

FAIRFIELD CENTRAL

Townsville

LEASING OPPORTUNITIES



2-30 Lakeside Drive, Idalia QLD 4811 | (07) 4759 8249

40+ Specialty Stores | 900+ Undercover Car Parks



DEMOGRAPHICS

PRIMARY TRADE AREA IS EXPECTED TO GROW FROM

6,377 TO **10,429**

RESIDENTS IN 2016

RESIDENTS IN 2026

REPRESENTING A GROWTH RATE OF **5.8%**

MAIN TRADE AREA IS EXPECTED TO GROW FROM

22,868 TO **27,659**

RESIDENTS IN 2016

RESIDENTS IN 2026

REPRESENTING A GROWTH RATE OF **1.1%**

KEY CUSTOMERS

37%

35 – 64
YEAR OLDS

25%

20 – 34
YEAR OLD
SINGLE PERSON
HOUSEHOLD



**AFFLUENT
YOUNG FAMILIES
WITH SCHOOL
AGED CHILDREN**

**MEDIAN
AVERAGE
AGE**

33

HIGHER AVERAGE
**WEEKLY
HOUSEHOLD
INCOME**

\$1,662

IN MAIN TRADE AREA

THE CENTRE

Fairfield Central is an award-winning centre that is home to two full line supermarkets, Woolworths and Coles, plus Kmart department store, Australia Post, The Reject Shop and Priceline Pharmacy. The centre also includes a mix of over 40 specialty stores, including "Fairfield Eats" alfresco dining precinct.

KEY FACTS

MAJOR RETAILERS

Woolworths, Coles & Kmart

MINI MAJORS

The Reject Shop

SPECIALTY RETAILERS

40+

FLOOR SPACE

GLA 22,546 sqm

CARPARKING

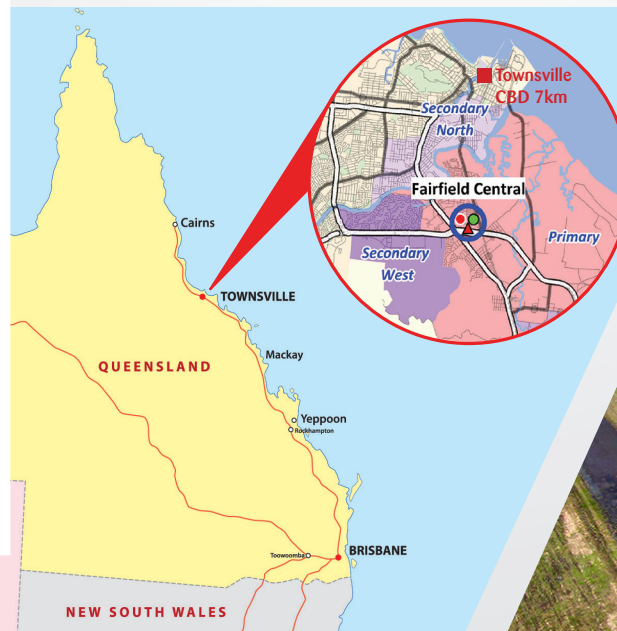
900+

PERFORMANCE

Stage 1 opened in 2008 with Woolworths and 10 specialty stores. Stage 2 opened in November 2015 adding Kmart and an additional 25 specialty stores. Stage 3 followed in September 2019 with Coles and 14 specialty stores. Fairfield Central has performed exceptionally well with a low vacancy rate and strong sales growth.

LOCATION

Fairfield Central is a bustling sub-regional shopping centre located in Idalia, just 7km from the Townsville CBD. The centre is located in a very strong growth corridor of Townsville and is easily accessible from the newly upgraded Bruce Highway. Townsville is recognised as the largest coastal city in North Queensland and is considered the unofficial capital of North Queensland by locals. Townsville hosts a significant number of governmental, community and major business administrative offices for the northern half of the state.



ABOUT US

Lancini Property Group started out as a residential construction company in Townsville more than 40 years ago, by Managing Director, Laurence Lancini. Since then, the company's portfolio has expanded to all facets of the property industry throughout Queensland, including development and management of retail shopping centres, commercial offices, homemaker centres and industrial properties. The business is managed by a high performing team of experts across finance, leasing, development, marketing and property management.

Lancini Property Group is committed to investing in Townsville, by creating jobs and delivering high class properties where communities can thrive and grow. With a strong presence in North Queensland, the company is passionate about the future growth and opportunities unfolding now and in the near future for Townsville. The company has received numerous accolades for outstanding performance in construction, design and management of retail properties.

CONVENIENCE

Fairfield Central benefits from a Woolworths Plus petrol station and stand-alone drive through Zarraffa's Coffee. The centre offers convenient hassle free covered carparking, five-star parents room and amenities, fully enclosed air-conditioned malls and excellent uninterrupted highway exposure, trading across the road from Bunnings Warehouse and Fairfield Homemaker Centre.

ECONOMY

The city has a diverse economy with strengths in education, healthcare, retail, construction and manufacturing. It is a defence hub and is home to thousands of military personnel. It is also a major manufacturing and processing hub. Townsville has several large public assets as a result of its relative position and population. These include the largest campus of the oldest university in northern Queensland, James Cook University, the Australian Institute of Marine Science headquarters, Great Barrier Reef Marine Park Authority, the large Army base at Lavarack Barracks and RAAF Base Townsville.

