

OUTSTANDING HIGHWAY OPPORTUNITY



LEASING NOW



NABIAC HIGHWAY SERVICE CENTRE

14319-14327 PACIFIC HIGHWAY NABIAC NSW 2312



coles
express

OPPORTUNITY SUMMARY

14319 -14327 PACIFIC HIGHWAY NABIAC NSW 2312

This Highway Service Centre (HSC) has direct access from the Pacific Highway – left in and left out.

This state of the art HSC features Coles Express fuel; fast food restaurants with provision for drive-through for 2 restaurants; truckies lounge; shower facilities; children's playground and overnight parking for heavy vehicles.

This 24/7 HSC will attract most of the northbound traffic and some of the southbound traffic when completed at the end of 2021.

Leasing spaces start at 61.5m² with the largest lease having 180m² of space available.

EXECUTIVE SUMMARY

14319-14327 PACIFIC HIGHWAY NABIAC NSW 2312

ADDRESS

14319 - 14327 Pacific Highway NABIAC NSW 2312 (M1 Motorway)

LOCATION

3 hours drive north of Sydney and 30 minutes south of Taree

ZONING

RU1 Primary Production
CC Approved

THE DEVELOPMENT

Shell is the anchor tenant secured on a 10 year lease with 10 + 5 + 5 lease options

LEASE DETAILS

A premium selection of tenancies are available

AGENT DETAILS

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PROPERTY DESCRIPTION & INTRODUCTION

14319-14327 PACIFIC HIGHWAY NABIAC NSW 2312

INTRODUCTION

Fourwalls Commercial Newcastle and Maitland are please to offer food retailers 4 prime leasing opportunities within the new Shell NABIAC Highway Service Centre due for completion early 2022.

DESCRIPTION

The new ownership of this prestigious location is very excited to be involved in the development of the NABIAC HSC. The site holds an existing service station and caravan park. The NABIAC HSC will be the major service centre for 359kms on the Eastern Highway located between Pheasants Nest on the Hume Highway to NABIAC.

KEY FEATURES

- 16 car fuel bays
- 3 truck fuel bays
- Seating for a minimum of 74 people
- Male and female showers
- Toilet amenities
- Baby change room
- Truckies lounge
- Coin operated laundromat
- 91 car parking spaces including 3 bus/trailer parking
- 20 heavy vehicle parking spaces
- Children's playground

LAND INFORMATION

Building Type:	COMMERCIAL
Land Size:	40,000M2
Local Government:	Mid-Coast / Taree
LOT/PLAN:	20/DP628599

LOCATION

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Ideally located approximately 3 hours north of Sydney and 30 minutes south of Taree, the Nabiac HSC will be the second on the M1 Motorway from Pheasants Nest Hume Highway northbound, a distance of 359kms. Access to the site southbound is by flyover which is 400 metres south of the site.

Nine Service stations and fast food outlets are now bypassed on Pennant Hills Road due to the opening of the North Connex Tunnel. The proposed bypass of Thornton and Raymond Terrace by 2025 (according to RMS website) makes the Nabiac HSC the most attractive destination for truckies and travellers heading north.

Available food stops on the M1 Motorway from Wahroonga to Nabiac northbound (2hours 45 mins):

- Wyong Highway Service Centre
- Nabiac Highway Service Centre

TRAFFIC COUNT

According to the NSW Government website traffic count conducted in 2020 at Kiwarrack just south of Nabiac on the M1 Motorway a total of 10,441 vehicles northbound and 10,347 southbound travel past the site on a daily basis.

