

STAGE 1 - 100% LEASED  
STAGE 2 - 95% LEASED  
STAGE 3 - 50% UNDER OFFER  
**DON'T DELAY — ACT NOW!**  
**OPENING 2021**

# ROTHWELL EDGE

**FILL UP**  
*fast fuel, fast food*

THE  
**COURTYARD**  
*meet you there*

**HEALTHHUB**  
*it's about you*















## Rothwell Edge - uniquely designed with a selected tenancy mix.

**100% LEASED**

### **'LEAD Childcare Centre'**

To cater to the local families, 'LEAD Childcare Centres' has committed to a 160 place early learning centre at **Rothwell Edge**. Facilities will be of the highest standard with full childcare, art classes, in-house swim school and much more! The daily traffic generated by LEAD will be of great value to complementing users.

**NOW LEASING**

### **'Health Hub'**

This precinct is designed to host a range of health and medical tenants. A complimentary mix of health and allied health will together offer new levels of service and convenience to the local community.

**NOW LEASING  
50% UNDER OFFER**

### **'The Courtyard'**

With a vibrant mix of food & beverage operators and exciting retailers', delivering a sensational experience to customers. The design has at its heart a sub-tropical relaxed feel, making it a real point of difference for local residents and 'the' place to meet.

**95% LEASED**

### **'Fill Up'**

This specialty precinct is anchored by a 'Pearl Energy' fuel station, convenience store and a great new restaurant with drive-through, all with outstanding access from Anzac Avenue, offering the ultimate in convenience.

## An exciting convenience hub in the heart of Brisbane's northeast growth corridor

Located on an extremely busy 'all points' location at 560 Anzac Avenue, in the heart of Brisbane's greater north-east growth corridor; **Rothwell Edge** is set to be a new, premium retail development with outstanding proximity and exposure to Anzac Avenue.

The opportunity exists for retailers to locate at this high profile site, connecting Rothwell, Kippa-Ring, Redcliffe, Deception Bay, Newport and the Bruce Highway.

### Key Features include:

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- ✓ **Prime 13,245m<sup>2</sup> site** - suitable for retail, child care, fast food, drive thru, medical, fuel and other convenience uses

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  - ✓ Stocklands new **1900 lot** development nearby

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  - ✓ Exposure to **40,000+** commuters daily

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  - ✓ **South & North** bound access

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  - ✓ **Major Growth Corridor** of Rothwell, Mango Hill, Newport and North Lakes

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  - ✓ **159,070 Population** within 8km of the site

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  - ✓ **95,451 Population** within 10 minute drive time of the site

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  - ✓ **160m frontage** to Anzac Avenue

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## Demographics

'The defined catchment area (see adjacent map) considers the flow of traffic within the area, typical ant-trails and commuter routes of residents, and the location of the subject site relative to the existing Woolworths anchored shopping centre and the future developments within Rothwell.'\*

## Primary catchments

'The site will offer high levels of convenience for residents of the Primary East Catchment in accessing food based and convenience needs. The Primary West Catchment incorporates part of the communities of Deception Bay with **Rothwell Edge** offering a mix of convenience and food based goods and services that would cater to the top-up needs of this community and an alternative to the bulky goods-based shopping at Rothwell Central and the Woolworths based Rothwell centre.'\*

Secondary catchment suburbs include: Deception Bay, Kippa – Ring, Red Cliff, Mango Hill and North Lakes.\*

## Population age break down

Demographic	Primary area	Catchment (10min drive)	Greater Brisbane
<b>Age Profile (%)</b>			
0-14 years	20.6%	21%	19.6%
15-29 years	18.7%	17%	21.5%
30-59 years	34.7%	38.4%	40.5%
60 + years	26%	21%	18.4%

