



**CAMERON
PARK**
PLAZA

Corner George Booth Drive & Portland Drive, **Cameron Park**

Your **convenient local**

A FUSION OF CONVENIENT SHOPPING AND LOCAL SERVICES

Cameron Park Plaza is set to be a vibrant, modern shopping centre with easy access and a focus on local convenience.

The centre will ultimately feature:

- Over 3,800m² full line Woolworths
- Over 3,000m² additional retail with areas from 70m² to 1,000m²
- 387 Car bays
- Open seven days
- Alfresco dining area

The shopping centre is subject to development approval. Forecast development commencement is December 2018 with opening in December 2019.



It's the perfect balance.
An escape from the congestion of high density living yet close to Newcastle, the coast and the convenience of local shopping and services.

LOCAL DEMOGRAPHIC SNAPSHOT


Cameron Park Plaza will be carefully designed to target the core demographic of Cameron Park and surrounding suburbs, encouraging a higher level of interaction and increased foot traffic to the centre.




Trade Area Population
↑ 31,275
 By 2031, **2.2%** annual growth rate
 The total trade area population is projected to increase to **42,400** by 2031 representing an annual growth rate of 2.2%




Average Age of Residents
37.8yrs
 The average age of residents at 37.8 years is significantly lower than the NSW benchmark of 41.3 years




Couples with Children
45.3%
 The main trade area includes a high proportion of traditional families (couple families with dependent children) at 45.3%



Home Ownership
76.4%
 The proportion of home ownership in the trade area is high at 76.4%



Australian Born
92%
 The population is predominantly Australian born at over 92%



Household Income
7% Higher
 Than NSW non-metro
 Household income is higher than New South Wales non-metropolitan benchmark average by 7%

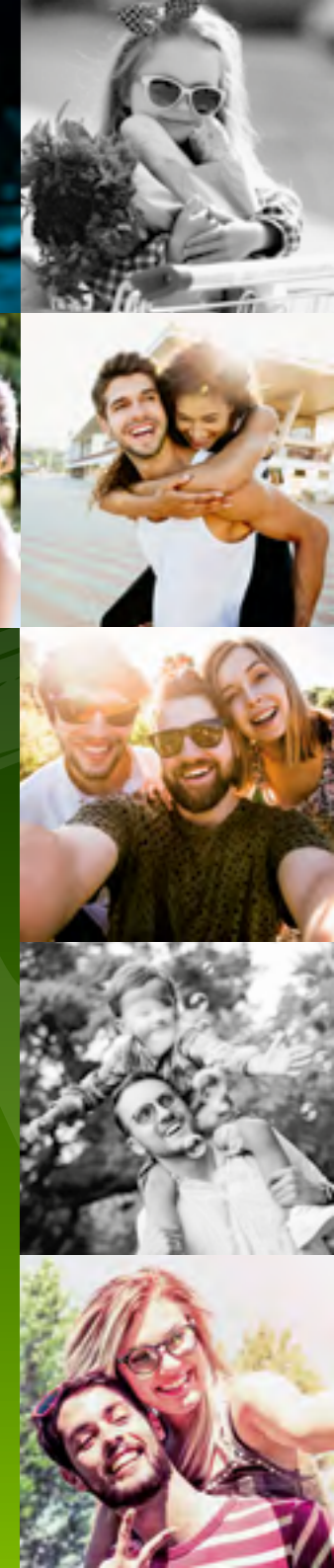


There's a strong need for convenient shopping facilities & services within close proximity to the homes of the main trade area, where consumers are visiting supermarkets 2-3 times a week.

LOCAL RETAIL EXPENDITURE

The total retail expenditure level of the main trade area is estimated at \$406 million. This is projected to increase at an average annual rate of 3.1% to \$619.3 million by 2031.

Year	Population Forecast	Retail Expenditure Forecast (\$m)
2021	33,775	453.2
2026	37,650	526.0
2031	42,400	619.3





