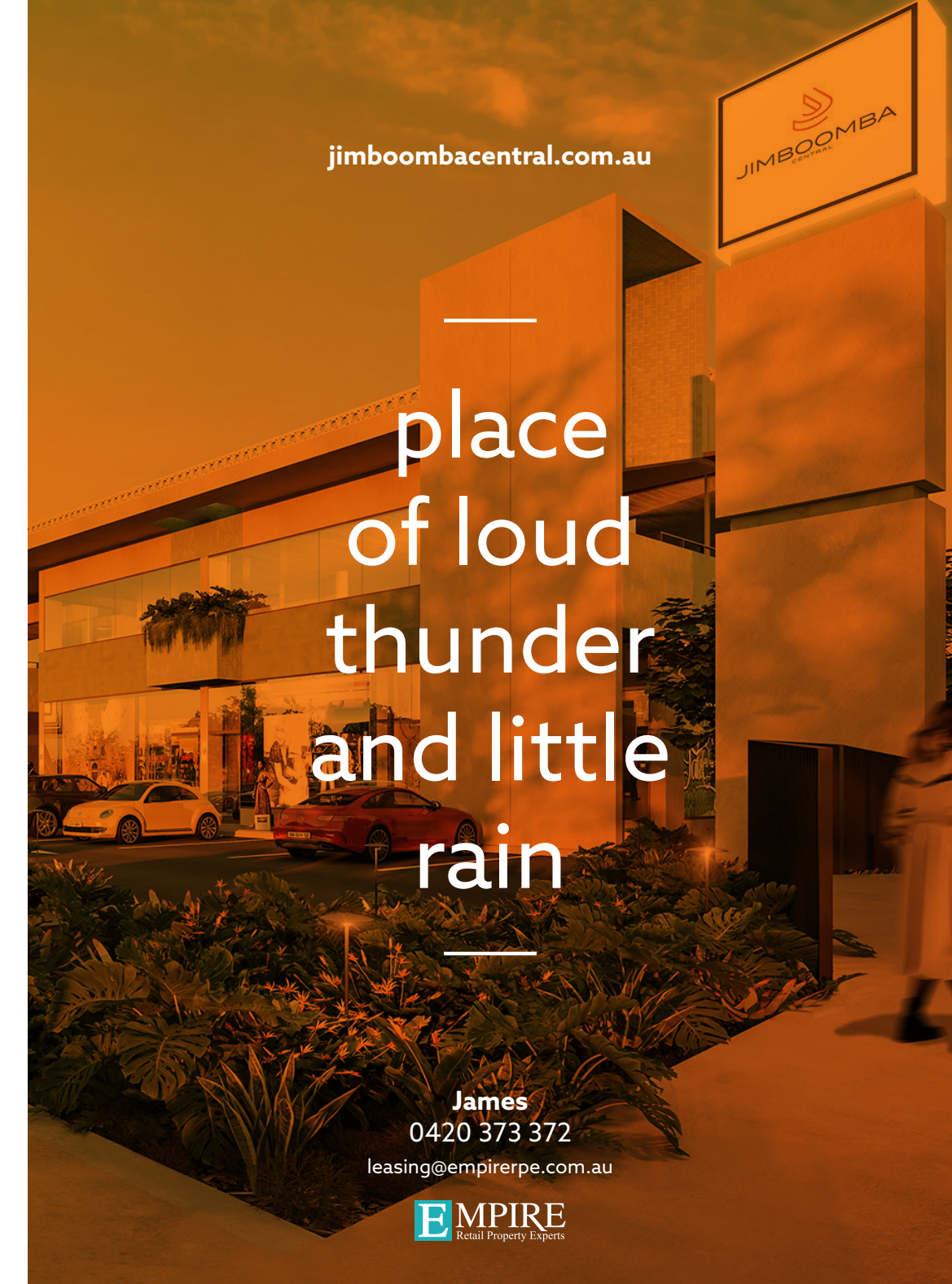
Welcome to State of the Art Workspaces, the newest addition to Jimboomba Central's Heart and Soul of Jimboomba.

