



retail leasing opportunities

543 Lutwyche Road, Lutwyche QLD



Neighbourhood shopping centre



Located 5km from Brisbane CBD



Coles, Woolworths & Aldi



780+ car spaces

Over two levels (undercover)



Over 40 specialties



Over 12 office suites

retail amenity

SUPERMARKETS



BANKS & KEY SERVICES



FITNESS & HEALTH



centre snapshot





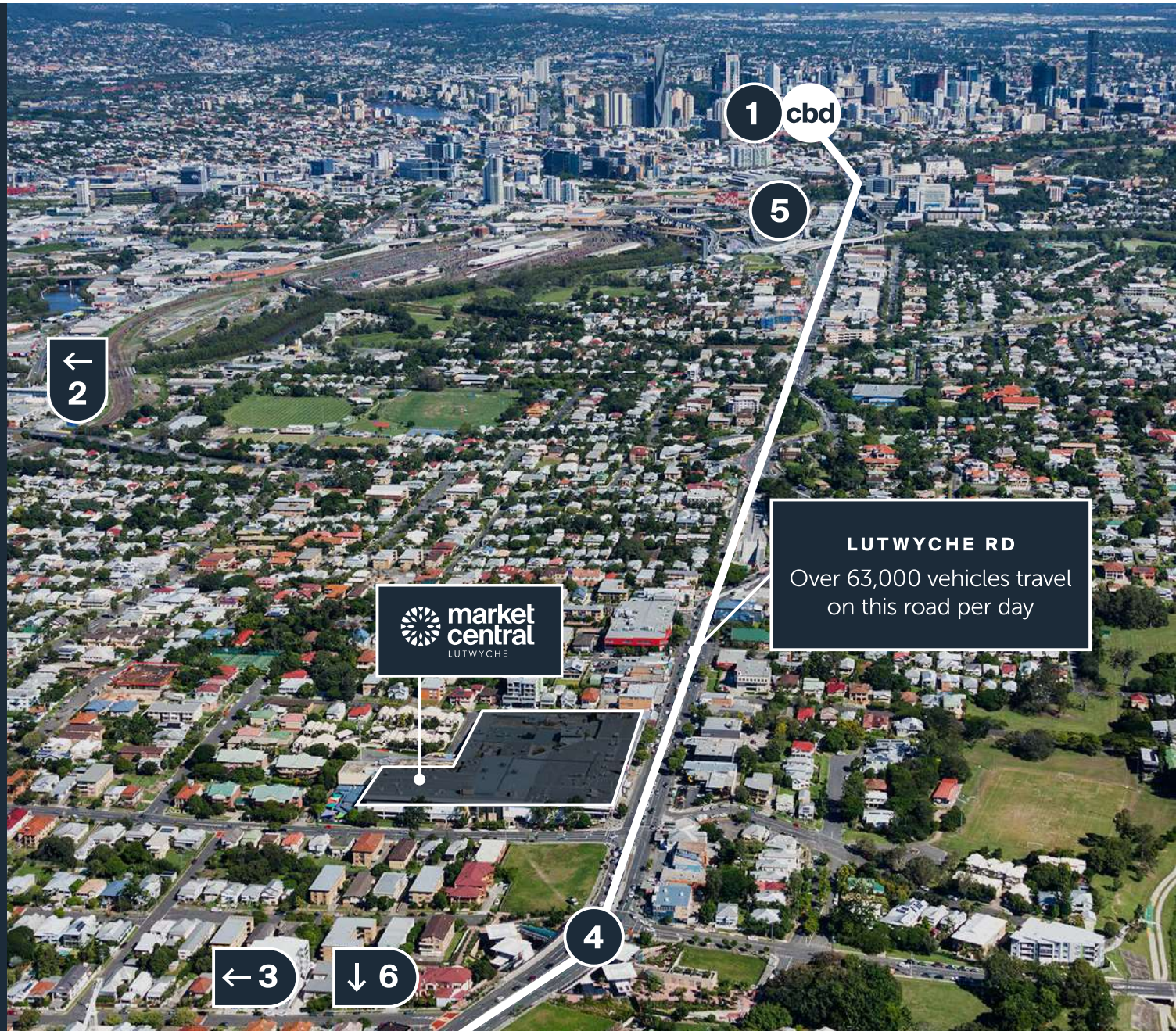
	TODAY	FUTURE
GLA	18,794m ²	22,200m ²
MAT	\$73.2M	N/A under development
RETAIL GLA	11,600m ²	14,800m ²
MAJORS	Coles Aldi	Coles Woolworths Aldi
MINI MAJORS	Terry White Chemmart	Hot Bargain Terry White Chemmart
SPECIALTY	40	Over 50
COMMERCIAL GLA	6,500m ²	9,600m ²
CAR PARKS	820	780+
LUTWYCHE ROAD FRONTAGE	200m+	200m+

