

*Your
opportunity*
**TO JOIN
THE FAMILY**

SPACE AVAILABLE

\$8 MILLION
Refurbishment

FROM 15 SQM - 1600 SQM

**Now
LEASING**

**Fresh
& Save**
Food Warehouse

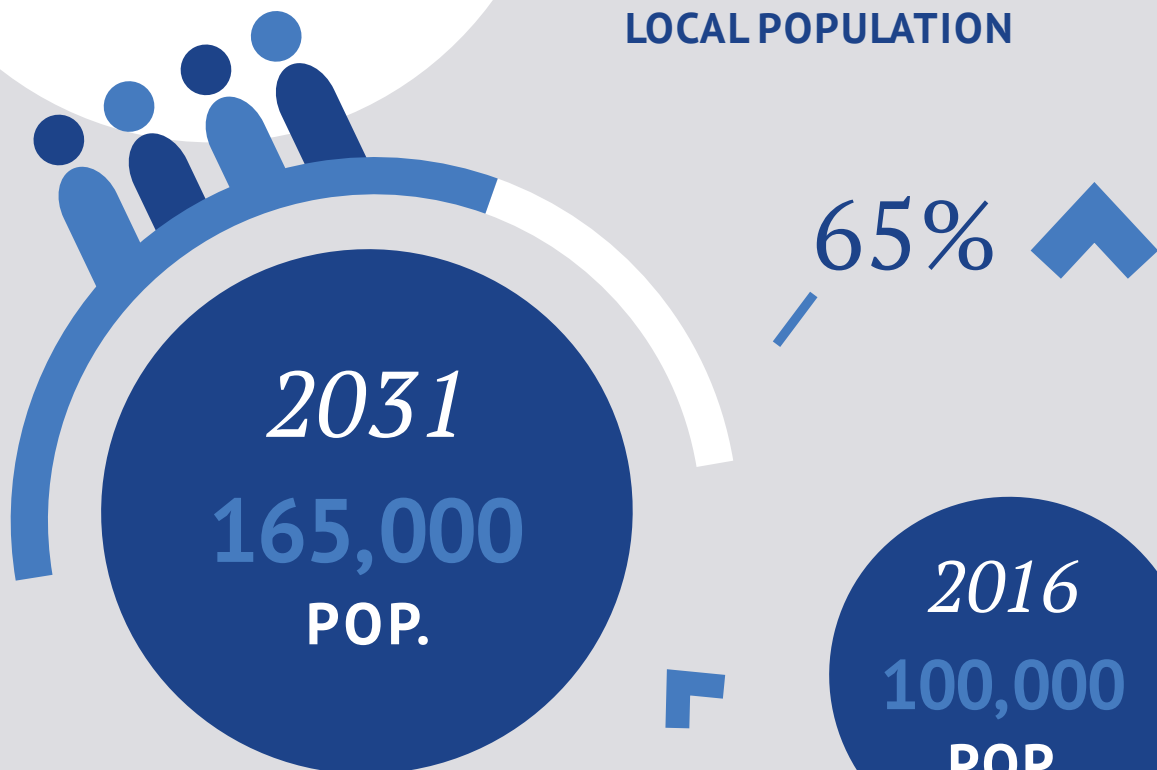
*New concept for
Australian
grocery shopping*


Maryborough
CENTRAL

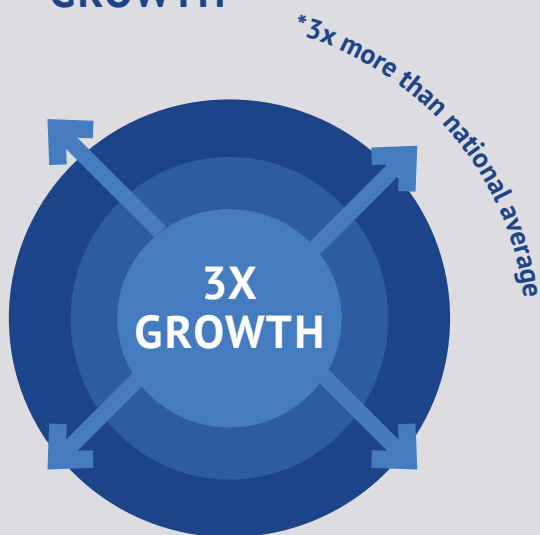
Key STATISTICS

Establish your brand in Fraser Coast's newly refurbished shopping & entertainment centre.

LOCAL POPULATION



GROWTH



FRASER COAST



With an investment of \$8million in upgrading and refurbishment, Maryborough Central is a modern, family friendly complex, providing retail and service outlets alongside Australia's first warehouse grocery concept store.

Contact Maryborough Central leasing agents now for your opportunity to join the family.

Retail spaces in the refurbished Maryborough Central won't last long. Act now to secure your brand's new home and be part of the unveiling once construction and renovation works are complete in the first quarter of 2017.

