



IT'S ALL AT

VILLAGE

— ALBANY CREEK —



THE HEART OF ALBANY CREEK

Welcome to Albany Creek Village, Albany Creek's one-stop shopping destination.

Conveniently located on Albany Creek Road, the Village boasts exposure to approximately 14,000 vehicles a day. With a Coles Supermarket, Australia Post, Super Butcher, fresh food and dining options, medical, health and beauty services, Albany Creek Village provides locals everything they need in one community focussed centre.

The Centre's strength lies not only in the presence of several national brands but also in the inclusion of unique locally focused retailers and services. This combination creates a shopping environment that truly reflects the community's character, and one in which drives consistent, repeat customers.

Albany Creek Village has recently undergone a multi-million dollar refurbishment, including updates to internal amenities and aesthetics, a new external facade, and pylon signage. The result is a modern and inviting shopping environment that appeals to this well-established trade area.

We invite you to join our community at Albany Creek Village.



Community Focused



Exposure to 14,000 cars daily



403 Car Parks



\$7 Million dollar Coles Refurbishment



Multi-million dollar centre refurbishment



Close to local schools

COMMUNITY RETAILERS UNDERPINNED BY NATIONAL BRANDS

coles

LIQUORLAND

jetts[®]
24 hour fitness

The
nextra[™]
Group

priceline

Australia Post

CommonwealthBank

BR
baskin
robbins

Zambrero



A BIGGER, BETTER COLES FOR OUR COMMUNITY

coles

Full store refurbishment now complete bringing Albany Creek in line with the new-look, next-generation layout.

- ✓ **7 MILLION DOLLAR REFURBISHMENT RECENTLY COMPLETED**
- ✓ **UPGRADED CLICK & COLLECT SERVICE WITH DEDICATED UNDER-AWNING CAR PARK BAYS**

- ✓ **EVEN MORE CONVENIENT SHOPPING FOR OUR CUSTOMERS**
- ✓ **INVESTMENT IN SUSTAINABILITY INITIATIVES**

TRADING HOURS

Easter Week
TRADING HOURS

MONDAY	APRIL 1	8:00 - 6:00
TUESDAY	APRIL 2	8:00 - 6:00
WEDNESDAY	APRIL 3	8:00 - 6:00
THURSDAY	APRIL 4	8:00 - 6:00
FRIDAY	APRIL 5	8:00 - 6:00
SATURDAY	APRIL 6	8:00 - 6:00
SUNDAY	APRIL 7	8:00 - 6:00
MONDAY	APRIL 8	8:00 - 6:00
TUESDAY	APRIL 9	8:00 - 6:00
WEDNESDAY	APRIL 10	8:00 - 6:00
THURSDAY	APRIL 11	8:00 - 6:00
FRIDAY	APRIL 12	8:00 - 6:00
SATURDAY	APRIL 13	8:00 - 6:00
SUNDAY	APRIL 14	8:00 - 6:00

SECURITY

This store is under 24 hour digital CCTV surveillance. All activities are monitored remotely.

- Security patrols monitor this property.
- Team cannot access cash holding on premises.
- Minimum cash held in register.

ALBANY CREEK'S ONE-STOP SHOPPING DESTINATION







VILLAGE

— ALBANY CREEK —



coles
Bargain Corner

VILLAGE
ALBANY CREEK

ALBANY CREEK

ALBANY CREEK
BULK BILLS
NEW DOCT
CASH ON DELIVERY

BRISBANE CBD



**ALBANY CREEK
PRIMARY SCHOOL**

ALBANY CREEK ROAD



ALBANY CREEK

THE FAMILY SUBURB

Albany Creek is located approximately 15km North of the Brisbane CBD in the Moreton Bay region. The suburb is well-established and dominated by families with children.

There are several schools nearby including Albany Creek State School which shares a boundary with the Centre. Local Private schools including Good Shepherd Christian School and All Saints Parish Primary School are just moments away.