## Retail spend (\$)

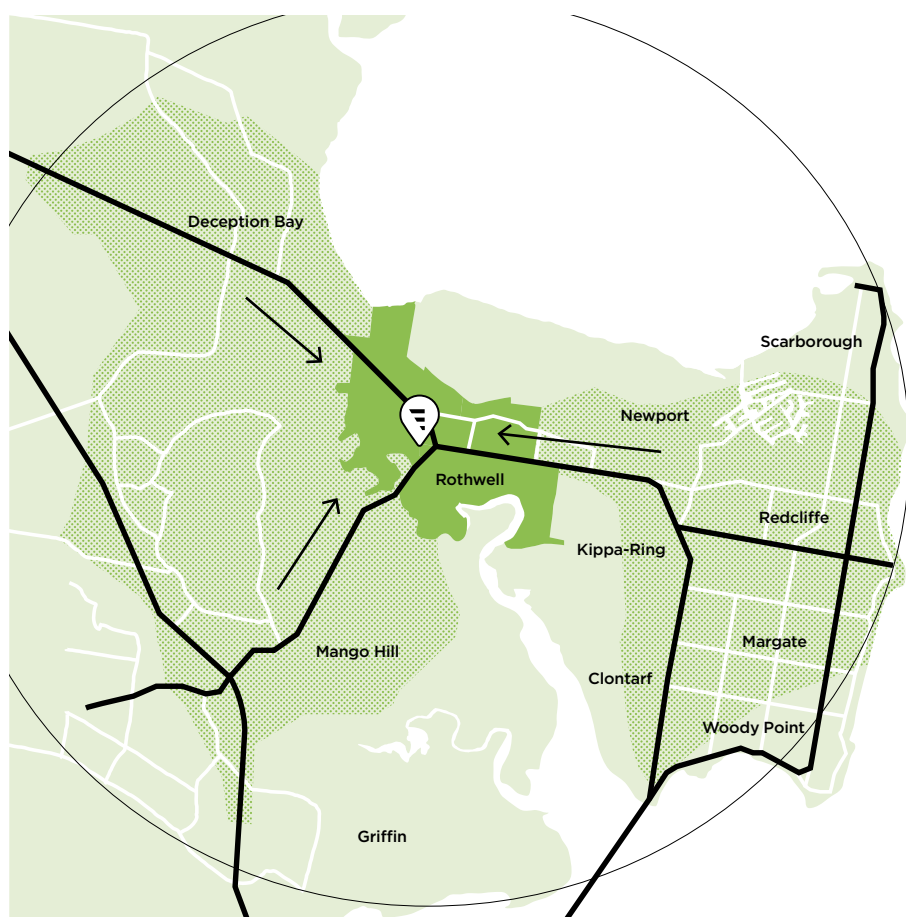
	Est. June 2021	Est. June 2026	Change %
Primary area	104 M	107 M	2.9%
Catchment (10min drive)	1,423 M	1,526 M	9%

Growth in the retail expenditure base is due to household growth only and does not take into account inflation or changes in real wealth of community. A growth of some \$11.5 million in the retail expenditure of the catchment area is projected between 2017 and 2026.

\*Source: Urban Economics Report.



## Location, Location, Location!!



### Primary Catchment Area – Population Projection\*

	Est. June 2021	Est. June 2026	Change %
Primary area	9,800	11,000	12.2%
Catchment (10min drive)	122,600	139,310	13.6%

Demographic Data is an estimate only, Source: ABS census, building approval data, QGSO, Urban Economic and Q-Traffic growth projections