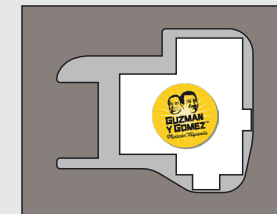
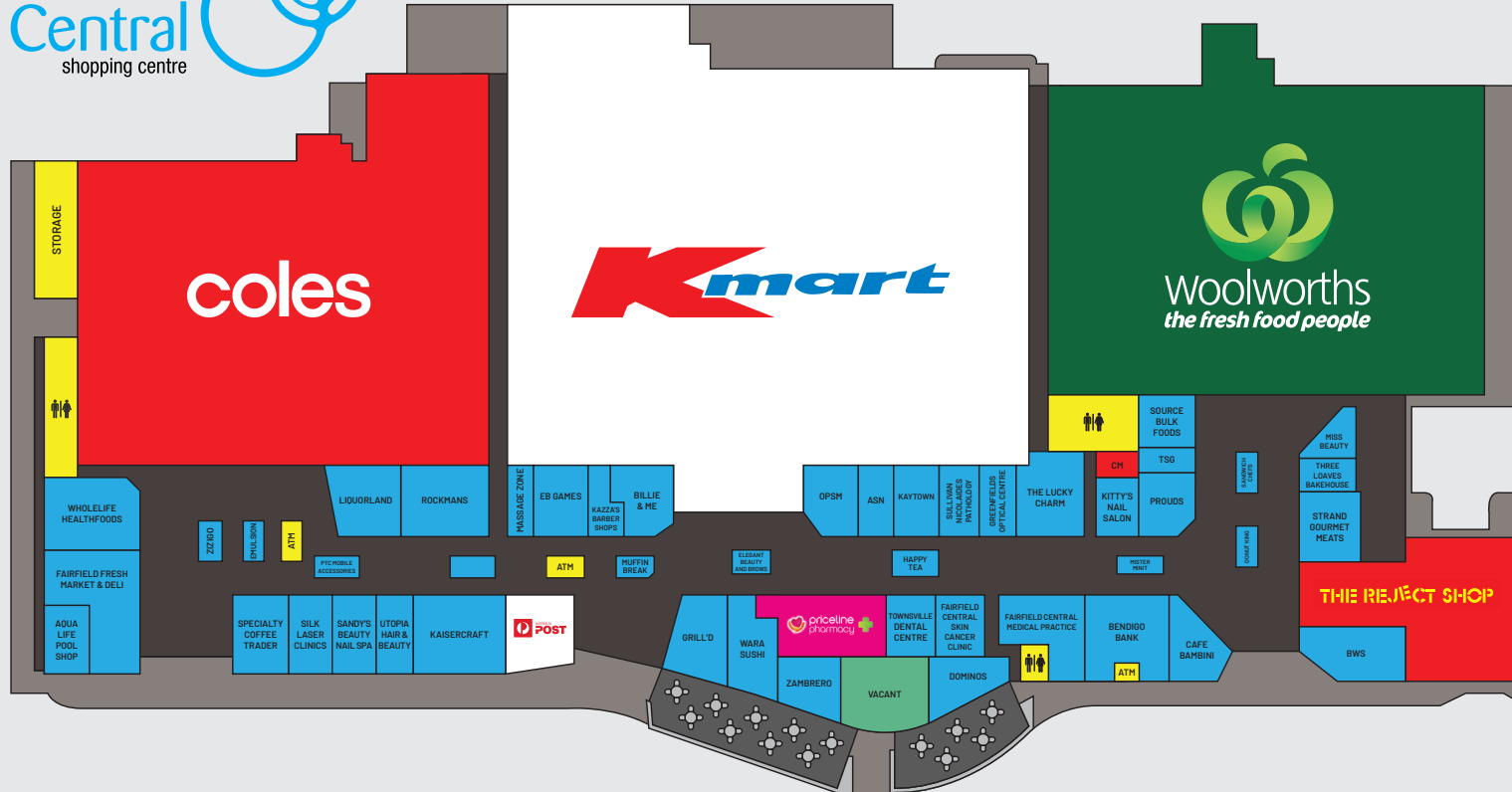
LOCAL DEVELOPMENTS

The nearby Elliot Springs development by Lend Lease is expected to house 10,000 dwellings, home to over 26,000 people (on completion around 2057). This project is located just 11kms from Fairfield Central, with the centre being the closest major centre to the development.



ELLIOT SPRINGS

Artist's impression only



LEASING OPPORTUNITIES

Key Features:

- Join a variety of food, services, homewares, leisure and apparel retailers
- Woolworths, Kmart & Coles
- Convenient location off highway
- Easy on grade undercover carparking
- Design guidelines
- High residential growth area



“Fairfield Central is a standout property within the Lancini Property Group portfolio. We are extremely proud of the high calibre of design and tenancy mix at the centre and the unique proposition it provides to the local community by ensuring their everyday needs are met.

Lancini Property Group will continue to invest in Fairfield Central, to improve the already fantastic amenities and retail offer.”

Salvatore Guardala, Chief Operating Officer



LEASING ENQUIRIES

www.fairfieldcentral.com.au
www.lancinigroup.com.au



ADAM MARTIN
LEASING MANAGER
0448 003 977
adam@lancinigroup.com.au

