



2 Sidey Cl, Glen Eden



RED HOT POTENTIAL SHOPPING CENTRE COMPLEX IN UP AND COMING POPULATION GROWTH AREA

FIRST IN BEST DRESSED AS THEY SAY !!!! RED HOT POTENTIAL SHOPPING CENTRE COMPLEX IN UP AND COMING POPULATION GROWTH AREA Glen Eden Village Shopping Centre aims to deliver a full and diverse tenancy mix to satisfy the needs and wants of its community alike.

A DESCRIPTION OF THE AREA THIS DEVELOPMENT WILL SERVICE-

Located on the South of Gladstone, is Glen Eden, one of the suburbs on the outskirts of Gladstone, built with easy access through to the centre of town and Boyne/Tannum area being between Glenlyon Road and Gladstone-Benaraby Road. Glen Eden has a mixture of older and new housing areas, also including the prestige area of Billabong Estate. Population growth is a massive part of the up and coming and surrounding areas of Glen Eden .

On the outskirts of Glen Eden is Toondoon Botanic Gardens, Gecko Valley Winery and St Stephens Lutheran College (Yr1 â Yr12)

Glen Eden's population in the 2011 Census was 1969 with the median/average age being 30 years old. The median individual income is \$934.00 per week and the median household income is \$2517.00 per week.

Price FOR SALE BY NEGOTIATION

Property Type Commercial
Property ID 10415

AGENT DETAILS

Salvatore Vasta - 0410123625
Jason Akermanis - 0490214584

OFFICE DETAILS

North Lakes
SHOP 15 9 Discovery Dr North
Lakes, QLD, 4509 Australia
0413351603



15.7% of homes are fully owned, and 54.4% are in the process of being purchased by home loan mortgage. 29% of homes are rented.

The median rent in Glen Eden is \$400 per week and the median mortgage repayment is \$2400 per month

Woolworths Kirkwood (6.2 kms) and Coles Stocklands (also 6.2 kms). In short – a long way away.

AT A GLANCE -

9,181 SQM BLOCK WITH CURRENT DA FOR SUPERMARKET AND
SURROUNDING
COMMERCIAL SHOPS

OR IDEAL FOR SMALLER PROJECT- proposed sketch and plan done for this
alternate idea also available

UP AND COMING AREA WITH HUGE POTENTIAL FOR MASSIVE
POPULATION
GROWTH FOR SHOPPING CENTRE PRECINCT TO SERVICE

OVER 13,000 CARS PASS DAILY

DEVELOPMENT SHOP SIZE BREAK DOWN BELOW

Supermarket (3075m²)

Mini Major (765m²)

Restaurant (200m²)

Liquor Store (150m²)

Retail Block (260m²)

Kiosks (36m²)

IMPRESSIVE MODERN AND FUNCTIONAL DESIGN THAT WOULD SUIT A-
GRADE TENANTS

OPPORTUNITY EXISTS TO PURCHASE THE LAND AND PURSUE A JOINT-
VENTURE WITH DESTINATION TENANTS.

AN EXCITING AND LUCRATIVE FUTURE PROJECT LIKE THIS WONT LAST
LONG .

OWNERS INSTRUCTIONS - ALL WRITTEN OFFERS TO BE PRESENTED IN
WRITING AND VERBAL OFFERS
WILL BE GIVEN NO CONSIDERATION.

FOR MORE INFORMATION, DA, PLANS AND INFO PACK - CALL OR EMAIL
SALVATORE ON
0410 123 625

SALVATORE VASTA AND JASON AKERMANIS SELLING ALL BRISBANE AND
ALL GOLD COAST

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