

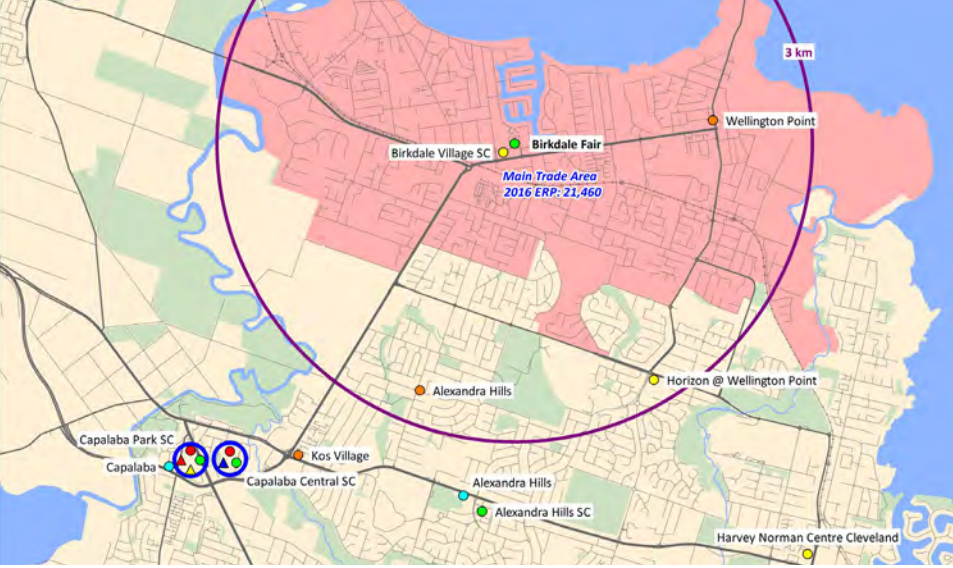
# Birkdale Fair

Purchased in 2015 by Fort Street Real Estate Capital Birkdale Fair was built in 1993 and received a major refurbishment in 2008.

Today, it 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 of course, the strongly performing Woolworths supermarket showing annual growth of 5%.

## Fast facts

- Located 24 km south east of Brisbane
- Popular Woolworths anchor: 3,700 sqm and trading strongly
- 15 retail shops
- Undercover parking for over 300 cars
- Main trade area population in excess of 21,700
- Excellent opportunity for food and service enterprises



## The region and the people

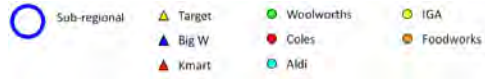
Comfortable, family-oriented and growing, the community around Birkdale Fair is a key driver of the centre's success.

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, 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.



### MARY PLEASANT DRIVE



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