Contact leasing agents:

Tony Mayfield
Maryborough Central
Business Development Manager
0406 328 309

Tom Wilson
Sprake Commercial
0427 858 082

sprake commercial
Real Estate Since 1939




Maryborough
CENTRAL

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Now
LEASING

MARYBOROUGH CENTRAL

Owners of the much-loved Maryborough Central Shopping Centre are spending \$8 million to completely refurbish it into a modern, family-friendly space providing retail and service outlets alongside Australia's first warehouse grocery concept store.

Queensland's Fraser Coast region is one of Australia's fastest growing areas, with projected population growth three times the national annual average.

With a current population of just over 100,000, this region is set to be home to approximately 165,000 people by 2031.

Maryborough Central is not only central by name and location, it provides the heart of the region's retail, service and entertainment. It houses a cinema complex which boasts four separate theatres for showcasing the latest release blockbuster films.

Located in the CBD on Alice Street, one of Maryborough's main traffic routes, which carries over 5,500 vehicles per day, Maryborough Central offers convenience for public transport, parking and air-conditioned comfort for customers.

Our refurbishment will offer an even better experience with carpark improvements, full interior / exterior painting, new landscaping and new signage.



\$8 MILLION
Refurbishment



A NEW VIBE FOR AN ESTABLISHED FAVOURITE

For decades, Maryborough Central has been the place for locals and visitors alike to meet shop and enjoy big city services in a region dedicated to a fun-loving coastal recreational lifestyle.

Now it will boast more than 30 specialty retail stores and a 4,000 sq. metre fresh food and grocery warehouse – a first-of-its-kind supermarket to give shoppers the best prices on weekly grocery items and specialty lines. This new concept in itself will provide a compelling reason for residents to choose Maryborough Central as their daily or weekly shopping destination.

The opening of Fresh & Save Food Warehouse in the new-look centre will see Maryborough Central become the case model for warehouse grocery shopping. The new concept of the food warehouse will bring shoppers from well outside the traditional catchment of the Maryborough CBD and outlying Fraser Coast due to its unique and economic approach to warehouse grocery shopping.

A VIBRANT COASTAL REGION

The Fraser Coast region is projected to grow three times faster than the national average over the next 15 years. There are already 28,000 employees across a range of viable industry sectors including health care, timber, sugarcane, heavy engineering and education who call this area home.

The wages and salaries paid to employees in this region total more than \$1.6 billion (ABS, 2012) and the local goods and services produced are estimated at \$1.85 billion (ABS, 2012).

The retail sector within the Fraser Coast region is the second largest employer, accounting for 15% of all jobs for local residents. The total local regional expenditure on retail sector goods and services is \$260m.

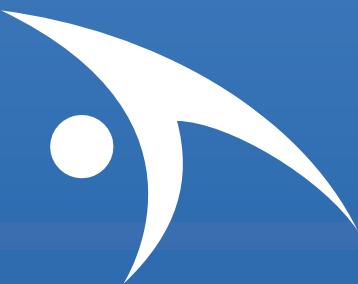
This strong economic data suggests residents of the region prefer to shop locally and with our redevelopment to be completed shortly, you can ensure the success of your brand, by positioning your business at Maryborough Central.

CONVENIENCE AND VALUE UNDER ONE NEW ROOF

Maryborough Central already boasts the convenience of a Chemist Warehouse, TattsBet, Flash Harry's Discount, Rivers Outlet store and Sullivan Nicolaides Pathology but the addition of the warehouse grocery store model offered by Fresh&Save Food Warehouse will cement its reputation for meeting the everyday shopping needs of the region with unrivalled value for money and choice in groceries and fresh produce.

Gain leverage for your brand by leasing space in this newly refurbished mall and become an established player in the local retail sector for the thousands of new families, ready to call the region home as well as those locals eagerly awaiting the opening of the brand new, modern surroundings of Maryborough Central.

Maryborough Central FLOOR PLAN



LEGEND

● UNTENANTED

M1	FRESH&SAVE FOOD WAREHOUSE
1	380m ² - Chemist Warehouse
2	184m ² - Pandora News
3	79m ² - Sullivan Nicolaides Pathology (SNP)
4	129m ²
4A	19m ²
5	58m ²
6	57m ²
7	93m ²
8, 11, 12	306m ² - Rivers
9	130m ²
10	129m ² - TattsBet
13	38m ²
130	145m ²
14	121m ²
15	27.5m ²
16	67m ²
17	453m ² - Flash Harry's
18	35.5m ²
19	50.5m ² - MC Cafe
20	108.5m ²
K1-K6	from 15m ²
M2	108m ² -Cinemas
Mini	1694m ²

9,024 SQM
GROSS FLOOR AREA (GLA)

OVER
30
SPECIALTY STORES

