

# UPPER COOMERA

MIXED USE DEVELOPMENT

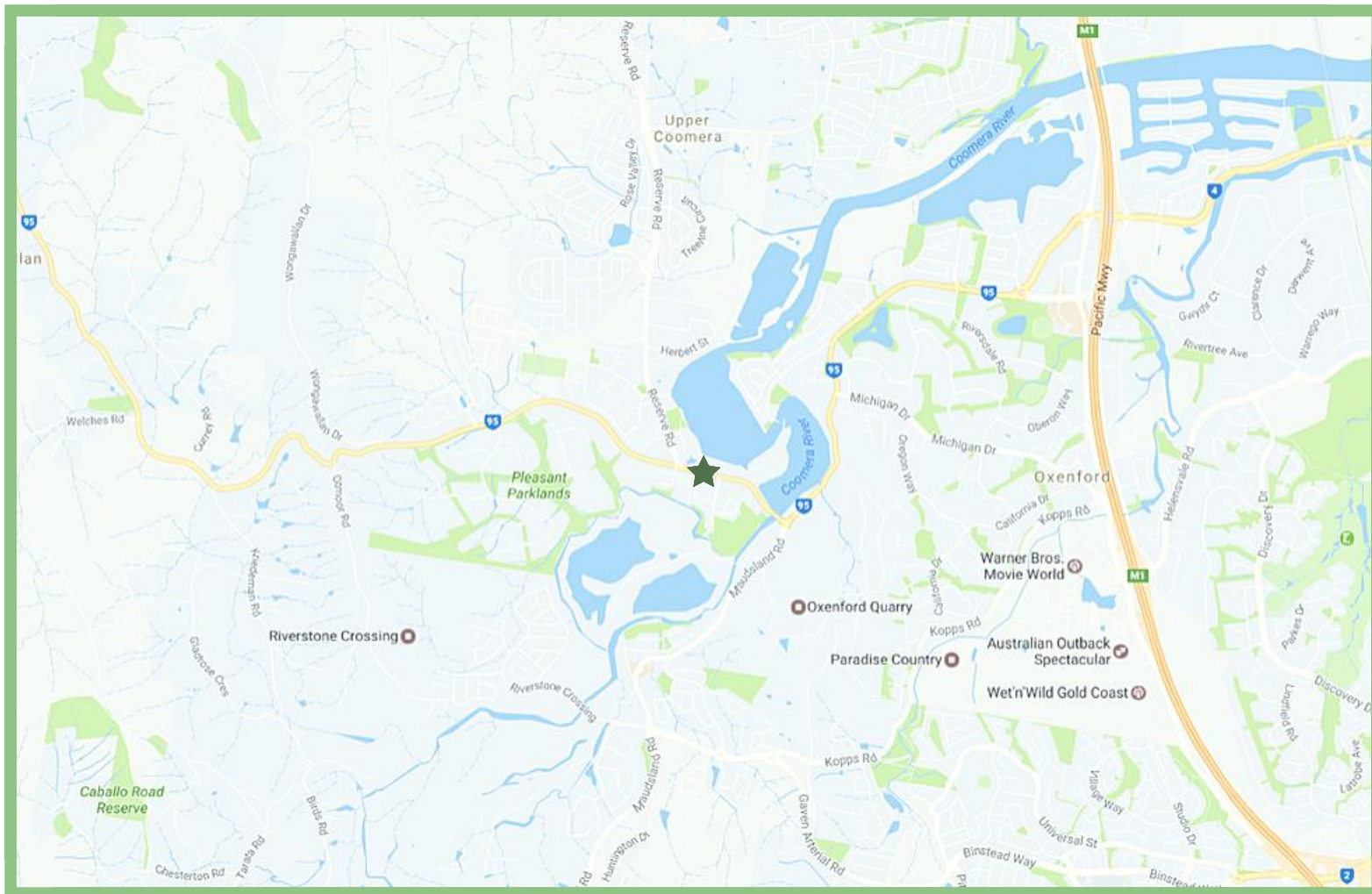
396 TAMBORINE-  
OXENFORD ROAD



3 RETAIL SHOP OPPORTUNITIES  
CHILDCARE CENTRE  
SERVICE STATION

396  
TAM  
BOR  
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OXEN  
FORD  
ROAD



# LOCATION

This site is within 5km of the major theme parks on the Gold Coast, 16km from Surfers Paradise and approximately 55km from the Brisbane CBD.

