



Birkdale Fair

CENTRE SNAPSHOT

Majors:	Woolworths
Total GLA:	5,316 sqm
Catchment:	21,700 residents
Parking:	Over 300 Cars
MAT:	\$65 Million (\$13,000 PSM)

As at June 2019

Leasing Guide

The place to be!

Birkdale Fair is a thriving focal point for the region, with an array of shops and amenities including a pharmacy and health services, banking, fresh food, and a strongly performing Woolworths supermarket showing double digit growth of 10% as at June 2019.

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Birkdale Fair

Birkdale Fair is a well established retail and community shopping centre in the heart of Redland Bay, 24 km's east of Brisbane's CBD.

Its prominent location in a largely residential neighbourhood has resulted in a thriving local destination for its customer base. Anchored by a strong performing and recently refurbished full line Woolworths, the Centre also presents a curated mix of 15 strong national and independent specialties including banking, pharmacy and fresh food.

- On grade covered parking
- Strong specialty retailers performing above benchmarks and recording positive MAT growth
- Growing Main Trade Area population
- Solar panel installation representing energy savings for the centre.



\$65 MILLION
MAT ANNUAL SALES



5,316 M²
TOTAL GLA

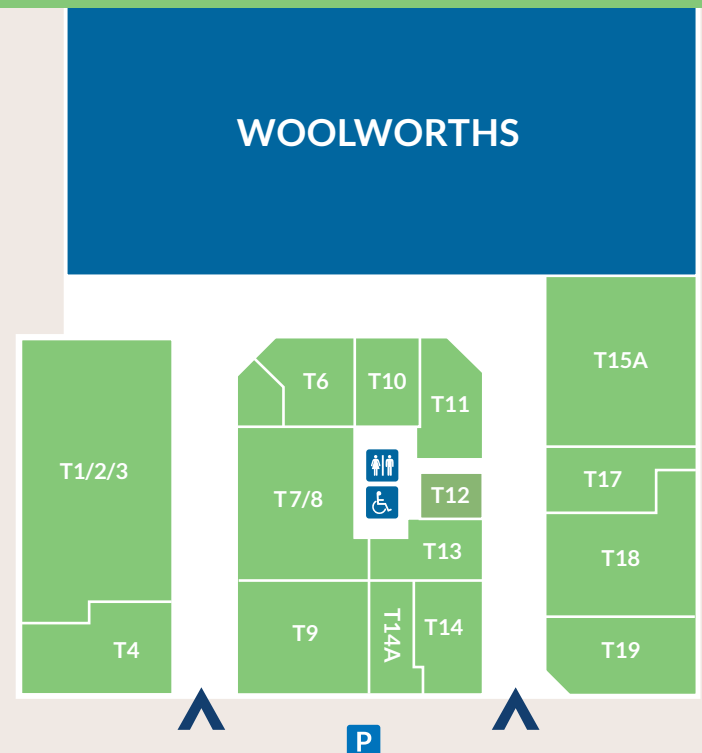


21,700
RESIDENTS



300
CAR PARKS

Centre Plan



Leasing opportunities from 25sqm, seeking a range of retail uses including:

- Fast casual dining
- Retail services
- Health & Beauty.





