



– Major Retailer –  
Leasing Pack

Prepared by

**EMPIRE**  
Property Partners

# Port Central Shopping Centre



## Co-Anchor Big Box Retail - Now Leasing by EOI

**Be part of the retail reinvention of Port Macquarie's premier CBD shopping centre.**

Empire Property Partners is now inviting Expressions of Interest to lease a prime large-format tenancy within Port Central Shopping Centre—a rare opportunity for supermarkets, DDS, lifestyle mini-majors, and national big box retailers to secure a commanding presence in the heart of Port Macquarie.

This ~2,450sqm anchor tenancy—formerly Ritchies Supa IGA—is available from mid-2026 following the tenant's confirmed exit. The space forms a critical part of a broader centre repositioning strategy, designed to establish Port Central as a dual-anchor, convenience-first destination, with a strong balance of discretionary, essential and lifestyle retail.

### Key Features:

- **Up to 2,450sqm** anchor tenancy within established CBD Sub-regional shopping centre
- **Co-located with Target** (7,000+sqm) and over 50 specialty stores, plus 875 undercover car parks
- **Established CBD centre** capturing over 3.6 million annual visits, driven by tourism, local workers and regional shoppers
- **Serves a core trade area of over 65,000** residents with \$240M+ annual grocery spend and \$800M+ in total retail demand, while being the key retail destination of choice for growing Mid North Coast population.
- **Part of Gowings' strategic centre refresh** to attract stronger anchors and reconfigure the precinct for higher traffic and better cross-shopping
- **High-growth area** with undersupplied retail amenity and growing demand from both young families and retirees.



# Centre Overview

## Port Central Shopping Centre

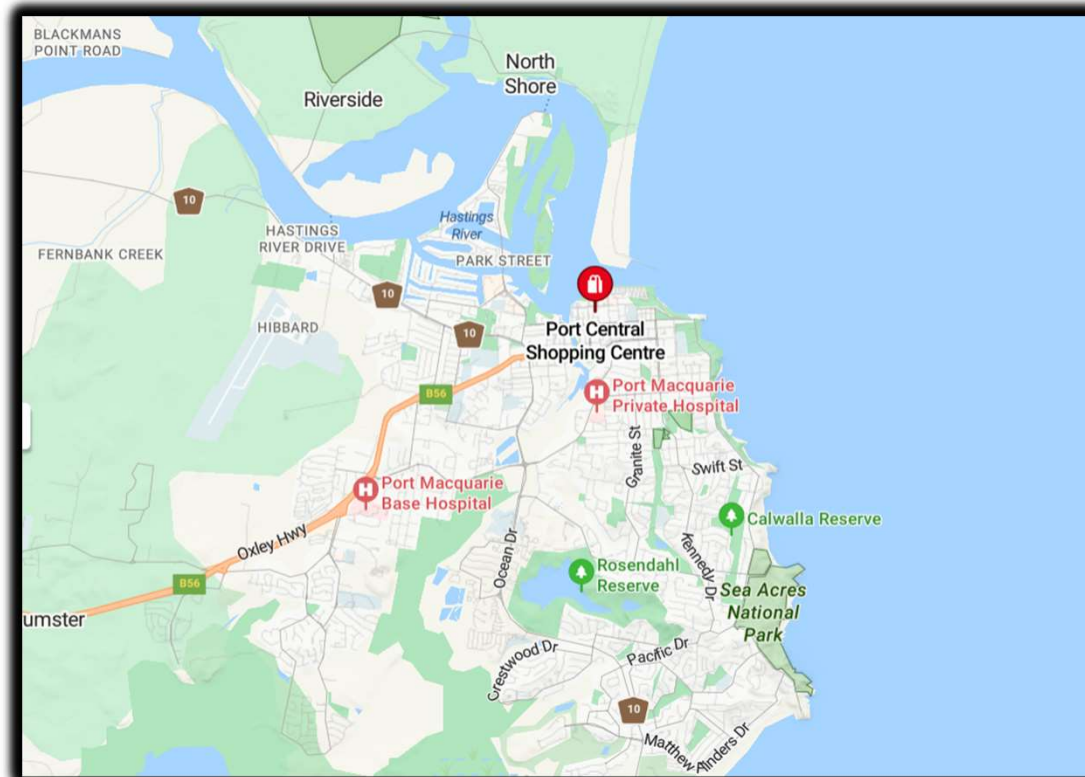
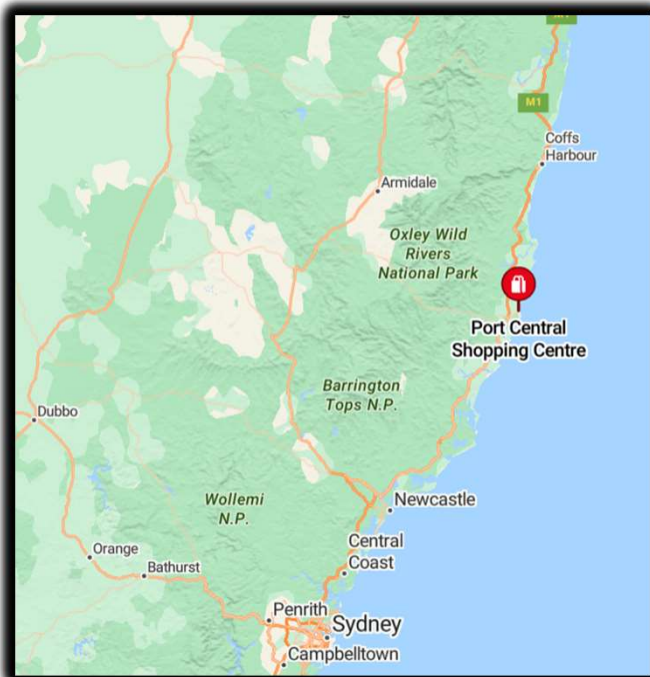
Port Central is a bustling sub-regional sized shopping centre situated in the heart of Port Macquarie's CBD, and is Port Macquarie's leading fashion and lifestyle shopping destination of choice.