# TRAFFIC

Count site on  
Tamborine-Oxenford Rd  
Annual Average Daily  
Traffic (AADT): 15,081  
Heavy Vehicles: 6.89%

Site ID: 12283, 2014

# EXPOSURE

Site exposure to  
Tamborine-Oxenford  
Road, with bus stop at  
the front of the property  
and pylon signage  
opportunity.

# CATCHMENT

In 2011, young families  
comprised a large portion  
of the Oxenford-  
Maudsland catchment,  
with an approximate total  
population of 14,913.

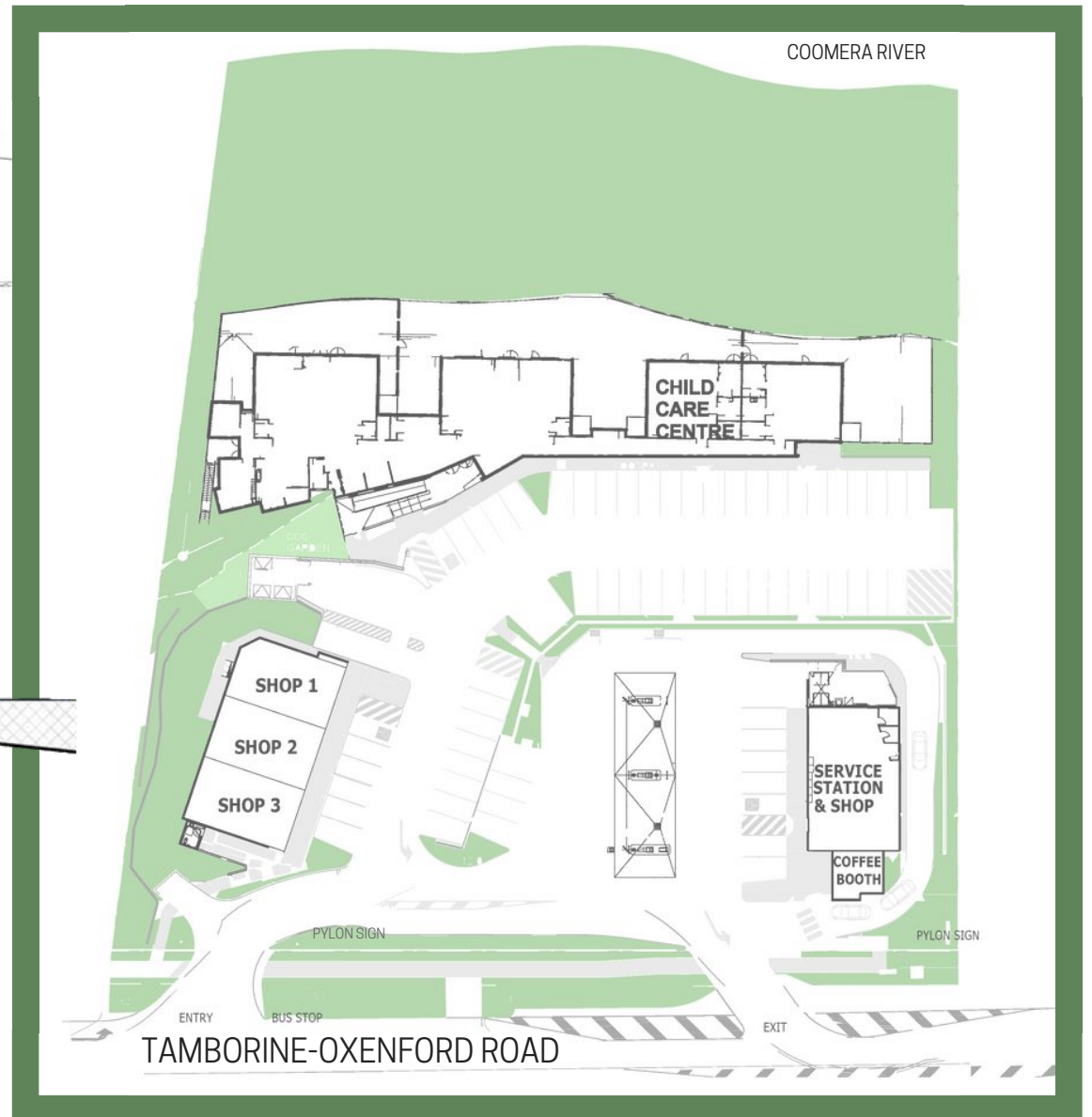
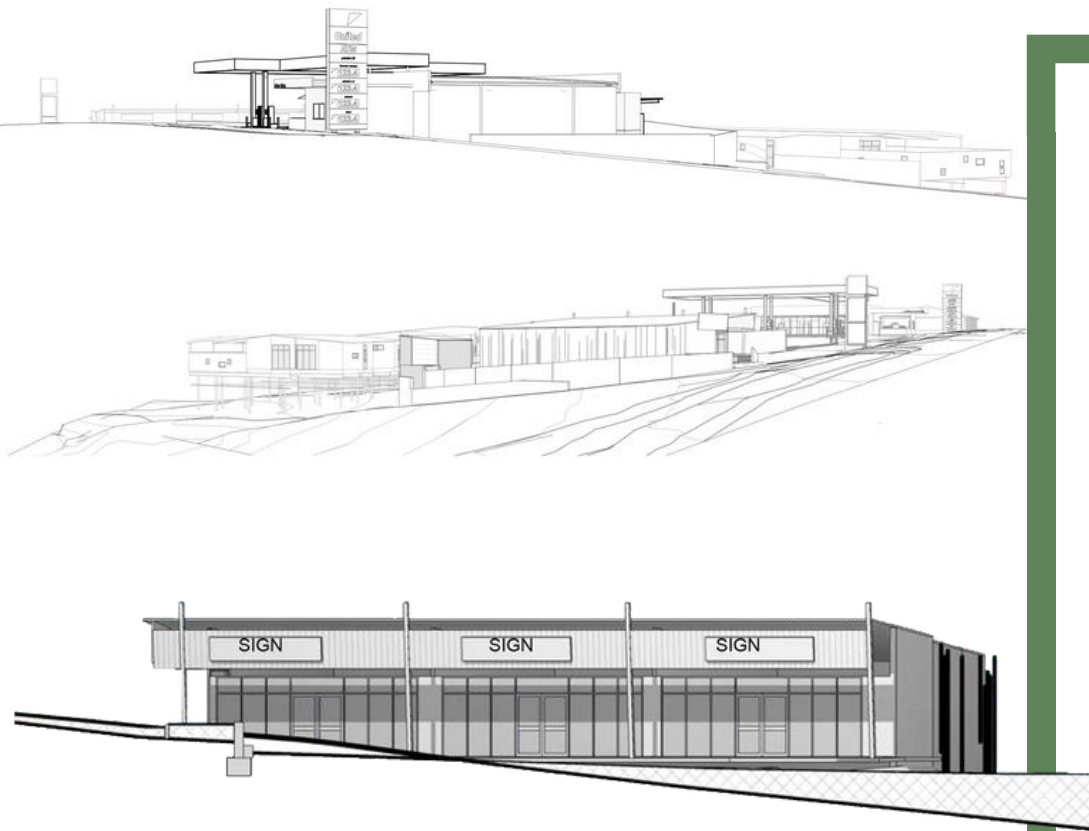
# PARKING

Convenient parking  
at-grade with 20 car and  
1 bike spaces for retail  
tenants, with 66 car  
parking spaces over the  
whole site.

# RETAIL TENANCIES



# OVERALL SITE PLAN



**AR**  
ALLURE RETAIL

**MARK LONG**

mark@allureretail.com.au  
0407 781 157