

YAMANTO
CENTRAL

NOW LEASING

STAGE 1 NOW OPEN

JOIN **coles** **Kmart**
AND 50 SPECIALTY STORES



488 WARWICK ROAD, YAMANTO, QLD

FAST FACTS



COLES, KMART
& 50 specialty stores



20,000m²
total GLA



950 CAR PARKS
(750 undercover)



FRESH FOOD
1,750m² fresh food market
hall precinct



OUTDOOR DINING
1,200m² licensed alfresco
dining precinct with landscaped
gardens & playscape



6-8% ANNUAL
POPULATION GROWTH
with main trade area
forecast to double by 2031



\$2 BILLION IN
RETAIL SPEND
by 2032



54,000+ UNDER
SERVICED CONSUMERS
in the main trade area

WHERE IS YAMANTO CENTRAL?

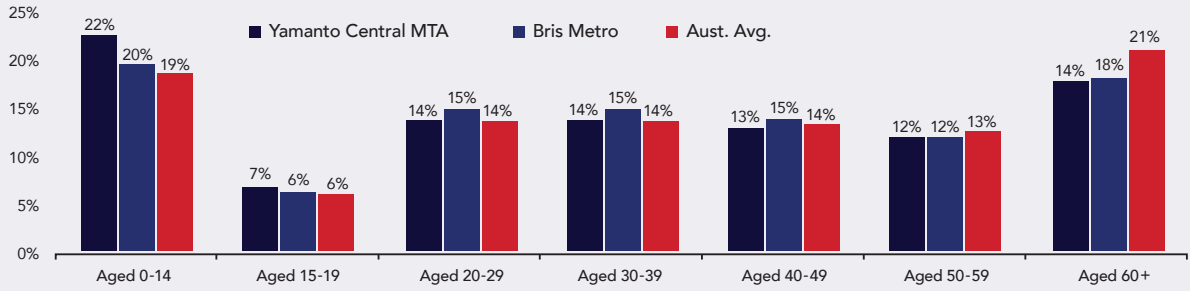


Yamanto Central is a next-generation sub-regional shopping centre situated in a fast growing region. A celebration of local independent and national retailers, Yamanto Central is 35km from inner-city Brisbane, and 5km south of the Ipswich CBD. It is phase 1 of the planned 22.5ha Yamanto

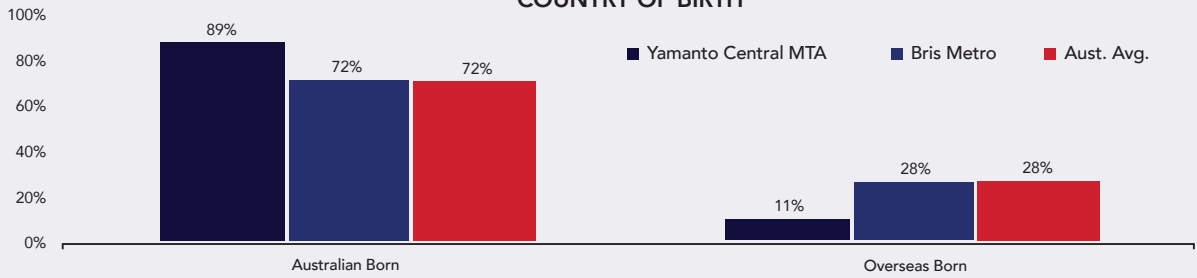
Town Centre. The nearby Amberley RAAF Base has 7,000+ service personnel which contributes to the significantly higher median household income when compared to the wider Ipswich area.