Property	Port Central Shopping Centre
Fund	Gowing Bros Limited
GLA	15,257.90 sqm Total Retail GLA / 5,722 sqm Specialty Retail GLA
Total Tenants	56
Majors	Target and Ritchie's Supa IGA
Mini Majors	nil
Number of Specialty Retailers	54 (excludes Majors, Mini Majors, and ATMs)
Number of Car Spaces	875 spaces over two levels
\$ MAT / sqm – total (\$)	\$100,789,829 P.A / \$6,894 PSQM (GST Inclusive) as at Dec '24.
Market Perception	Strong specialty fashion offer and main mall with limited fresh food and food retail
Moving Annual Traffic	3,677,826 persons * (*historical)



# Location

## Port Central Shopping Centre, Port Macquarie NSW



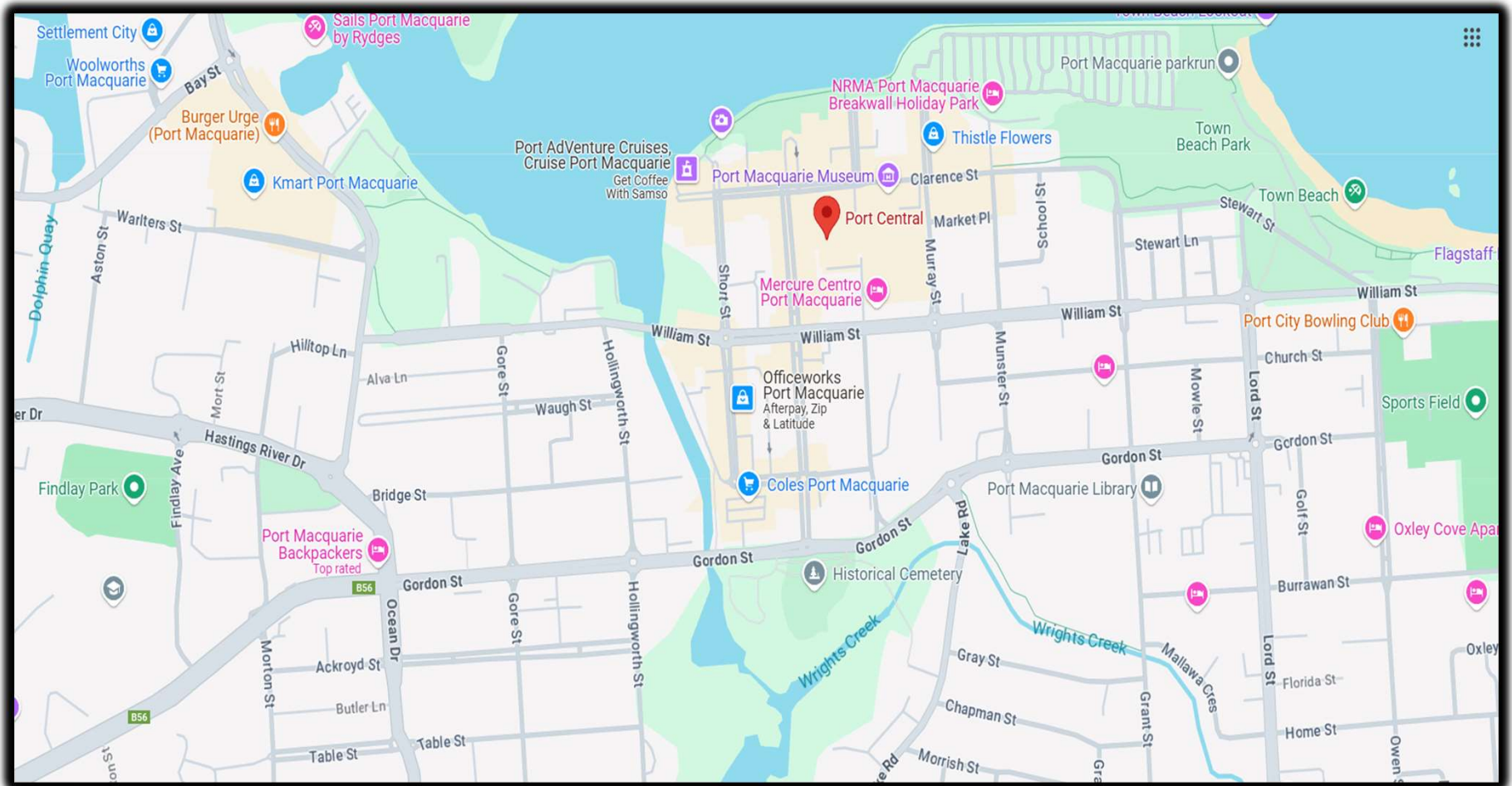
## Location Highlights

- **Sydney CBD:** Approximately **384 km** south; around **4 hours 11 minutes** drive via the Pacific Highway (A1)
- **Newcastle:** Approximately **244 km** south; about **2 hours 28 minutes** drive via the A1 route .
- **Taree:** Approximately **80 km** south; roughly **55 minutes** drive via the Pacific Highway .
- **Coffs Harbour:** Approximately **156 km** north; around **1 hour 43 minutes** drive via the Pacific Highway .
- **Port Macquarie Airport:** Located just **10 minutes** from Port Central, offering direct flights to Sydney and Brisbane.