Your entry to Jimboomba Central means you join an exceptionally strong trading Woolworths store, Dan Murphy's, Telstra, Bank of Queensland, and an array of specialised food and services tenants who have had successful long-term businesses in the centre.

The final exciting stage of the centre's refurbishment and rebuilding will create leasing opportunities that combine contemporary design and retail amenities. In addition, new professional services and retail precincts will offer the perfect workplace and retail opportunity for new tenants and customers.

Join us where you can connect, collaborate and give your business the space it needs to grow with spaces from ranging from 60m2 - 800m2.

CURRENT MAJOR RETAILERS



place of loud thunder and little rain

James
0420 373 372
leasing@empirerpe.com.au



MAIN TRADE AREA

Average annual vehicle movements recorded in 2017.

22,200



Source: Queensland Government Traffic Census 2017.

RETAIL COMPETITION



GROWING RESIDENT POPULATION

The main trade area population is currently estimated at

61,100

Projected to increase to **165,600** in 2041.



Source: Location IQ 2021.

Projected to have an average annual growth rate of

5.4%



RETAIL EXPENDITURE CAPACITY

Main trade area is currently (2022)

\$857.7 MILL

Projected to increase to

\$3.6 BILL

by 2041.

Source: Location IQ 2021.

RETAIL EXPENDITURE PER PERSON

Total food cost across main trade area per year (2021/22)

\$8,189



REGIONAL CONTEXT

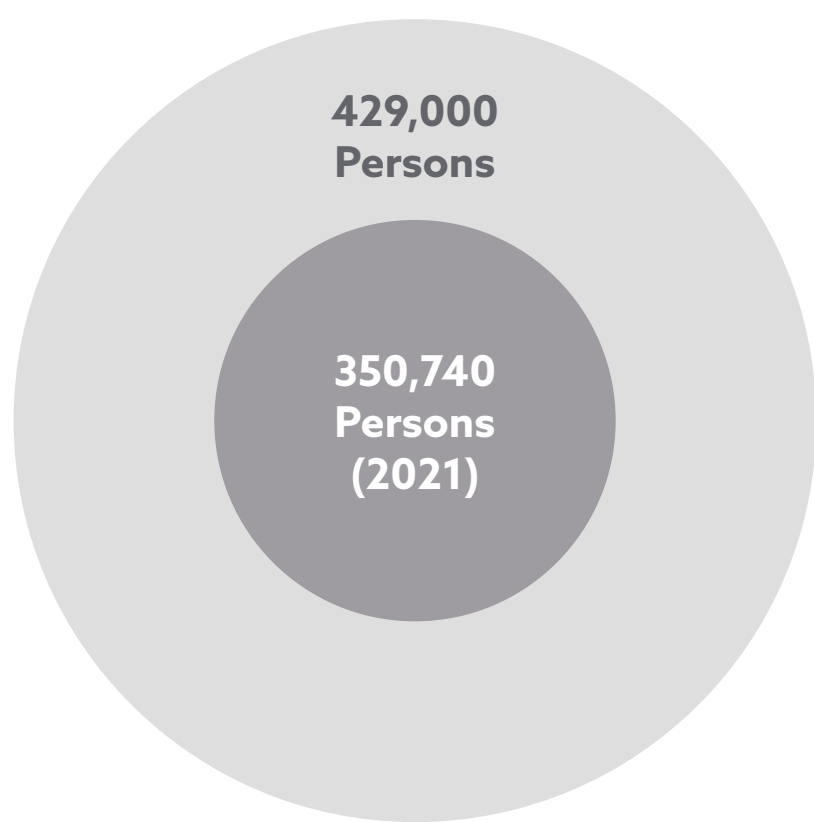
Logan Local Government Area (LGA), approx 40km from Brisbane CBD.