KEY DEMOGRAPHICS

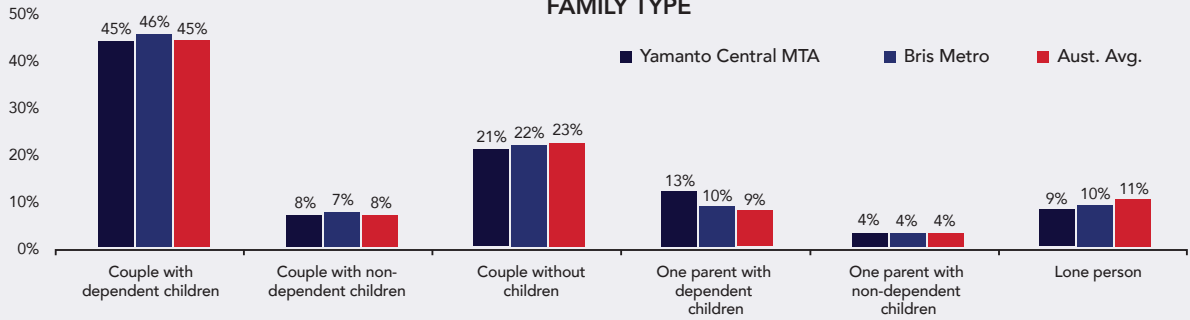
AGE DISTRIBUTION



COUNTRY OF BIRTH

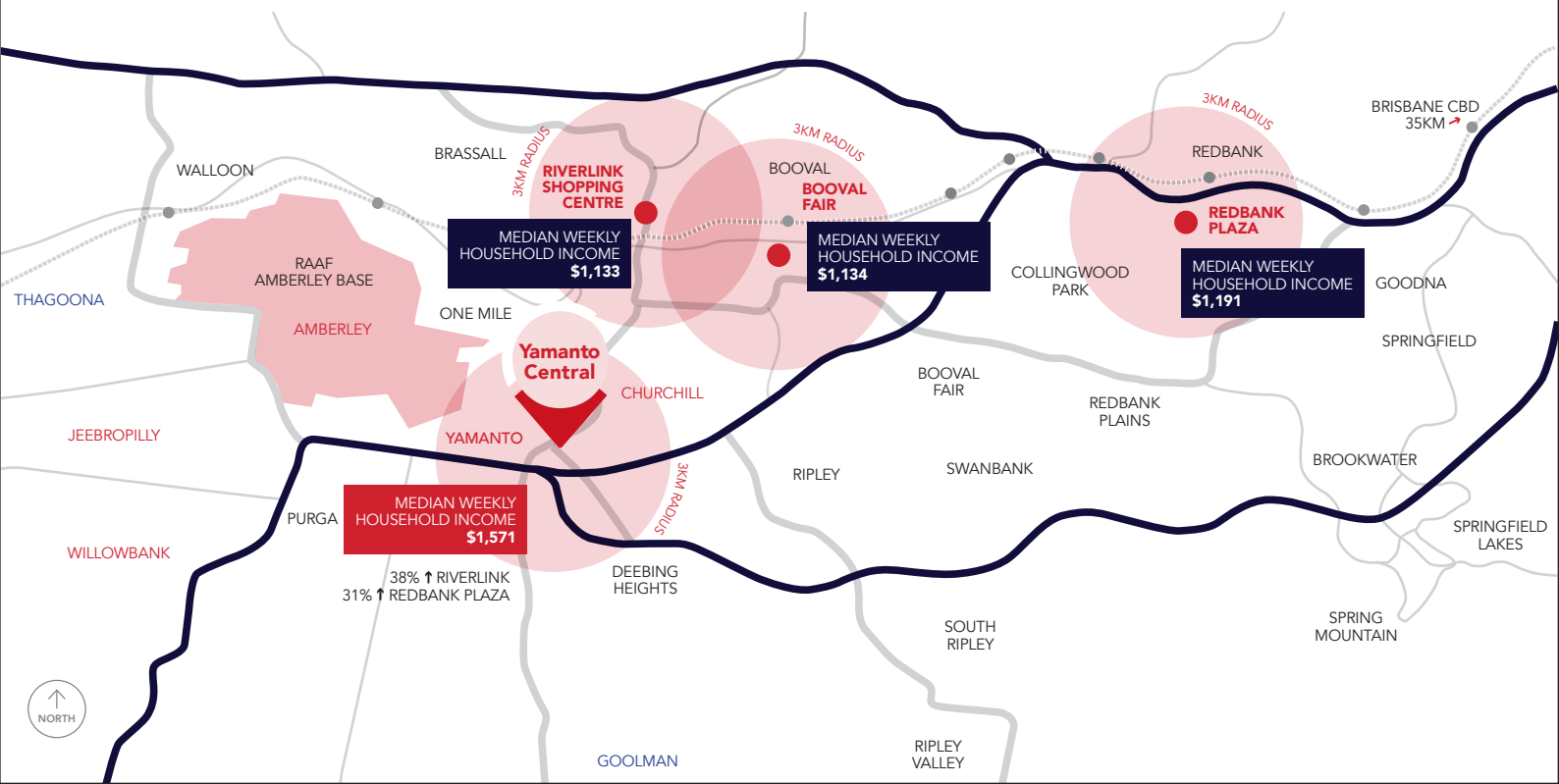


FAMILY TYPE



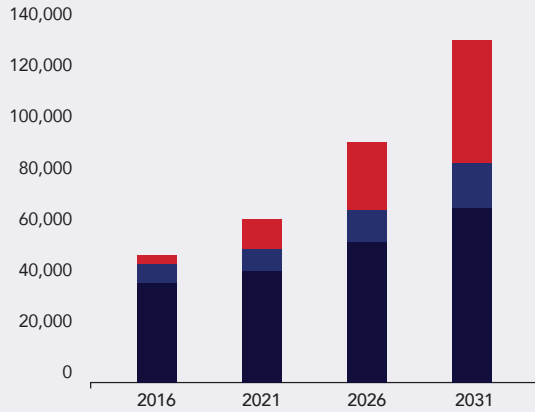
Source: ABS Census of Population & Housing, 2016; MacroPlan Dimasi