DISCLAIMER

Every reasonable effort to ensure the accuracy of this brochure has been taken by Lutwyche City Shopping Centre Pty Ltd ACN 607 314 152 ("Lutwyche") and its agents. At the time of publication (April 2017), the content of this brochure is accurate to the best of the knowledge of Lutwyche and its appointed agents. However, Lutwyche does not offer any warranties or representations as to the information's accuracy or currency. Lutwyche reserves the right to change any concept or any design elements of Lutwyche City as depicted at any time however is under no obligation to do so. In investigating whether or not to occupy premises within Lutwyche City, intending occupiers must make and rely on their own enquiries in relation to, and in evaluation of, the information, predictions, opinions and statements contained in this brochure.

location

- ① Brisbane City **5.7km**
- ② Albion Station **1.8km**
- ③ Woolwin Station **1.2km**
- ④ Bus Transport Hub **100m**
- ⑤ Clem 7 Tunnel & Inner City Bypass **3.5km**
- ⑥ Brisbane Airport via Airport Link **11.2km**



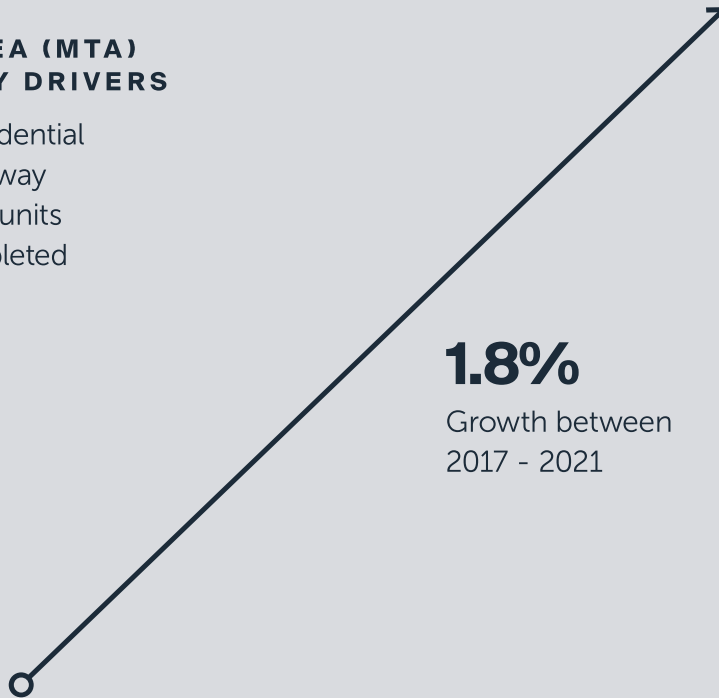
area demographics

MAIN TRADE AREA (MTA) POPULATION KEY DRIVERS

Handful of major residential developments underway
Approximately 1,000 units expected to be completed by 2018

59,950

August 2017



68,360

Population growth by 2026

Source: MacroPlan Dimasi, August 2017

Total retail expenditure* capacity of the main trade area population is estimated at **\$915 million as at June 2017**

* All expenditure presented is exclusive of GST and in inflated dollars



Higher than average income



High percentage of Australian born residents



Above average proportion of persons aged 20-39 years



1390 workers within walkable distance and 5400 workers within primary sector of the residential trade area

Source: MacroPlan Dimasi, April 2018

socio demographic



AGE

The average age in the Main Trade Area residents is **35.8 years** which is below the Brisbane Metro Average of **36.9 years** which is largely a result of an above average proportion of residents aged **20-39 years**



HOME OWNERSHIP

Home ownership levels within the main trade of **55%** are below the Brisbane Metro Average of **63%**. This reflects the high proportion of young professionals living in rental accommodation, particularly in the primary and secondary north and south sectors (**18.3%**)



FAMILIES

Traditional families (couples with dependant children) are the most prevalent household types in the main trade area, accounting for **47%** of households. This is slightly above the Brisbane metro average of **46%**, however, the proportion of lone person households is significantly above the Brisbane average (**14% vs 9%**)



INCOME

Average per capita income of the Main Trade Area is **\$58,156** which is **44%** above Brisbane Metro Average **\$40,349**