The region and the people

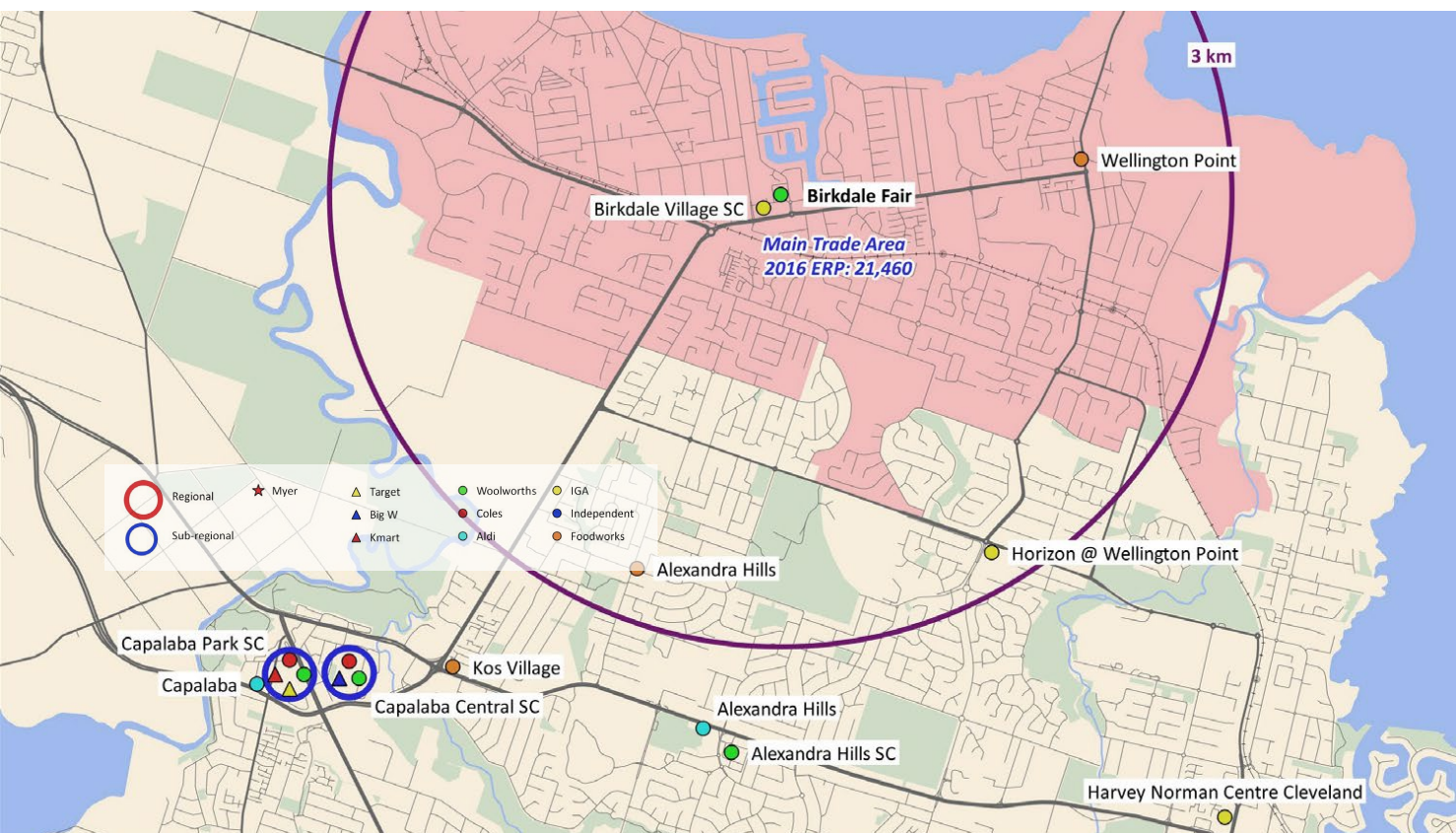
Comfortable, family-oriented and growing, the community around Birkdale Fair is a key driver of the centre's success.

Over 21,780 residents live in the main trade area, with a forecast population growth of 0.7% per annum. These residents enjoy a household and per capita income above both the Brisbane metro and the national average.

Demographics

- Higher than average individual and household income.
- With a mean age of just over 40 years, the population is slightly older than the Brisbane metro average of 36.8 years.
- Compared to metropolitan Brisbane, a slightly higher proportion of 15-19 year olds live in the region and substantially more over 50s call the Birkdale Fair trade area their home.
- At 77.7%, over three quarters of the population is Australian-born, with another 10% born in Europe.
- Households are predominantly couples either with children (45.3%), without dependent children (9.0%) or with no children (24.5%).
- Over 76% of residents live in their own home – significantly more than the Brisbane metro and national average of 64.4% and 68.0% respectively.

Source: Location Report, September 2018. ABS Census Data 2011 and 2016 Queensland Government Statisticians Office.



**Birkdale
Fair**

Cnr Mary Pleasant Drive and
Birkdale Road, Birkdale

The place to be!

BirkdaleFair.com.au

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[Instagram.com/Birkdale_Fair](https://www.instagram.com/Birkdale_Fair)

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