MEDIAN HOUSEHOLD INCOME

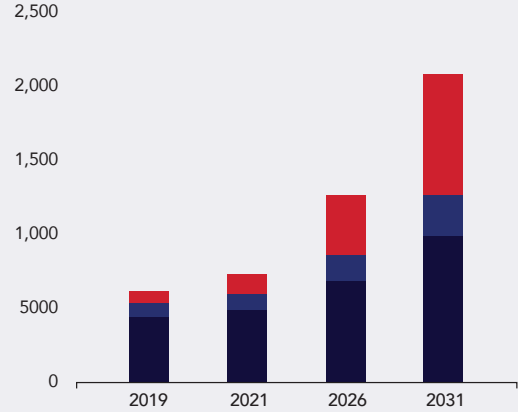


TRADE AREA GROWTH

TRADE AREA POPULATION GROWTH

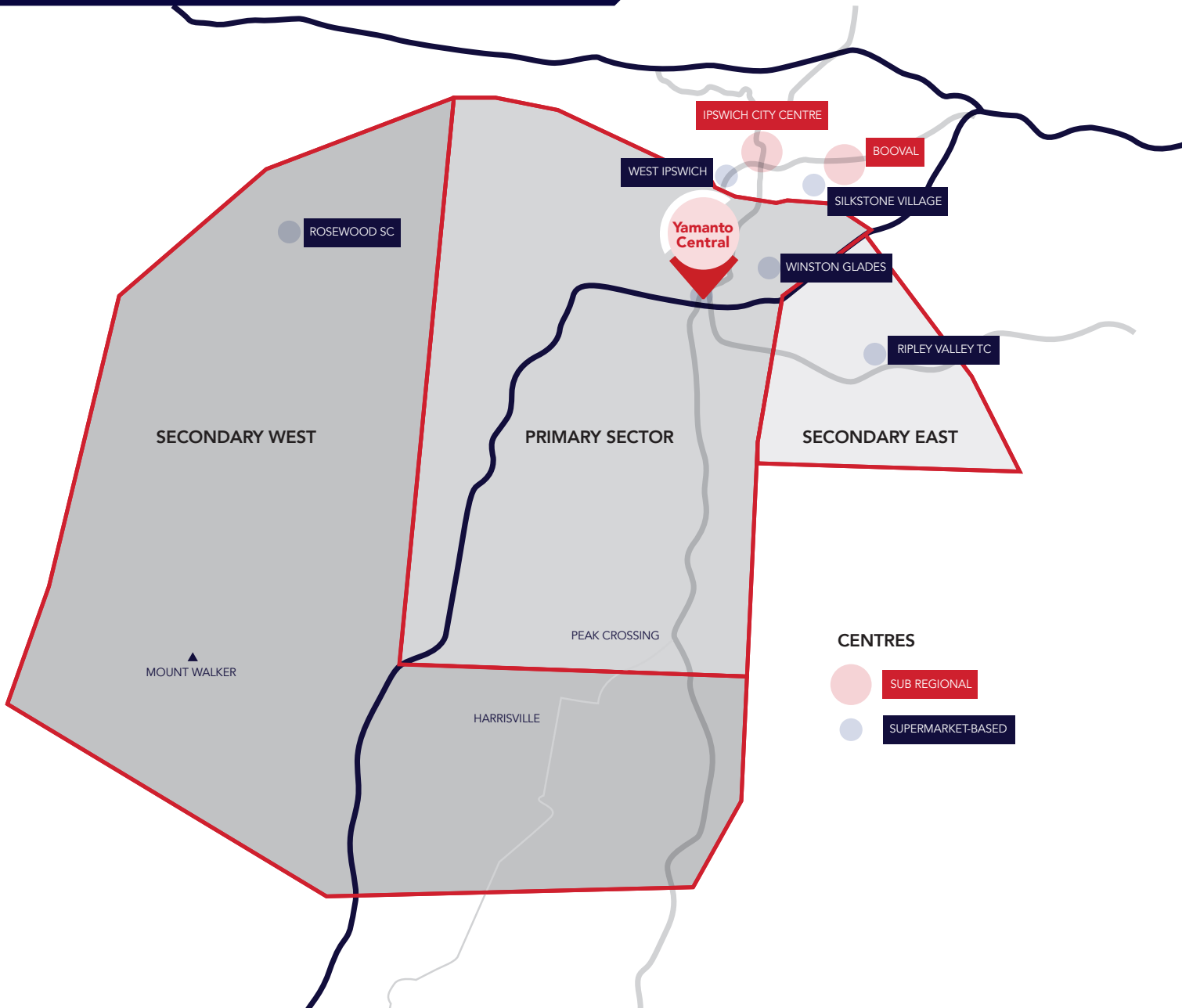


TRADE AREA RETAIL EXPENDITURE (\$ MILLION)



■ Primary ■ Secondary West ■ Secondary East

MAIN TRADE AREA



OUTDOOR DINING PRECINCT



OVERVIEW

Number of tenancies: 7

Tenancy size: 80-200m²

Undercover dining space: 750m²

Total size outdoor dining precinct: 1,200m²



Yamanto Central's outdoor dining precinct will host up to seven restaurants and cafes, with additional external alfresco seating for approximately 300 diners.

The total area of the precinct will be 1,200m², encompassing an open air grassed space, including picnic spots, seating and a children's play area.

"Our approach with the dining precinct was to foster a comfortable environment that invokes a backyard spirit; somewhere that can host the individual or family activities, amongst an eclectic mix of food offerings and spaces. It avoids pretension, but instead looks to provide a public space where one can genuinely relax and take ownership of their piece of turf under a tree".