Projected to increase over the next 10 years by

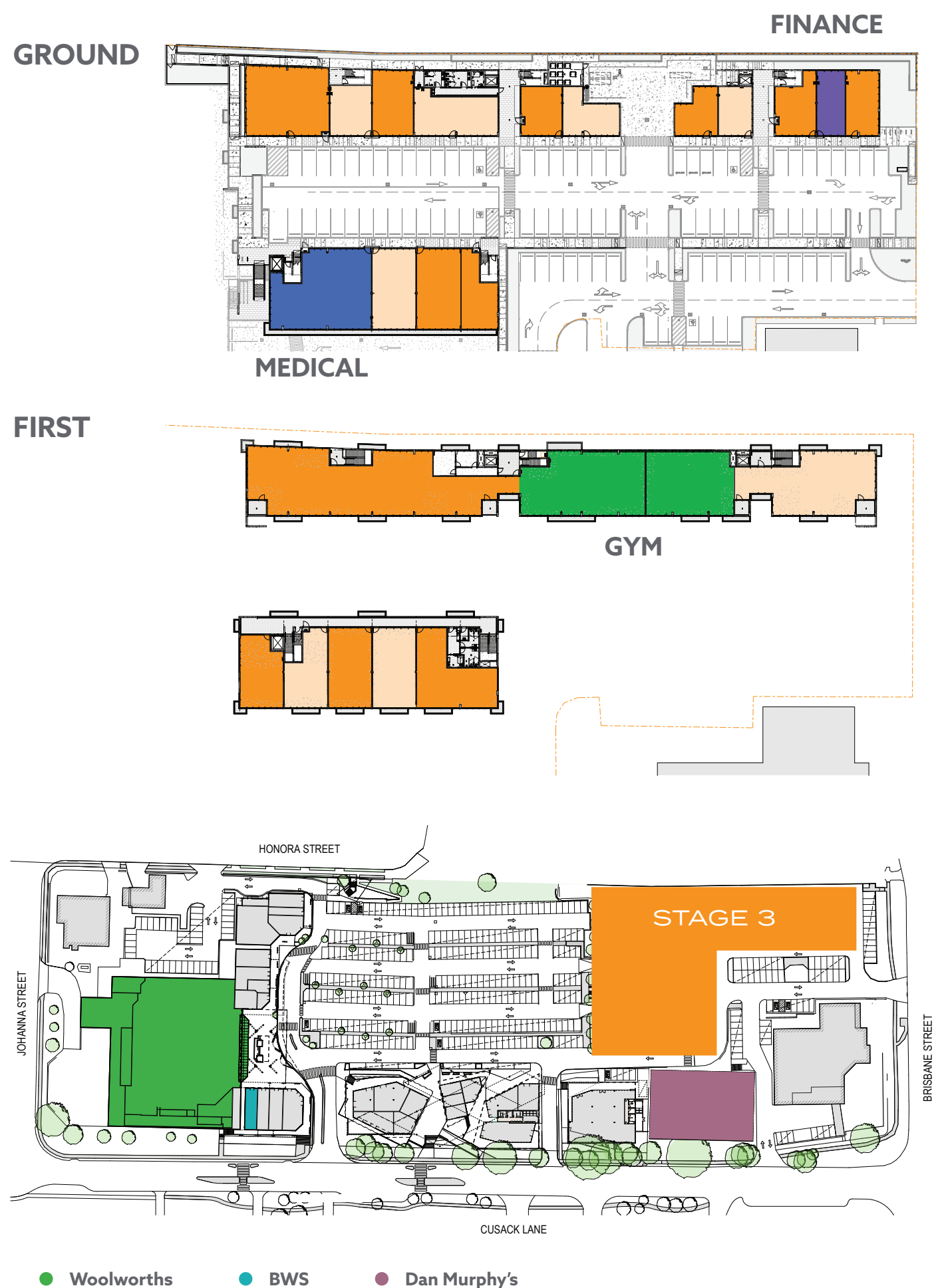
2.2%

per annum.

Source: Census periods 2021.



STAGE 3 DEVELOPMENT



SOCIO-ECONOMICS

Average household incomes.

Primary	\$122,882
Secondary	\$99,803
Main Trade Area	\$107,801
Brisbane Avg	\$109,843

Source: ABS Census of Population and Housing 2021.