Average Household Income for the Main Trade Area is **\$139,480** which is **31%** above Brisbane Metro Average **\$106,191**



RESIDENTIAL DEVELOPMENTS

Six new residential developments, equaling **581 units** within Primary Trade Area

Source: MacroPlan Dimasi, August 2017

food, liquor, grocery (FLG) expenditure

Take home food & groceries including packaged liquor

The total FLG expenditure capacity of the main trade area population

\$646 million

2031

4.0%

Grow annually

\$362 million

June 2017

FLG which is most relevant to supermarket based centres accounts for 40% of the main trade areas' total retail expenditure

total food catering expenditure main trade area

The total food catering expenditure capacity of the main trade area population

\$224 million

2031

4.5%

Grow annually

\$116 million

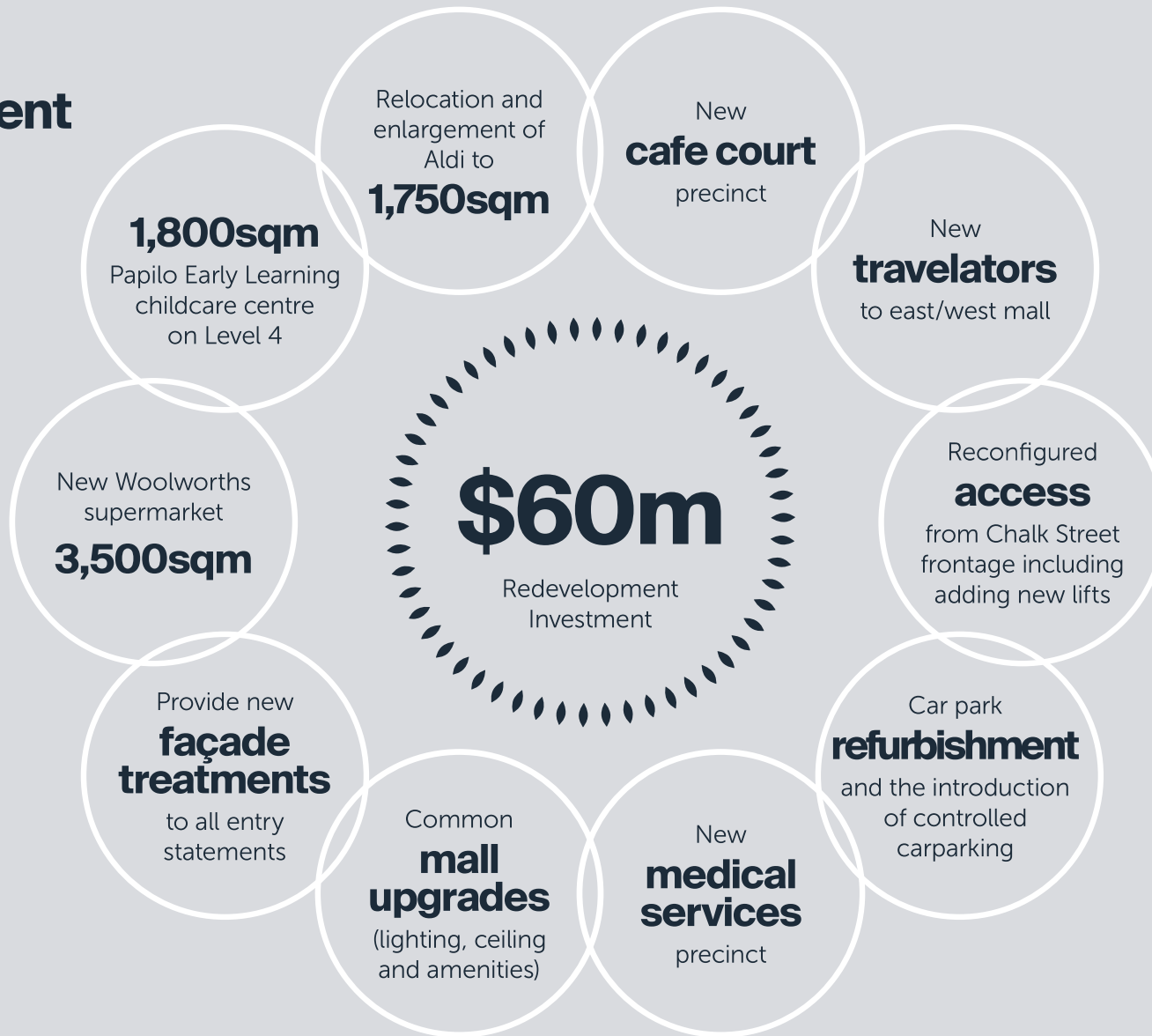
June 2017

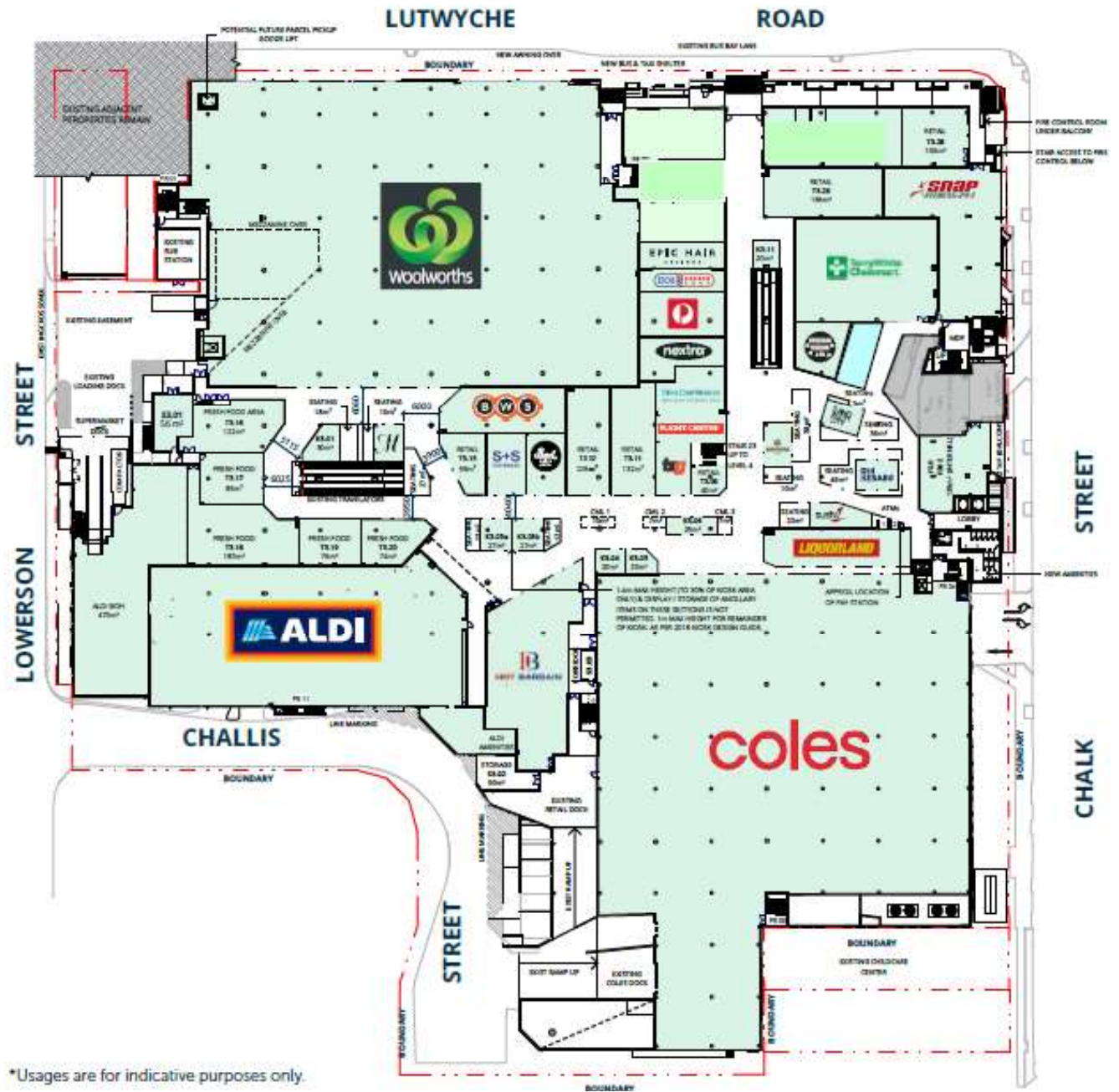
Source: MacroPlan Dimasi, August 2017

redevelopment overview



retail development summary



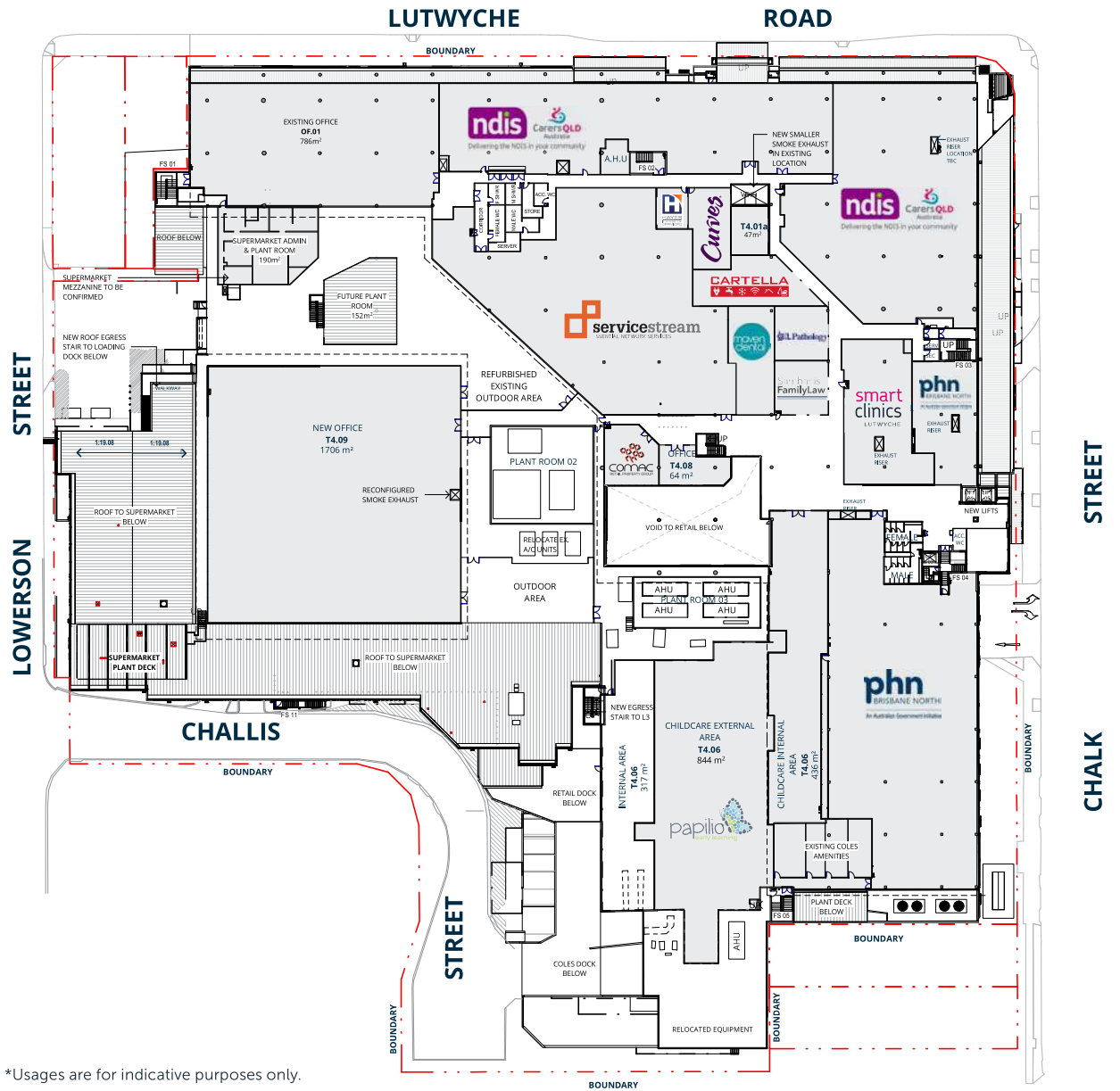


*Usages are for indicative purposes only.

level 1

Commercial office and service precinct

120 CHALK St



*Usages are for indicative purposes only.

for specialty leasing enquiries

David Fairbairn

0437 406 341 | dfairbairn@abacusproperty.com.au

Scott Bollard

0403 064 568 | sbollard@abacusproperty.com.au



DISCLAIMER

Every reasonable effort to ensure the accuracy of this brochure has been taken by Lutwyche City Shopping Centre Pty Ltd ACN 607 314 152 ("Lutwyche") and its agents. At the time of publication (April 2017), the content of this brochure is accurate to the best of the knowledge of Lutwyche and its appointed agents. However, Lutwyche does not offer any warranties or representations as to the information's accuracy or currency, Lutwyche reserves the right to change any concept or any design elements of Lutwyche City as depicted at any time however is under no obligation to do so. In investigating whether or not to occupy premises within Lutwyche City, intending occupiers must make and rely on their own enquiries in relation to, and in evaluation of, the information, predictions, opinions and statements contained in this brochure.