



## Greenslopes Mall

700 Logan Rd, Greenslopes QLD 4120

### Allure Retail currently have a number of leasing opportunities available within Greenslopes Mall.

This inner-city suburb of Greenslopes is approximately 6.5km south of the Brisbane CBD, positioned to the east of the Pacific Motorway. The centre occupies a full block located on the eastern side of Logan Road, and is bound by Lottie Street to the east, Sackville Street to the north and Plimsoll Street to the south, with the latter two both providing signalised turning.

### Greenslopes Mall accommodates 9,590sqm of total floorspace which includes the following outlets:

- Coles Supermarket
- Variety Plus
- Australia Post
- Queensland Transport Customer Service Centre
- Services including banks, a medical centre and gym
- Food including sushi, kebabs and cafes

### Trade area population

The main trade area population is estimated at 48,070 in 2017, including 15,120 residents within the key primary sector and estimated to reach 52,470 by 2026, reflecting an average annual growth rate of 1.0%. The primary sector population is forecast to increase to around 16,670 by 2026 at an average annual growth rate of 1.1% or 170 residents per annum.

### Socio-demographic profile

The main trade area population is generally characterised by an affluent, inner city population consisting of young professionals and families.

### Retail expenditure capacity

The total retail expenditure capacity generated by the main trade area is forecast increase from \$694 million in 2017 to \$942 million at 2026, representing an average annual growth rate of 3.5% (\$28 million per annum). Food, liquor and grocery expenditure is estimated to increase by \$109 million from 2017 to 2026.

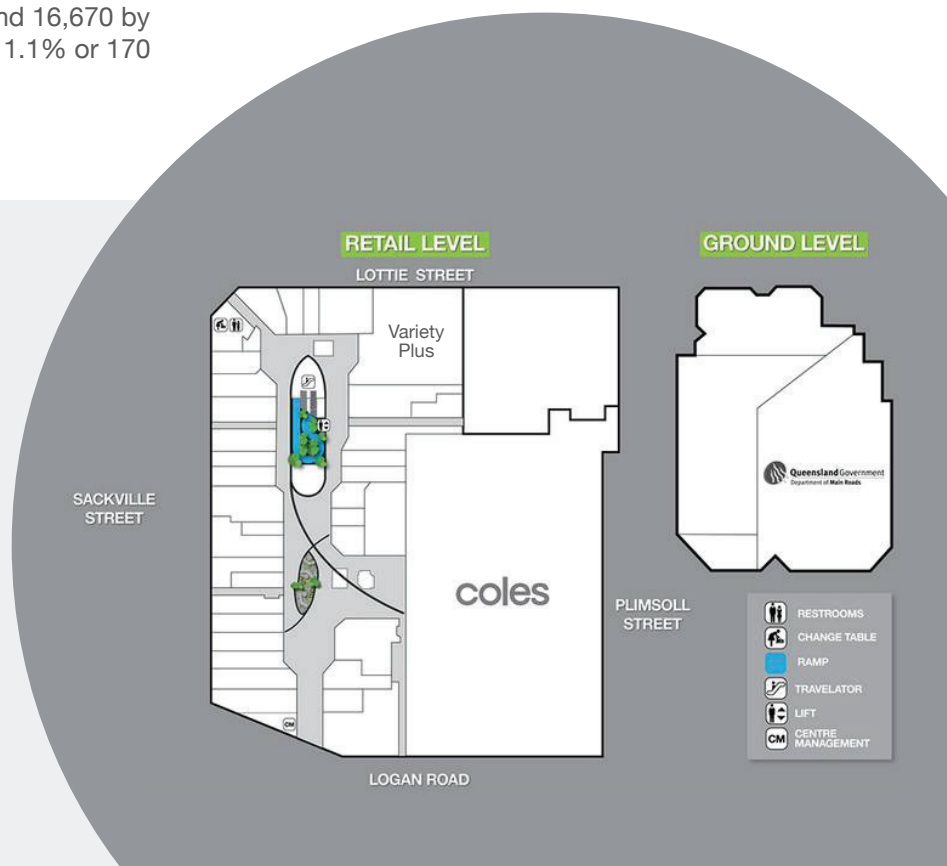
### Competitive landscape

Greenslopes Mall provides the only full line supermarket within the main trade area, with the only other competition of relevance in the trade area consisting of an IGA at Greenslopes Marketplace and an Aldi supermarket located at Stones Corner.

*Information sourced from: MacroPlanDimasi 2016*

### Retail Expenditure Capacity

- Total retail expenditure per capita is estimated to be 7.9% above the metropolitan Brisbane average.
- Per capita expenditure on food retail categories is 5.7% above the metropolitan Brisbane average.
- Per capita expenditure on non-food retail categories is 10.6% above the metropolitan Brisbane average.



## Trade Area & Competition

- Sub-Regional Centre (Woolworths & Target)
- Woolworths & Coles
- Woolworths
- Coles
- Aldi
- Super IGA/IGA
- Other Supermarket (e.g. Foodworks, IGA Express etc.)



### Greenslopes Mall main trade area - socio-demographic profile, 2016

Census Item	Primary Sector	Secondary Sectors		Main trade area	Brisbane metro avg.	Australian avg.
		North	South			
Per Capita Income	\$52,019	\$55,418	\$44,797	\$49,985	\$40,349	\$39,800
Var. from Bris Metro bmark	28.9%	37.3%	11.0%	23.9%		
Avg. household income	\$123,061	\$127,436	\$115,357	\$121,358	\$106,191	\$101,610
Var. from Bris Metro bmark	15.9%	20%	8.6%	14.3%		
Avg. household size	2.4	2.3	2.6	2.4	2.6	2.6
<b>Age Distribution (% of population)</b>						
Aged 0-14	16.6%	15.7%	19.5%	17.6%	19.6%	18.7%
Aged 15-19	5.2%	5.3%	5.8%	5.5%	6.5%	6.1%
Aged 20-29	19.7%	18.9%	14.9%	17.5%	15.1%	13.8%
Aged 30-39	18.5%	18.3%	17.1%	17.9%	14.6%	14%
Aged 40-49	15.1%	14%	14.7%	14.6%	14%	13.5%
Aged 50-59	10.4%	11.1%	11%	10.8%	12.1%	12.7%
Aged 60+	14.4%	16.7%	17.1%	16.1%	18.3%	21.1%
Average age	35.9	37.2	36.7	36.6	36.9	38.6

## Contact

To discuss leasing opportunities contact:

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