CONVENIENTLY POSITIONED FOR **FUTURE GROWTH & DEVELOPMENT**

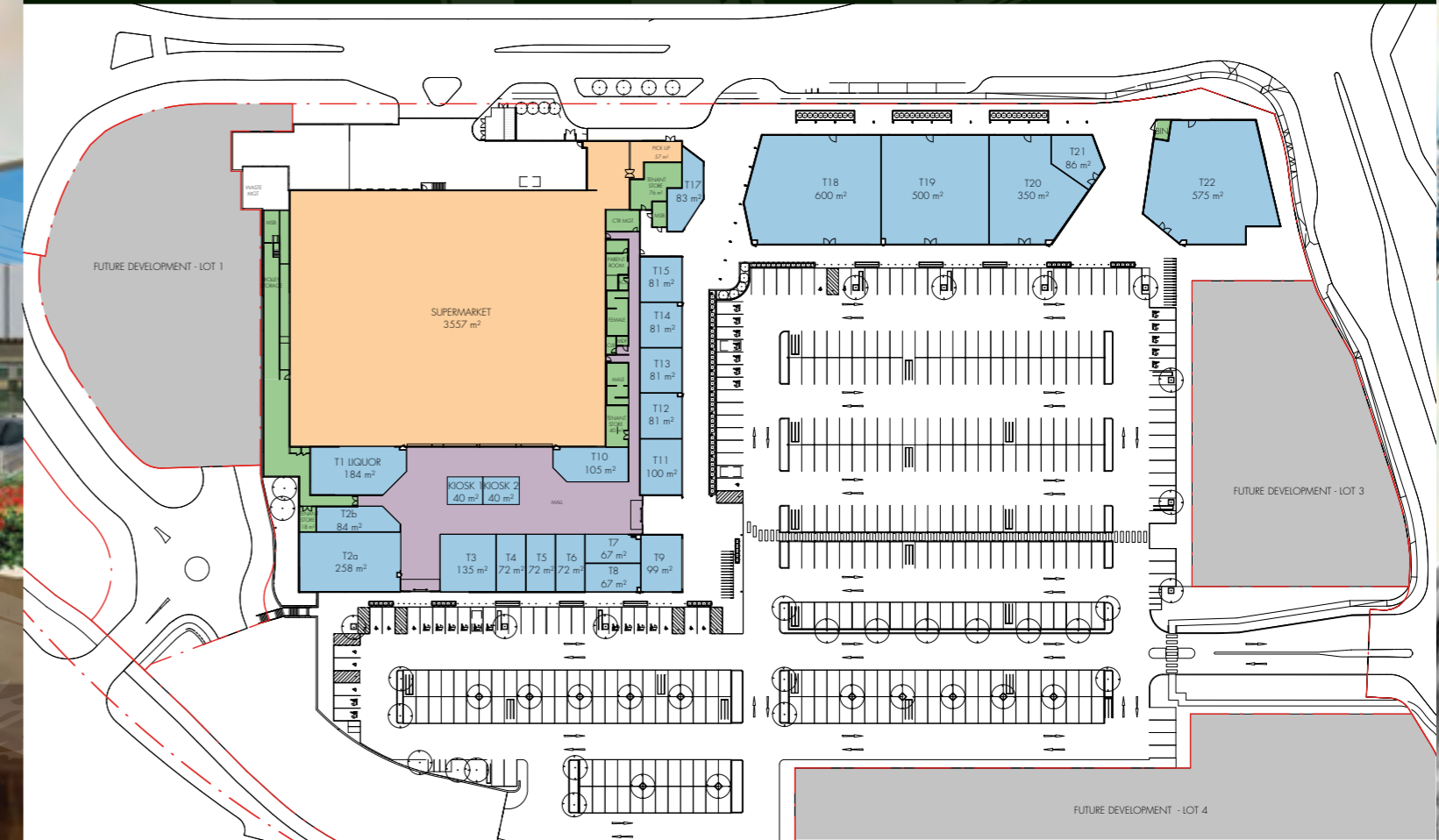
Cameron Park forms part of the Newcastle/Lake Macquarie Western Corridor Planning Strategy where it is estimated that around 8,000 dwellings will be provided once the area is fully developed.

Information source – Location IQ
Economic
Impact
Assessment
January 2018.



The Cameron Park precinct is a major growth centre in the Newcastle, Lake Macquarie area, where major infrastructure is being realised now and for the region's future.

CAMERON PARK PLAZA



SHOPPING CENTRE PLAN





**For leasing opportunities contact:
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About Fabcot Pty Ltd

As Australia's largest retailer, Woolworths Group understand the importance of quality, sustainable developments. Fabcot Pty Ltd is Woolworths' own corporate property division responsible for the successful delivery of over 100 projects representing over \$2 billion in developmental capital expenditure.

Find out more at www.woolworthsshoppingcentres.com.au

Disclaimer: The information in this brochure is for marketing and general information purposes only. All dimensions and areas quoted or appearing on plans are subject to survey. We do not warrant the information, nor have we sought to have the information independently verified. We therefore recommend that potential Lessees make their own investigations and enquiries. The information in this brochure does not form part of any contract. It is not to be relied upon or used for any purpose. The contents of this brochure are confidential and are not to be divulged to any third party without the express written consent of the Leasing agent or Woolworths Group.



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