



# LEASING OPPORTUNITIES

## NORTH SHORE'S MOST CONVENIENT SHOPPING

EVERYTHING YOU NEED RIGHT IN THE HEART OF THE VIBRANT COMMUNITY OF NORTH SHORE...

With limited leasing opportunities available, Clarence Property is proud to present North Shore Marketplace to suitable retailers and professional services.

North Shore Marketplace is a modern neighbourhood shopping centre, anchored by a full line Woolworths supermarket located in the centre of one of Townsville's fastest growing, most prosperous areas.

North Shore Marketplace features free shade covered parking for 280+ vehicles, with easy access directly via the Bruce Highway from Townsville CBD and Airport. North Shore Marketplace provides customers with all the conveniences close to home - 7 days a week.

North Shore in the suburb of Burdell, is a vibrant family-friendly master planned community that continues to see growth, anchored by the convenience of North Shore Marketplace. North Shore also boasts a medical centre, new local schools, childcare, aquatic centre and is home to well-known brands Bunnings, McDonalds, Caltex and more...

North Shore Marketplace presents a terrific opportunity for savvy retailers to join a high quality shopping precinct.

**2011**  
CENTRE COMPLETED

**14 SPECIALTY**  
SHOPS + 4 PROFESSIONAL SUITES

**280+**  
FREE, CONVENIENT,  
SHADE-COVERED CAR SPACES

**5,715M<sup>2</sup>**  
GROSS LETTABLE AREA

**14km**  
WEST OF TOWNSVILLE CITY

**EXTENDED TRADE**  
OPEN 7 DAYS



FREE WIFI | FREE PARKING | OPEN 7 DAYS  
[NORTHSHOREMARKETPLACE.COM.AU](http://NORTHSHOREMARKETPLACE.COM.AU)





# WHY CHOOSE NORTH SHORE MARKETPLACE?

## REGIONAL PROFILE

- North Shore area is a 5,544 lot master planned residential community.
- Designated as an Emerging Community Zone per the Townsville City Plan 2014.
- 3.9% Average population growth for past 5 years (equal to over 7,200 new people).
- Projected annual population growth forecast within the region over the next 25 years is 2.8% (QLD average is 1.6%).
- Low unemployment rate at 3.8% (QLD average was 6.1%) at December 2019.
- Median total person income \$42,738 per year, above QLD average of \$34,320 per year.

## CENTRE PROFILE

- North Shore Marketplace, 16-38 Main St, Burdell
- Centre built and completed in 2011
- 5,715m<sup>2</sup> of Gross Lettable Area
- Woolworths anchored Centre with 14 specialty shops and 4 upper level professional suites
- Bitumen sealed on grade parking for 289 vehicles, majority positioned under shade sails
- Major Double-Sided Pylon Sign
- Public Amenities include Male, Female and Parents / Disabled facilities
- 14km, approximately 20 minutes West of Townsville City

## RETAIL PROFILE

### Major Tenants

- Woolworths
- BWS
- Dominos
- United Chemist

### Major Groups at North Shore

- Bunnings
- St Clare's Catholic School
- Petit Early Learning
- McDonalds
- Caltex
- Townsville Grammar School
- Medical Centre



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**CLARENCE  
PROPERTY**



**5,544** |

LOT MASTER PLANNED COMMUNITY

**2.8%**

PROJECTED ANNUAL POPULATION GROWTH

**20%** |

AVERAGE TOTAL PERSON INCOME 20% HIGHER THAN QLD AVERAGE

**34.7yrs**

AVERAGE AGE

**3.8%** |

LOW UNEMPLOYMENT (BELOW QLD AVERAGE)



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# LEASING OPPORTUNITIES

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Clarence Property is seeking interest from Food/Takeaway operators, Hairdressers, Massage, Allied Medical and Professional Services to join our dynamic tenancy mix.

- Retail Tenancies available from 60m<sup>2</sup> to 190m<sup>2</sup>.
- Level 1 Suites from 70m<sup>2</sup> to 470m<sup>2</sup> with flexible sizes.

## FOR FURTHER INFORMATION

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## CLARENCE PROPERTY

- A HISTORY OF SUCCESS

Clarence Property is a market leading funds management business combining people, capital and ideas to help our investors, shareholders and the community we serve, to prosper.

Clarence Property has a strong and consistent track record in successful property investment. This success is delivered through an experienced team, extensive leasing capabilities, a strong development track record and access to off-market opportunities. The key foundation driving everything Clarence Property undertakes is to deliver enduring property income to unitholders. Clarence's portfolio includes commercial, retail, logistics, industrial and residential developments and properties from Townsville in Queensland to Grafton in Northern NSW.

Today the business has approximately \$500m of real estate assets under management, with both significant investment and development opportunities.

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