Information based on Location IQ Trade Area Analysis 2024 utilising Census of Population and Housing undertaken by Australian Bureau of Statistics (ABS) from 2011, 2016 and 2023. *Greater Brisbane Average (GBA)

POPULATION

64,733

Main Trade Area
Population in 2023

37.5yrs

Medium Age
(GBA 38yrs)

53.2%

Couples with
Children (GBA 45.4%)

EMPLOYMENT

3.5%

Unemployment
(QLD 5.4%)

57.3%

Full Time
Employed

30.9%

Part Time
Employed

HOME OWNERSHIP

80%

Residents across Main Trade Area
own their home (*GBA 63.3%)

HOUSEHOLD INCOME

\$132,809

Average household income p.a.
(17.3% above *GBA average)

FAMILY LIVING

2.9

Average number of people
per household



**OUR ALBANY CREEK
VILLAGE FAMILY**

CENTRE DIRECTORY

Food & Dining

- 1 Super Butcher
- M01 Coles
- 5a Albany Creek Fresh Bake
- FS1 Zambreno
- FS2 Baskin Robbins
- 13 Il Barreto
- 6a Liquorland
- 26 Tsuru Sushi
- 27 AC Village Kebab & Pizza
- K2 Sushi Man QLD
- K3 Vintage Mobile Coffee

Health & Leisure

- 12 Albany Creek Doctors
- 3 George & Matilda Eyecare
- 7a Bloom Hearing
- 28/29 Jetts Fitness
- SK00 Skateaway

Fashion & Beauty

- 15 Complete Skin & Beauty
- 22 Happy Foot & Body Massage
- 2 The Hairologists
- 9 Priceline
- 21 J Star Nail & Beauty
- 5 La Moda Boutique

Services & Banking

- 25 Harcourts Real Estate
- 19a Australia Post
- 24 Commonwealth Bank
- 30a Menders & Makers
- ATM1 ATMX
- ATM2 ATMX
- 18 The Clean Machine Laundromat

General Retail

- 19 Bargain Corner
- 11 Nextra and The Lott
- 6 Smokemart & Giftbox

Legend

-  Toilets
-  Pickup Zone
-  Disabled Access
-  ATM
-  Parents' Room

ALBANY CREEK RD



VILLAGE
— ALBANY CREEK —



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JOIN OUR COMMUNITY TODAY



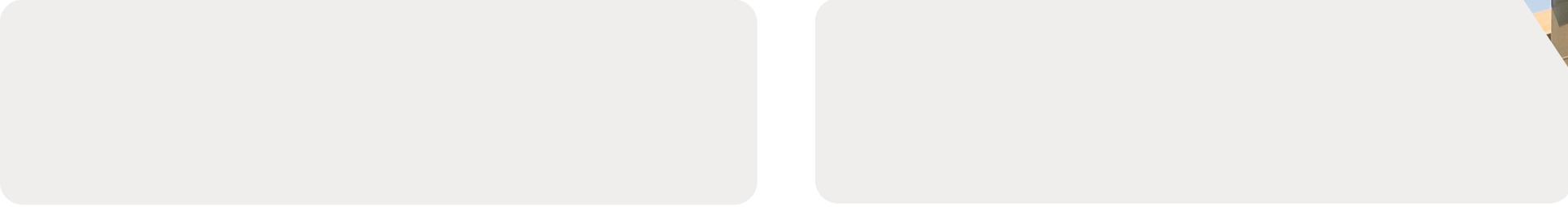
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Albany Creek Village as a general overview provides the contents of this Floor Plan for information purposes only. The legend and sketch contained herein are for illustrative purposes only and may not reflect the appearance of the actual Floor Plan at the conclusion of any Lessor Works. All stated usages and areas may be subject to change both in the initial leasing campaign and during the term as we seek to secure and replace shops. While reasonable care has been taken in the preparation of this Floor Plan no warranty is made as to the accuracy, reliability, completeness or currency of the information. Albany Creek Village and its directors, officers and agents disclaim all liability and responsibility for any direct or indirect loss or damage which may arise from reliance upon the information contained in this Floor Plan. Any recipient of this Floor Plan must undertake an independent assessment of its contents and verify all information on which it intends to rely to its own satisfaction. Any reliance by a recipient on any information contained in this Floor Plan is solely at the recipient's own risk.

VILLAGE

ALBANY CREEK

GROWTH-POINT
PROPERTIES AUSTRALIA



VILLAGE
—ALBANY CREEK—



coles

VILLAGE

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SMOKEMAR