# Location Map CBD

## Port Central Shopping Centre, Port Macquarie NSW

40-42 Horton Street, Port Macquarie NSW

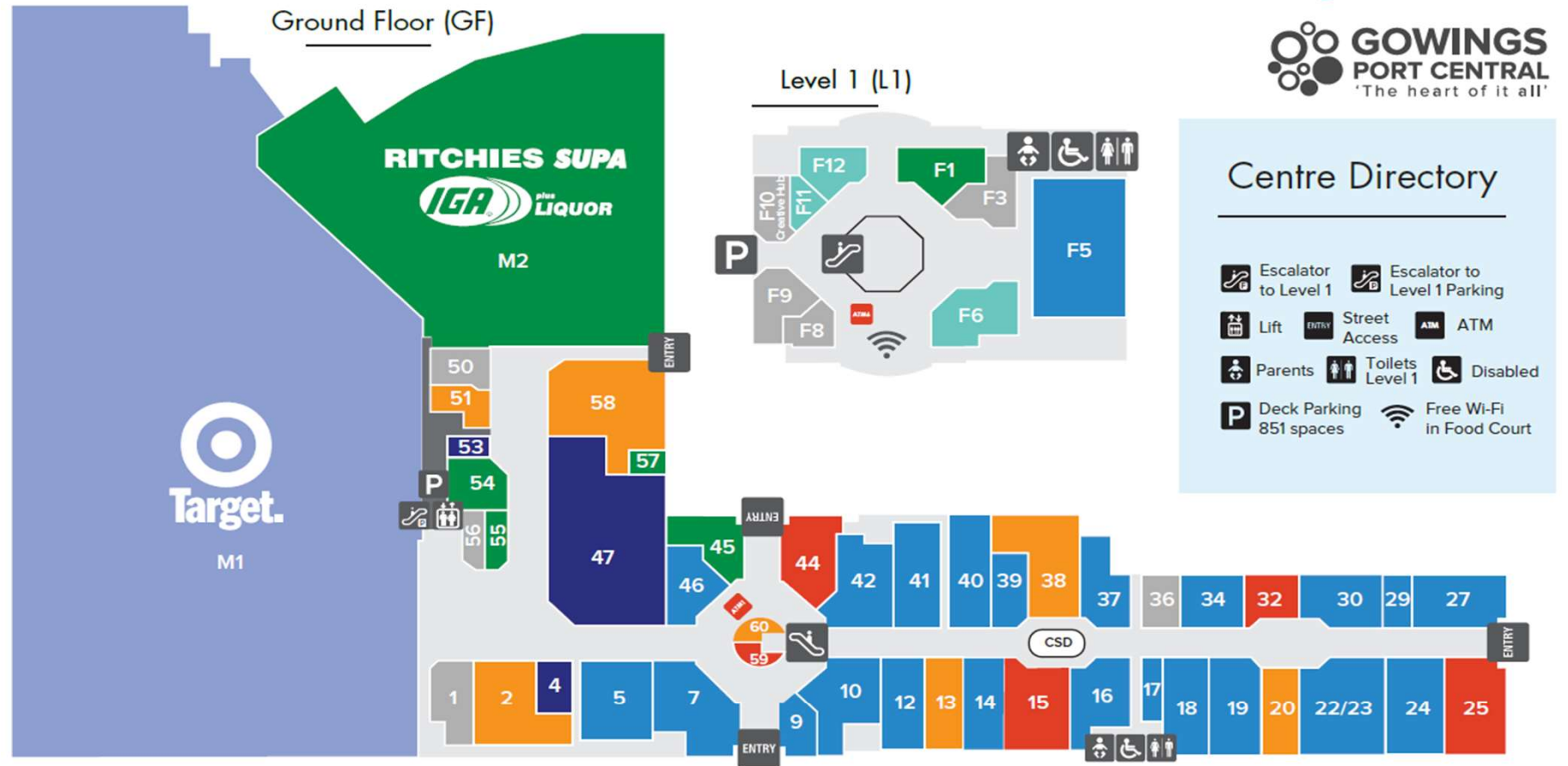




# Centre Directory Plan

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PORT CENTRAL  
'The heart of it all'



## Department Store

**M1 Target**

## Fresh Food

**54** Bakers Delight  
**57** Book Face Cafe  
**55** Boost Juice  
**F1** Organic MattR  
**M2** Ritchies Supa IGA  
**45** Sushia

## Lifestyle

**58** Book Face  
**13** Dusk  
**51** Free Choice  
**38** House  
**60** Mobile Konnect  
**2** MyHouse  
**20** Smiggle

## Services

**ATM6** ATMX  
**25** BCU  
**CSD** Customer Service Desk  
**32** Flight Centre  
**59** Mister Minut  
**15** OPSM  
**ATM1** ATMX  
**44** Telstra

## Food at the Terrace

**F12** Baby Chopsticks  
**F11** Ispa Kebabs  
**F6** Port Central Pantry  
**Health & Beauty**  
**47** Chemist Warehouse  
**4** Country Nails  
**53** Lemon Tree Massage

## Fashion

**39** Angus & Dudley  
**14** Beach Life  
**Crescent Head**  
**22/23** Connor  
**12** Dotti  
**29** Goldmark  
**F5** Heidi Beau  
**40** JayJays  
**41** Just Jeans  
**42** Lorna Jane  
**17** Lovisa  
**24** Manning Shoes  
**16** Portmans  
**30** Rockwear  
**46** Prouds  
**37** Spendless Shoes  
**27** Sportsgirl  
**34** Strandbags  
**9** Sunglass Hut  
**10** Platypus  
**7** Sussans  
**19** Tarocash  
**18** Tree of Life  
**5** Williams The Shoemen

