



# LEASING OPPORTUNITIES

## A BUSY RETAIL HUB FOR LOCALS

EVERYTHING YOU NEED RIGHT IN THE HEART OF THE VIBRANT MIDDLE PARK COMMUNITY...

Metro Middle Park is a 6,387m<sup>2</sup> neighbourhood shopping centre with a full line Coles and over 35 service and specialty retail outlets, including a Vet, Gym and Pharmacy. Metro Middle Park is located on the corner of Horizon Drive & Riverhills Road Middle Park.

With its village vibe, easy access, free Wi-Fi and ample parking, Metro Middle Park boasts a bustling neighbourhood shopping experience offering fresh grocery essentials to alfresco dining and much more!

Metro Middle Park presents a terrific opportunity for savvy retailers to join a thriving shopping centre within a growing community.

## STRONGLY PERFORMING COLES

**300+ FREE**  
CONVENIENT CAR PARKS

**EASY ACCESS**  
VIA HORIZON DRIVE AND  
RIVERHILLS ROAD

**25 MINUTES**  
FROM BRISBANE CBD

**30KM SOUTH**  
OF BRISBANE AIRPORT

**EXTENDED TRADE**  
OPEN 7 DAYS



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# WHY CHOOSE METRO MIDDLE PARK?

## REGIONAL PROFILE

- Metro Middle Park is situated within the established Centenary suburbs, a family-oriented catchment with steady long-term population growth
- The local area is highly serviced, with several schools nearby, reinforcing a strong family demographic that makes up around 70% of households in Middle Park.
- Household income in the Main Trade Area is 25% higher than the Australian average, indicating strong retail spending capacity.
- Local unemployment sits at 4.2%, below the Australian average of 5.1%, supporting consistent household expenditure and ongoing demand for convenience-based retail.

## CENTRE PROFILE

- Centre has undergone multiple refurbishments since being built, including a major GFA expansion as well as staged refurbishments through to 2023.
- 6,387m<sup>2</sup> of Gross Lettable Area
- Full line Coles anchored Centre with 38 specialty shops
- On grade parking for 300 plus vehicles
- Ideally located 25 minutes from the Brisbane CBD
- Public Amenities include Male, Female and Parents / Disabled facilities.
- Located on a prominent corner with excellent exposure to passing traffic

## RETAIL PROFILE

### MAJOR TENANTS

- Coles
- Liquorland
- Amcal Chemist
- Bank of Queensland

### MAJOR SERVICES

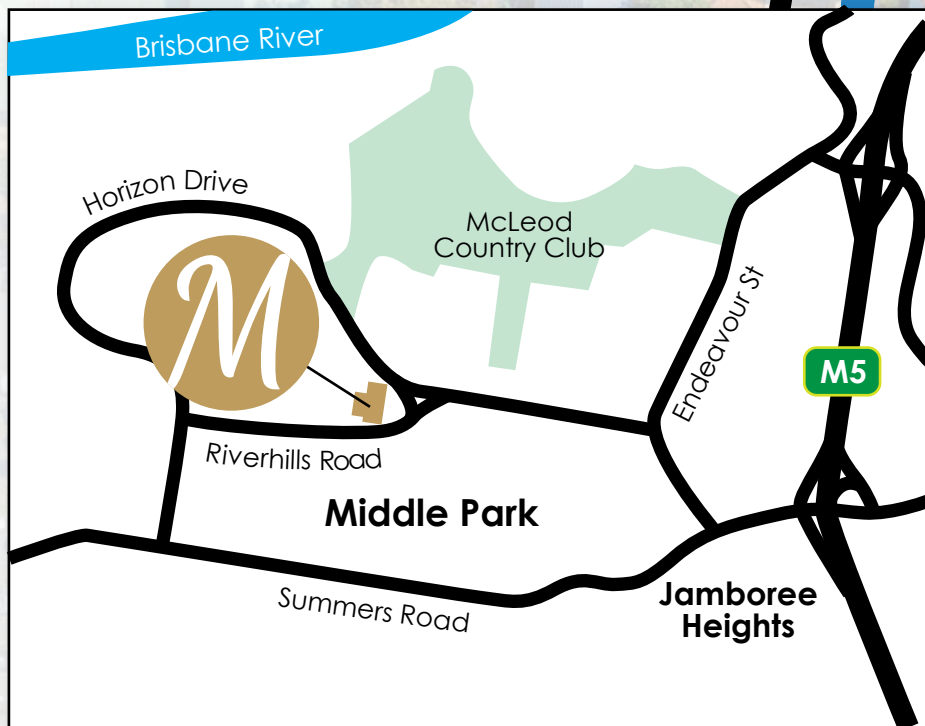
- |                                      |                           |
|--------------------------------------|---------------------------|
| • Ifeelgood 24/7 Express Health Club | • Poolwerx Middle Park    |
| • My Discount Variety Store          | • GJ Barber Shop          |
| • Middle Park Florist                | • Middle Park Bakery Café |
| • Middle Park Medical Centre         | • Centenary Family Dental |
| • The Butchers Block Middle Park     | • Centenary Vets          |



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**METRO**  
MIDDLE PARK

**BRISBANE**  
(30 mins)



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## FURTHER INFORMATION

### LEASING OPPORTUNITIES

Clarence Property is seeking interest from retailers for an exciting new development opportunity on the site.

- Shop 14B available – totals 66m<sup>2</sup>.
- Shop 20 available – totals 158m<sup>2</sup>.
- Shop 23A available – totals 42m<sup>2</sup>.

Contact us today to discuss leasing opportunities further.

### FOR FURTHER INFORMATION

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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 \$860m of real estate assets under management, with both significant investment and development opportunities.

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