

The logo features a circular arrangement of teal dots of varying sizes, creating a sunburst or star-like effect.

Gladstone Central

Shopping Centre

Leasing now



PROPERTY HIGHLIGHTS

DOMINANT AND GROWING TRADE AREA

The total trade area population is estimated at around 55,616 at 2016, including 35,090 and 14,018 residents in the main trade area and primary sector respectively. The total trade area population is projected to reach over 75,000 by 2026, including over 44,000 residents in the main trade area, reflecting an average annual growth of 2.8% over the forecast period. The primary sector is projected to contain 12,440 residents at that date.

The retail spending capacity of the total trade area population is expected to increase from \$753 million in 2015 to \$1.43billion in 2026, reflecting an average annual growth of 6% over the forecast period. Spending forecasts are expressed in inflated dollars, with inflation assumed at 2.0% per annum, and include GST.

ONLY CINEMA WITHIN TRADE AREA

The Spotlight Centre incorporates the only cinema complex within the defined trade area and the Gladstone region, which coupled with the considerable food and beverage offering, positions the centre as a key attraction for entertainment and leisure for Gladstone residents. The cinema is further enhanced by the recent inclusion of Arcade Games and Laser Tag providing Gladstone's only integrated entertainment facility.

NATIONAL TENANT REPRESENTATION

The centres provide an attractive tenant mix incorporating popular national brands including Spotlight, Suncorp Metway, Bank of QLD, Medibank Private, Domino's Pizza, the Coffee Club and Subway. This strong mix of national tenants provides excellent income security.

DOMINANT FOOD & BEVERAGE CENTRE

The NightOwl Centre occupies a strong position within the local retail hierarchy through its position as the dominant food and beverage centre with desirable tenants including Dominos, Coffee Club and Subway.

LOCAL WORKFORCE

The latest ABS Census 2016 estimated that some 16,575 workers were located within the main trade area, and 7,000 within the primary sector. The worker population includes approximately 1,800 workers within a 1.5 km radius of Gladstone Central, with Gladstone Public Hospital and Mater Misericordiae Private Hospital (located 500 metres from the centre) falling within this area.