# Centre Averages & Urbis Benchmarking

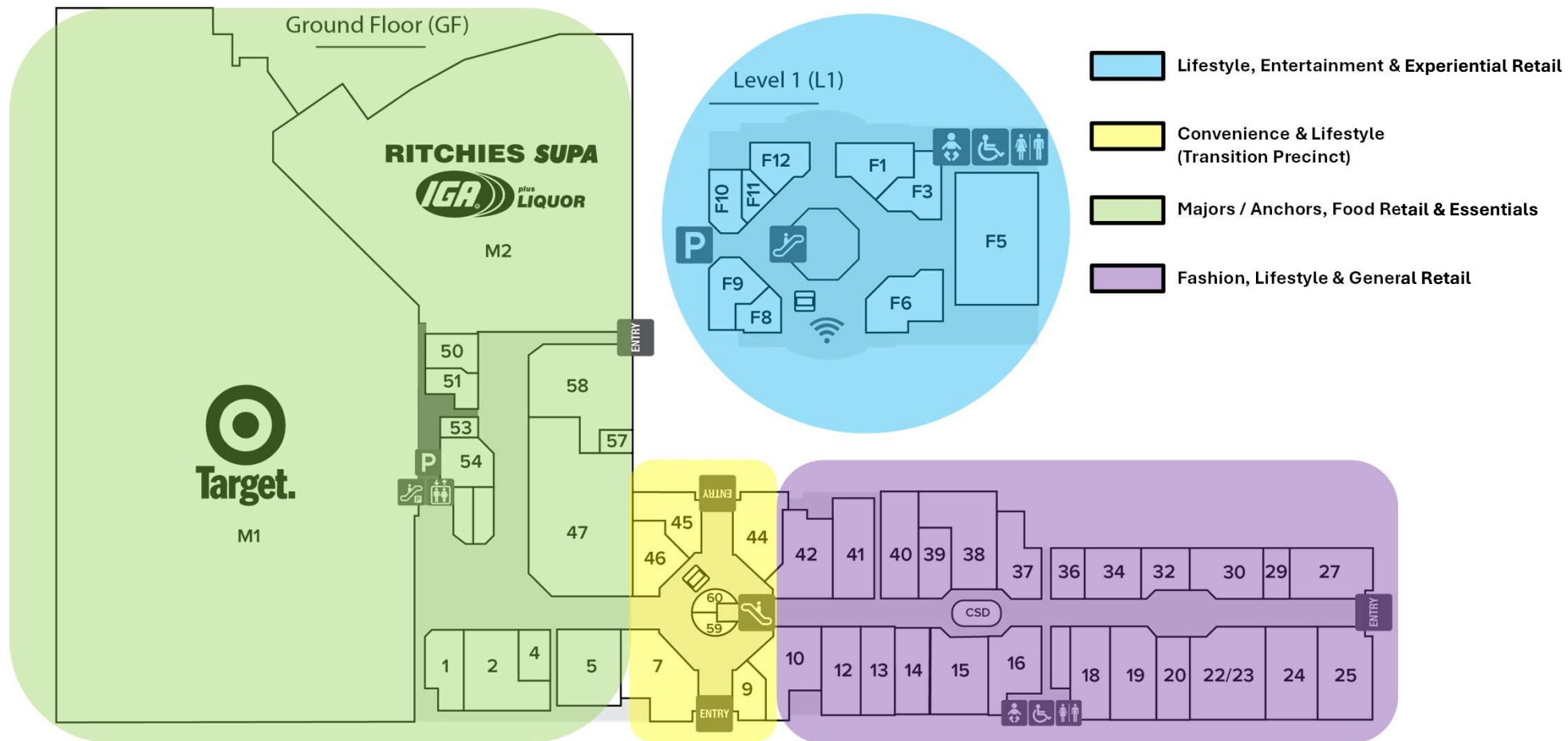
## Port Central Shopping Centre – Sales Productivity Rates

	Port Central Shopping Centre	Urbis Shopping Centre Averages (for Sub-Regional Centres)
	\$/SQM p.a	\$/SQM p.a
Total Centre Sales MAT	\$6,894	\$6,718
Total Specialties Sales MAT	\$9,793	\$8,567
Specialty Sales MAT – Food Retail (Total)	\$14,332	\$11,818
Specialty Sales MAT – Food Catering (Total)	\$17,047	\$9,520
Specialty Sales MAT – Non-Food (Apparel only)	\$7,449	\$5,299
Specialty Sales MAT – Retail Services (Total)	\$8,138	\$8,195

[ Above MAT Sales data based on GST Inclusive sales for December 2024 financial period. MAT \$ = Moving Annual Turnover / Annual Sales for nominated 12month consecutive period ]