Todd Crighton – Buchan Group

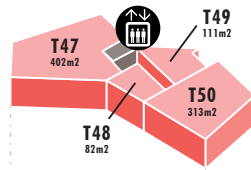
CENTRE PLAN

L1
LEVEL ONE

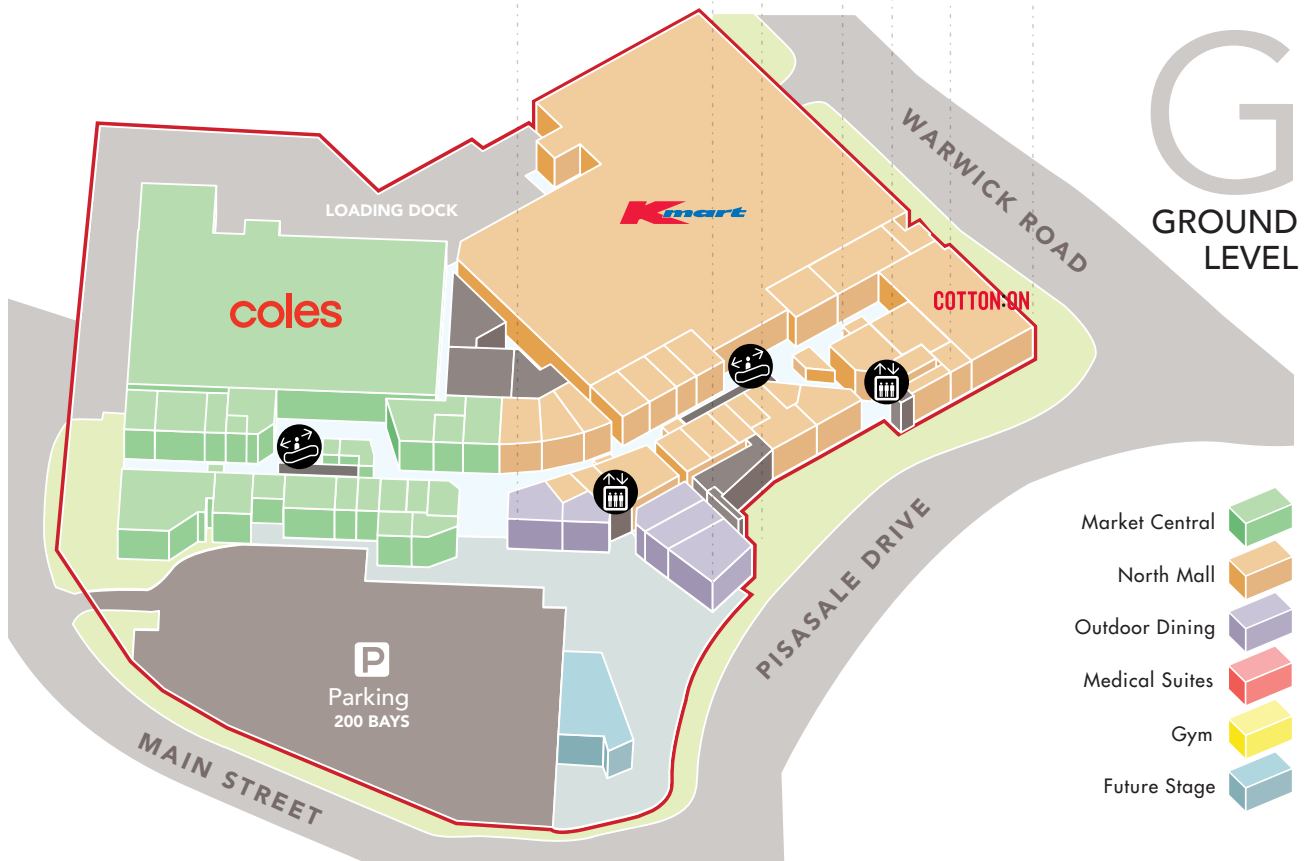


Medical Suites

Gym



G
GROUND LEVEL



- Market Central
- North Mall
- Outdoor Dining
- Medical Suites
- Gym
- Future Stage

750 Basement Car Parks

Concierge Car Wash

Hiit Republic

Rackley Swimming

Lift Access to all levels

Travelator

B
BASEMENT LEVEL

For all leasing enquiries, contact:

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yamantocentral.com.au



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