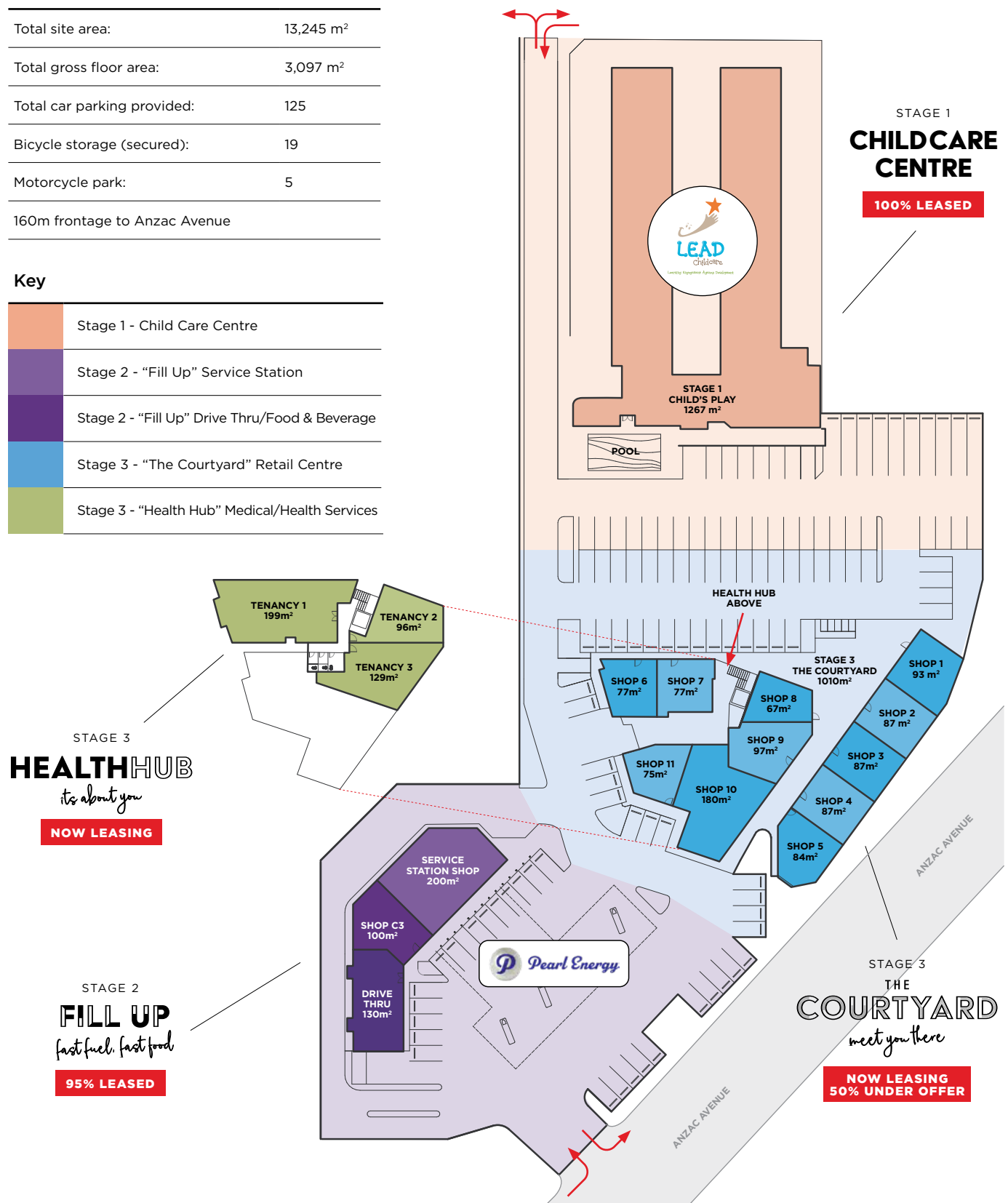


### Development summary

Total site area:	13,245 m <sup>2</sup>
Total gross floor area:	3,097 m <sup>2</sup>
Total car parking provided:	125
Bicycle storage (secured):	19
Motorcycle park:	5
160m frontage to Anzac Avenue	

### Key

	Stage 1 - Child Care Centre
	Stage 2 - "Fill Up" Service Station
	Stage 2 - "Fill Up" Drive Thru/Food & Beverage
	Stage 3 - "The Courtyard" Retail Centre
	Stage 3 - "Health Hub" Medical/Health Services

















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ROTHWELL  
**EDGE**

**Contact**



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