



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 retailers, health and wellness operators and professional services alike.

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

North Shore Marketplace features 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, an 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.

14 SPECIALTY

SHOPS + 4 PROFESSIONAL SUITES

280+ FREE

CONVENIENT CAR PARKS

REFURBISHED

TENANCIES

14KM

WEST OF TOWNSVILLE CITY

10KM

FROM TOWNSVILLE AIRPORT

HIGH

REGIONAL POPULATION GROWTH



FREE WIFI | FREE PARKING | OPEN 7 DAYS
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WHY CHOOSE NORTH SHORE MARKETPLACE?

REGIONAL PROFILE

- North Shore area is a 5,544 lot master planned residential community (approx. 40% sold).
- Designated as an Emerging Community Zone per the Townsville City Plan 2014.
- 2.79% population growth from 2016 – 2021 (equal to over 41,945 new people).
- The Burdell population at 2021 was 44,754, and is projected to increase to 59,406 by 2031.
- Retail household spend is higher than QLD and Australian averages.

CENTRE PROFILE

- North Shore Marketplace, 16-38 Main St, Burdell
- Centre built and completed in 2011
- 5,719m² of Gross Lettable Area
- Centre MAT at August 2023 was \$69,079,329 (13.7% increase on prior year).
- Woolworths anchored Centre with 14 specialty shops and 4 upper level 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

NOTABLE LOCAL GROUPS IN CLOSE PROXIMITY

- Bunnings
- Townsville Grammar School (North Shore)
- North Shore General Medical Practice
- North Shore Tavern Townsville
- Arcare Aged Care North Shore
- St Clare's Catholic School
- Petit Early Learning
- Northern Beaches Leisure Centre
- Northern Beaches AFL Club



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5,544 | LOT MASTER PLANNED COMMUNITY

20% | AVERAGE TOTAL PERSON INCOME 20% HIGHER THAN QLD AVERAGE

3.8% | LOW UNEMPLOYMENT (BELOW QLD AVERAGE)

2.8%

PROJECTED ANNUAL POPULATION GROWTH

34.7 YRS
AVERAGE AGE



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FURTHER INFORMATION

LEASING OPPORTUNITIES

Clarence Property is seeking interest from a variety of businesses to join our dynamic tenancy mix.

- One shop remaining – 109m²
- Refurbished tenancies now available in our new Health & Wellness precinct on Level 1 – 67m² up to 249m²

FOR FURTHER INFORMATION

CLARENCE PROPERTY

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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 unit holders. 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 \$700m of real estate assets under management, with both significant investment and development opportunities.



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