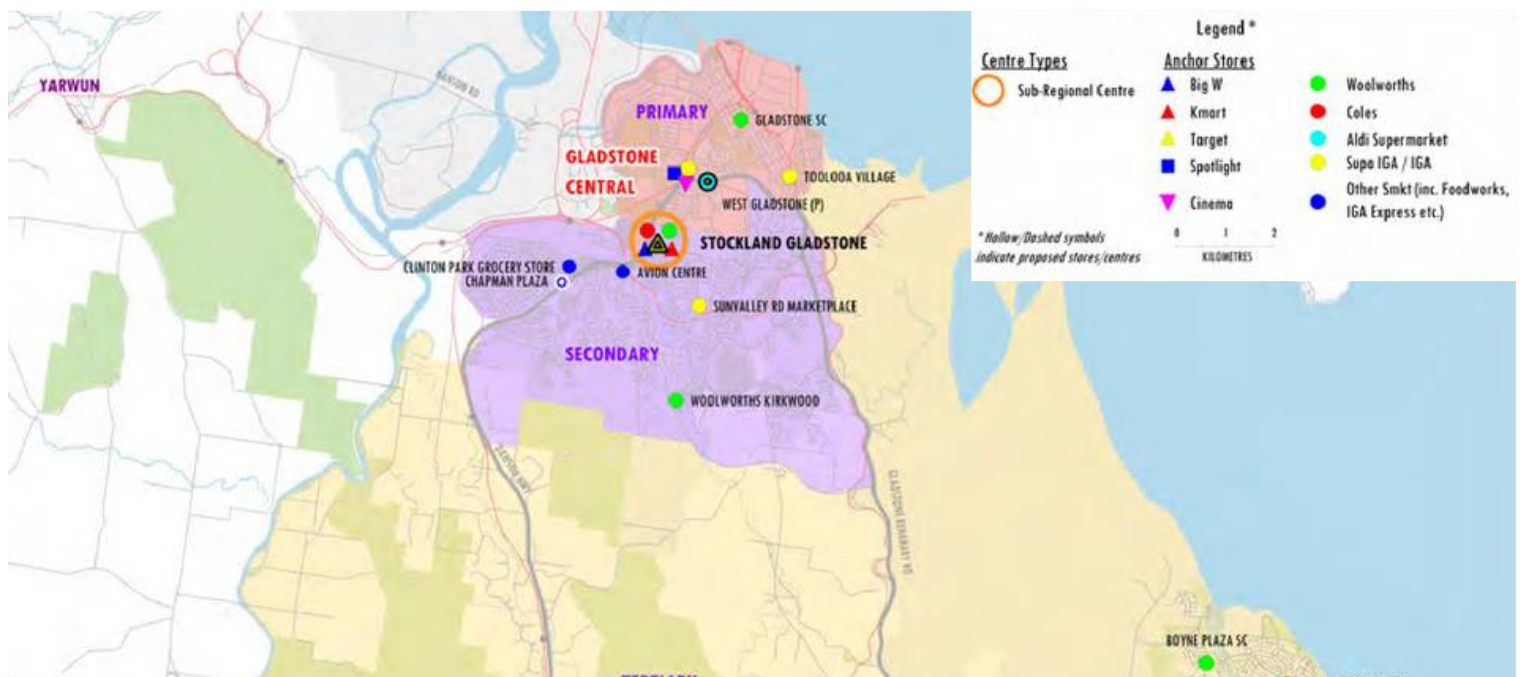
TRADE AREA ANALYSIS

Trade Area	Estimated Population		Annual Average Growth		
	2015	2026	% 2015-18	% 2018-21	% 2021-26
Primary	9,960	12,440	2.5	2.3	2.1
Secondary	25,400	31,950	1.9	2.2	2.2
Main Trade Area	35,090	44,390	2.1	2.2	2.2
Tertiary	20,450	31,150	4.2	4.1	3.6
Total Trade Area	55,540	75,540	2.9	3.0	2.7

Source: MacroPlan Dimasi September 2015

People	61,640			
Male	51.3%			
Female	48.7%			
Median Age	35			
Median Weekly Incomes	Gladstone		Australia	
Personal	678		662	
Family	1,918		1,734	
Household	1,586		1,438	
Household composition	Gladstone	%	Australia	%
Family households	15,882	74.3	5,907,625	71.3
Single person households	4,836	22.6	2,023,542	24.4
Group households	662	3.1	354,917	4.3
Household Income	Gladstone	%	Australia	%
Less than \$650 gross weekly income		19.8		20.0
More than \$3000 gross weekly income		18.5		16.4

Source: 2016 Census



CENTRE PLAN



	AVAILABLE TO LEASE
	OCCUPIED

Shop Name	Shop No.
ENTERTAINMENT	
Civic Video	9
Game On	49
Cinemas	50
SERVICE & MEDICAL	
Think Office Technology	15A
Bank of Queensland	23
Suncorp Bank	26
Gladstone Central Medical Centre	41
Connect Hearing	29
Medibank Private	38
Good Price Pharmacy	40
Lupton & Stewart Orthodontics	48
HEALTH & BEAUTY	
Isle by Endota	42
Anytime Fitness	47
FOOD	
Domino's Pizza	1
The Cheesecake Shop	2
The Coffee Club	4
Hook and Chook	6
Yummy Noodle Box	10
Miss India	11
Damla Kebab	12
Gloria Jeans Coffee	13
Subway	14
CONVENIENCE	
Night Owl Convenience	5
Star Liquor	9B
RETAIL	
Repco	15B
Rivers	16
E-Male	18C
Sportspower	19
Spotlight	32A
Saltt Boutique	36/37

LOCATION

Gladstone Central Shopping Centre is located in Gladstone, a major Regional Queensland town, approximately 550km north of Brisbane and 110km south-east of Rockhampton. A population of more than 61,000 residents in 2016 and a Gross Regional Product of almost \$4.0 billion underpins the regional importance of Gladstone (source: ABS Census Estimate Resident Population and Office of Economic and Statistical Research (OESR)).

The Spotlight Centre and NightOwl Centre is ideally located on the Dawson Highway (Dawson Road), a major arterial thoroughfare linking Gladstone to the surrounding region. The centre is situated within close proximity to a number of major local infrastructure nodes including:

 Gladstone State High School – 100m	 Gladstone West Primary School – 400m
 Rosella Park Special School – 200m	 Palm Drive Sports Fields – 450m
 Gladstone Hospital - 250m	 Gladstone Speedway and Showground – 550m
 Port of Gladstone - 2km	 Gladstone Airport - 2.4km

Gladstone Central has recently become a new shopping destination for cruise ships from the Port of Gladstone after entering into a deal with Gladstone Area Promotion and Development Limited (GAPDL). The number of cruise ships visiting the Port is anticipated to increase significantly providing a major boost for the centre.



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