# Precinct Plan

## Port Central – Target Usage Category Precinct Plan



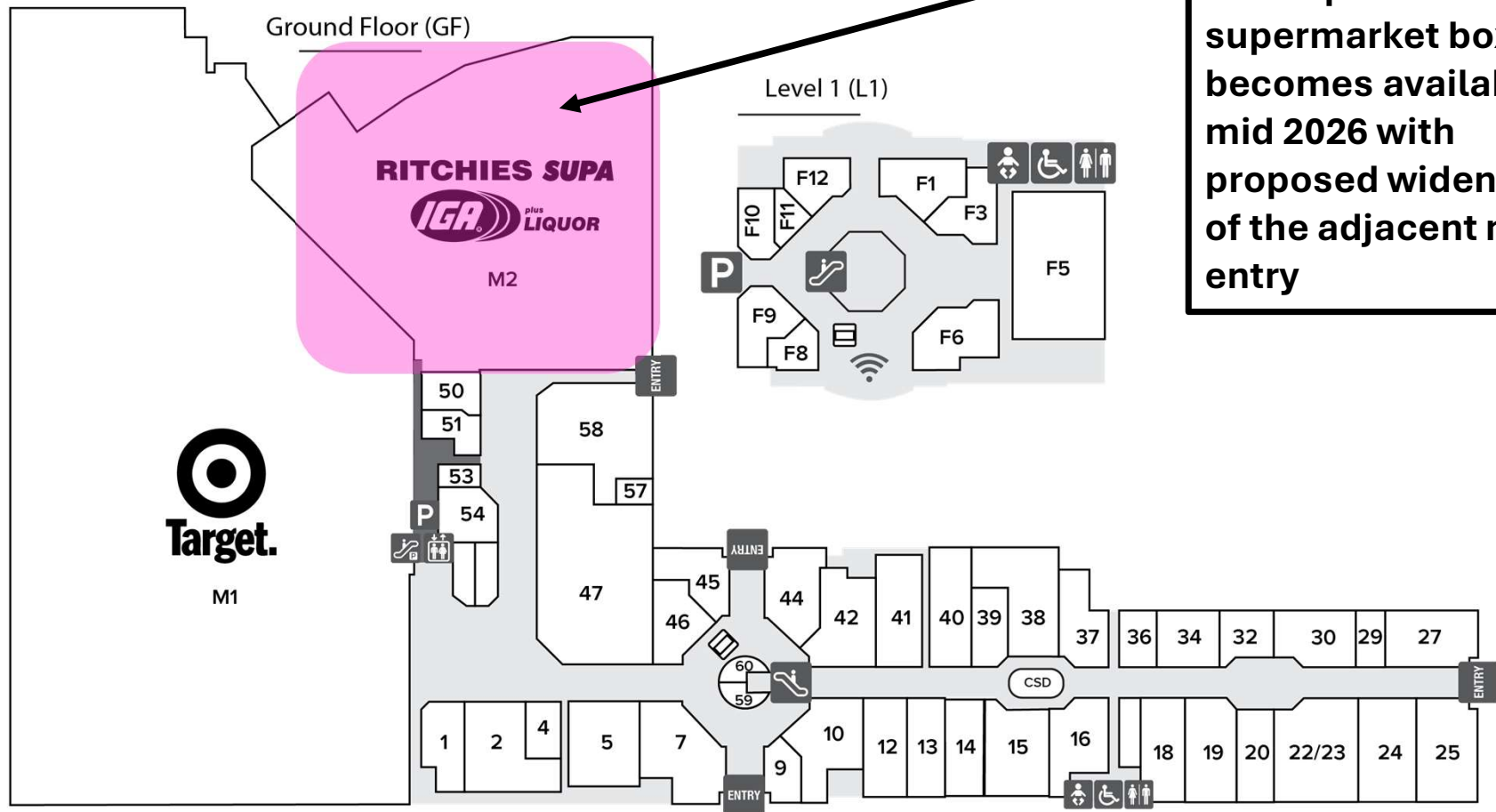


# Anchor Remix - 2,457m2 IGA Supermarket

## Port Central Shopping Centre

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**Circa 2300-2400sqm supermarket box becomes available mid 2026 with proposed widening of the adjacent mall entry**



# Centre Photo Gallery

## Port Central Shopping Centre

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