POPULATION

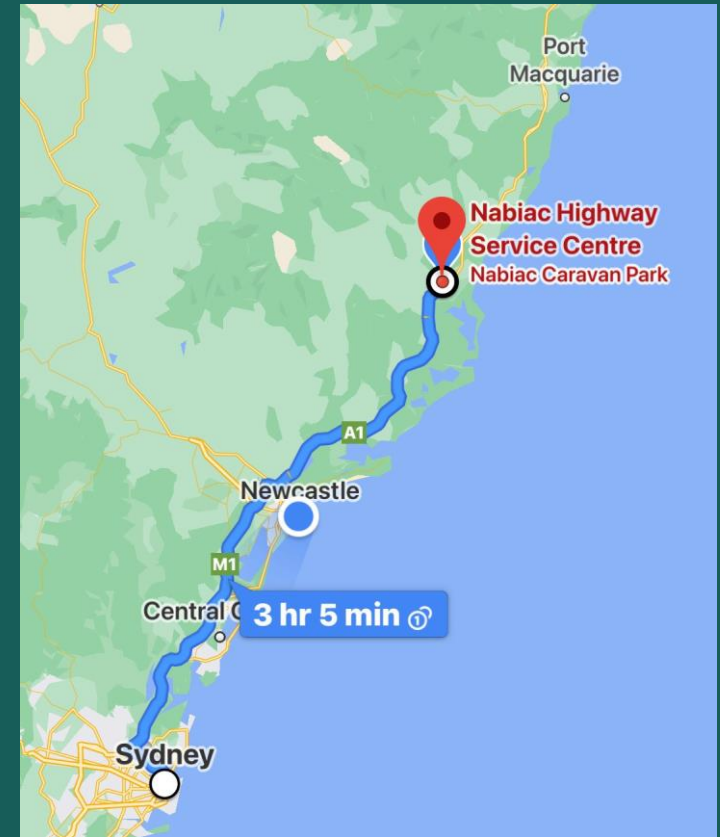
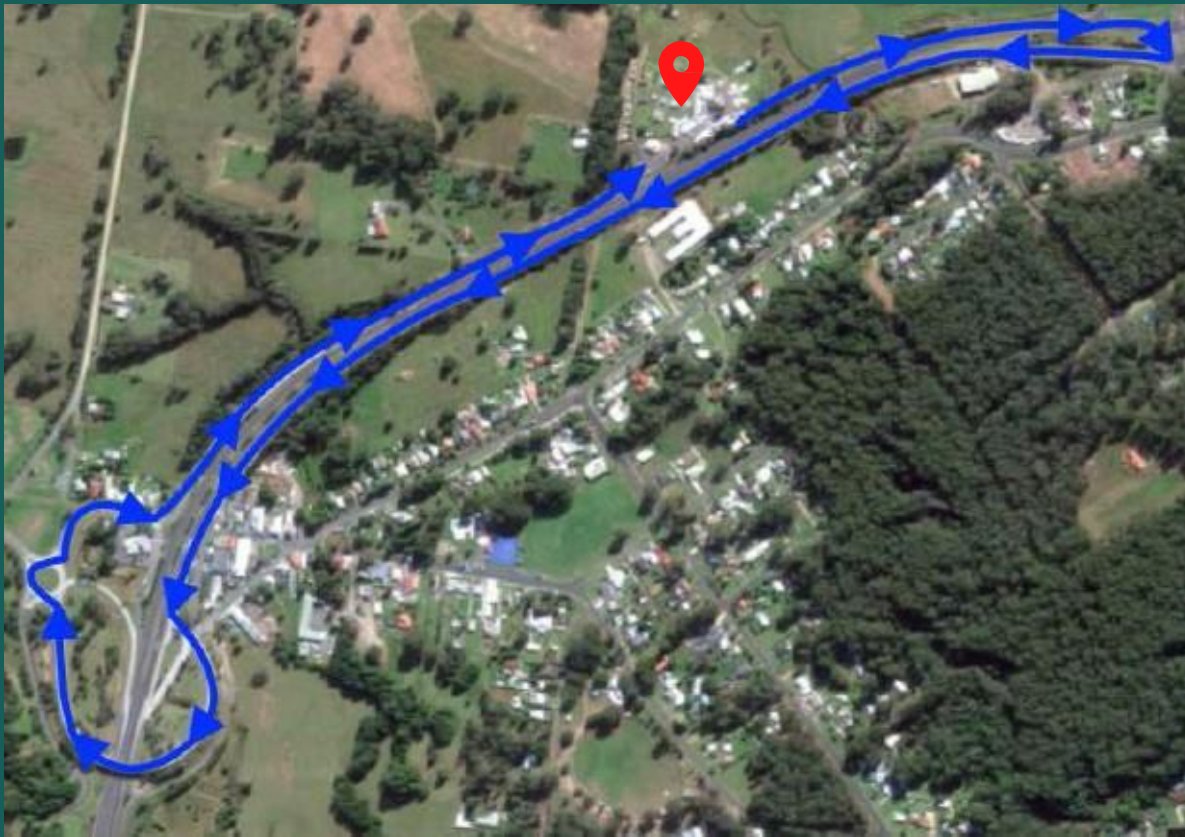
- Nabiac and surrounding communities: 2,500 (Census 2016)
- City of Taree: 21,000 (Census 2016) 30 minutes north of Nabiac
- Forster and Tuncurry: 6,400 (Census 2016) 30 minutes south of Nabiac

Analysing the above information it would be fair to say that travellers would consider Wyong too close and Nabiac to be the perfect spot to refuel, buy food and refreshments before continuing their journey northbound.

