



Warners Bay Village is a well-established neighbourhood centre anchored by Coles, positioned within a stable, affluent lakeside community.

The centre offers a curated mix of essential retail, allied health, and service-based tenants, supported by consistent daytime trade and proximity to both residential growth corridors and the waterfront commercial precinct.

With strong local loyalty and limited competing convenience retail nearby, the centre presents a strategic opportunity for operators seeking secure, high-visibility tenancy in a tightly held market.

Trade Catchment



41.8

Average age of residents living in the main trade



80.4%

Owner/Purchasers



\$112,289

Average household income in the main trade area



43.4%

Average of main trade area residents are families

Warners Bay Village

Centre Details

32 John Street, Warners Bay NSW 2282
warnersbayvillage.com

Centre Statistics

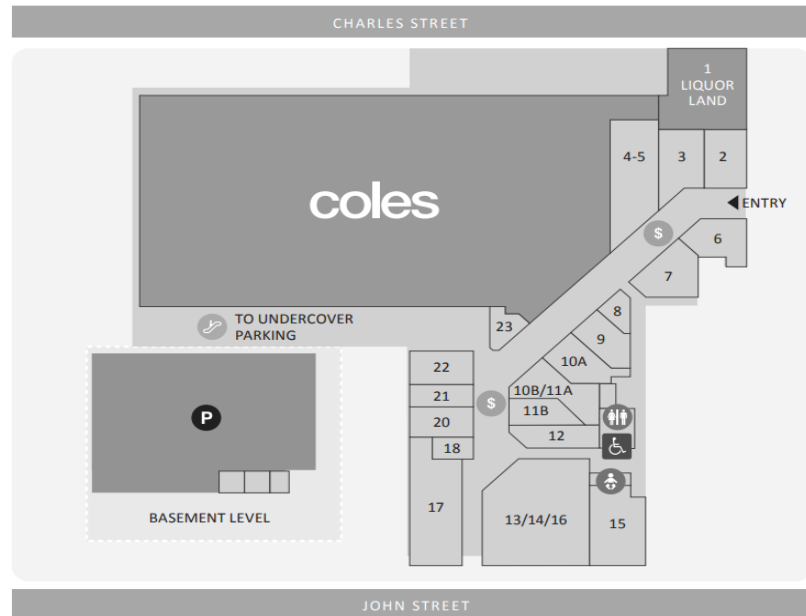
Centre Type	Neighbourhood
Total GLA	5,068 sqm
Total Tenants	21
Majors	Coles
National Retailers:	Liquorland, Bakers Delight, Tobacco Station & Gifts
Specialty Retailers	20
Car Spaces	240
Centre MAT	\$72.2 million+ (Excludes GST)

The above Trade Catchment statistics are taken from Location report, September 2018. ABS Census Data 2011 and 2016 Queensland Government Statistics Office. The Centre Statistics 'Moving Annual Turnover' (Centre MAT) includes some specialty MAT \$ that are estimates only and subject to change.

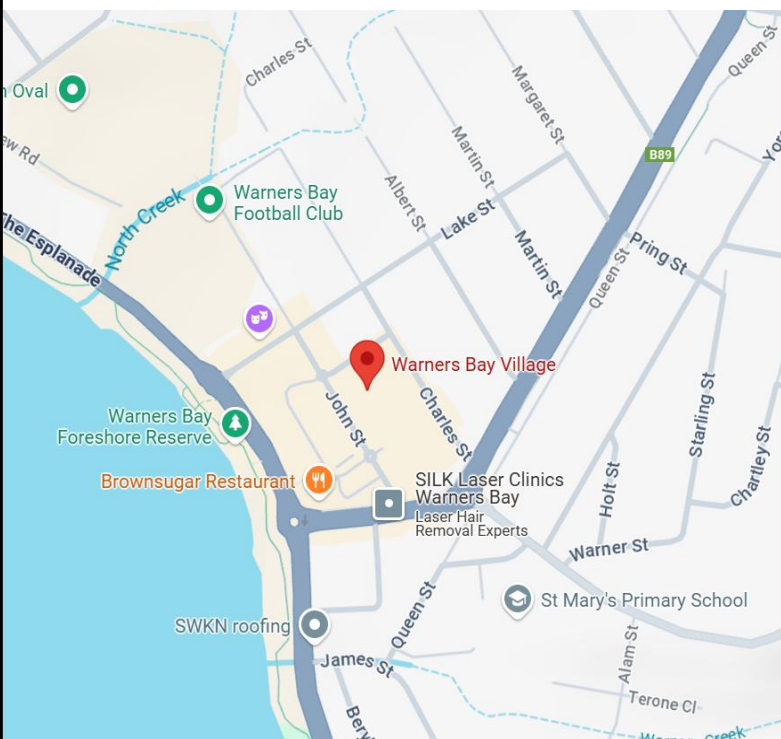
WARNERS BAY VILLAGE

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Major	Coles
01	Liquorland
02	Kevin's Kitchen
03	Pacific Seafood
04-05	Nextra - Warners Bay Newsagency
06	Chicken Mate
07	East Coast Meats
08	Toto Sushi
09	Bakers Delight
10A	Michel's
10B/11A	Vacant
11B	Lake Acupuncture & Massage
12	Star Nails & Beauty
13/14/16	Guardian Pharmacy
15	Commonwealth Bank
17	Hot Bargain
18	Barber Collective Co
20	Rose-Ay Clothing
21	Vitology
22	Ian Emslie Optometrist
23	TSG
ATM 1	ATMx
ATM 2	Newcastle Permanent ATM



Warners Bay Village



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