LOCATION MAP

14319-14327 PACIFIC HIGHWAY NABIAC NSW 2312

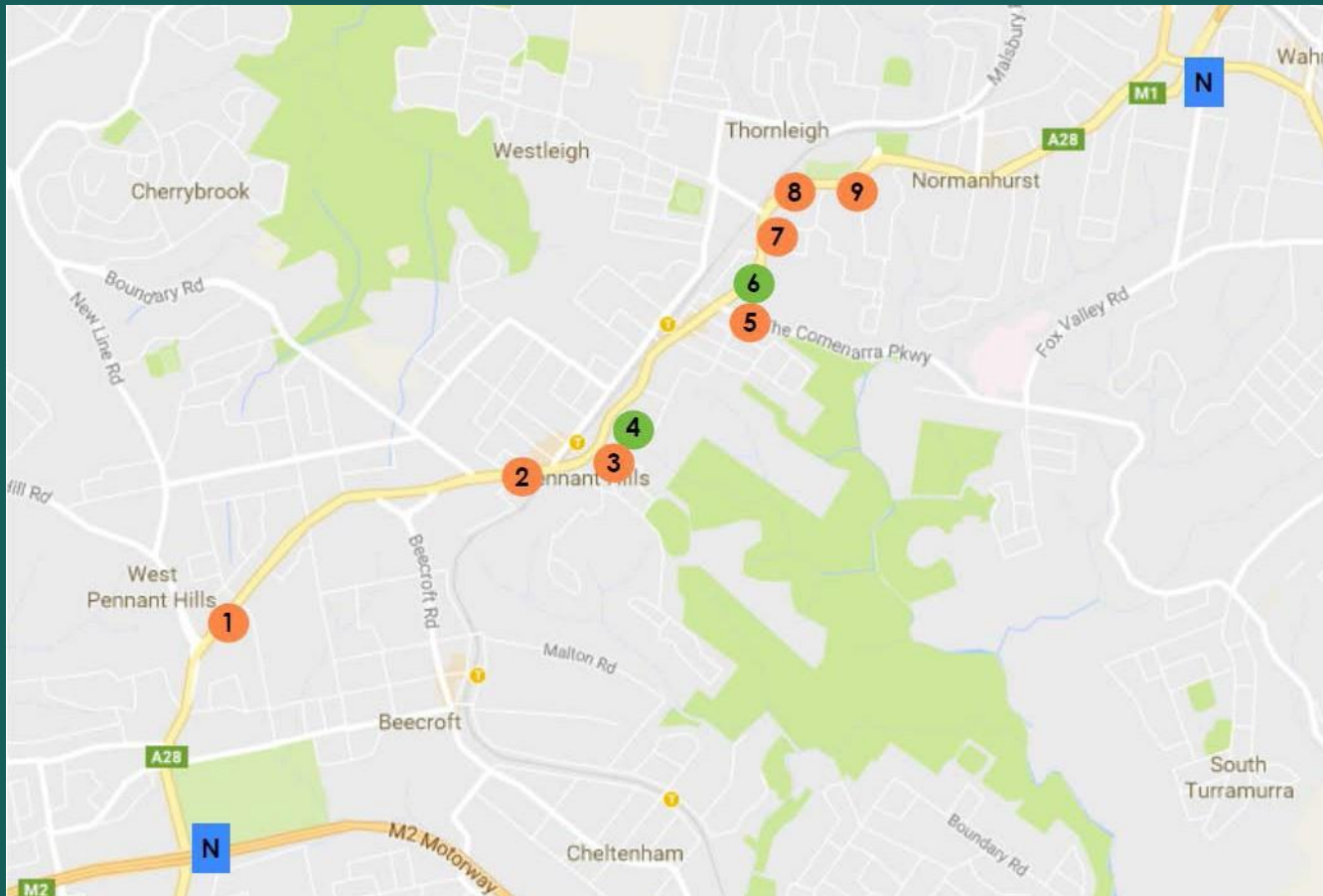
Access to the site southbound is by flyover which is 400 metres south of the site.



BYPASSED SERVICE CENTRES & FOOD OUTLETS

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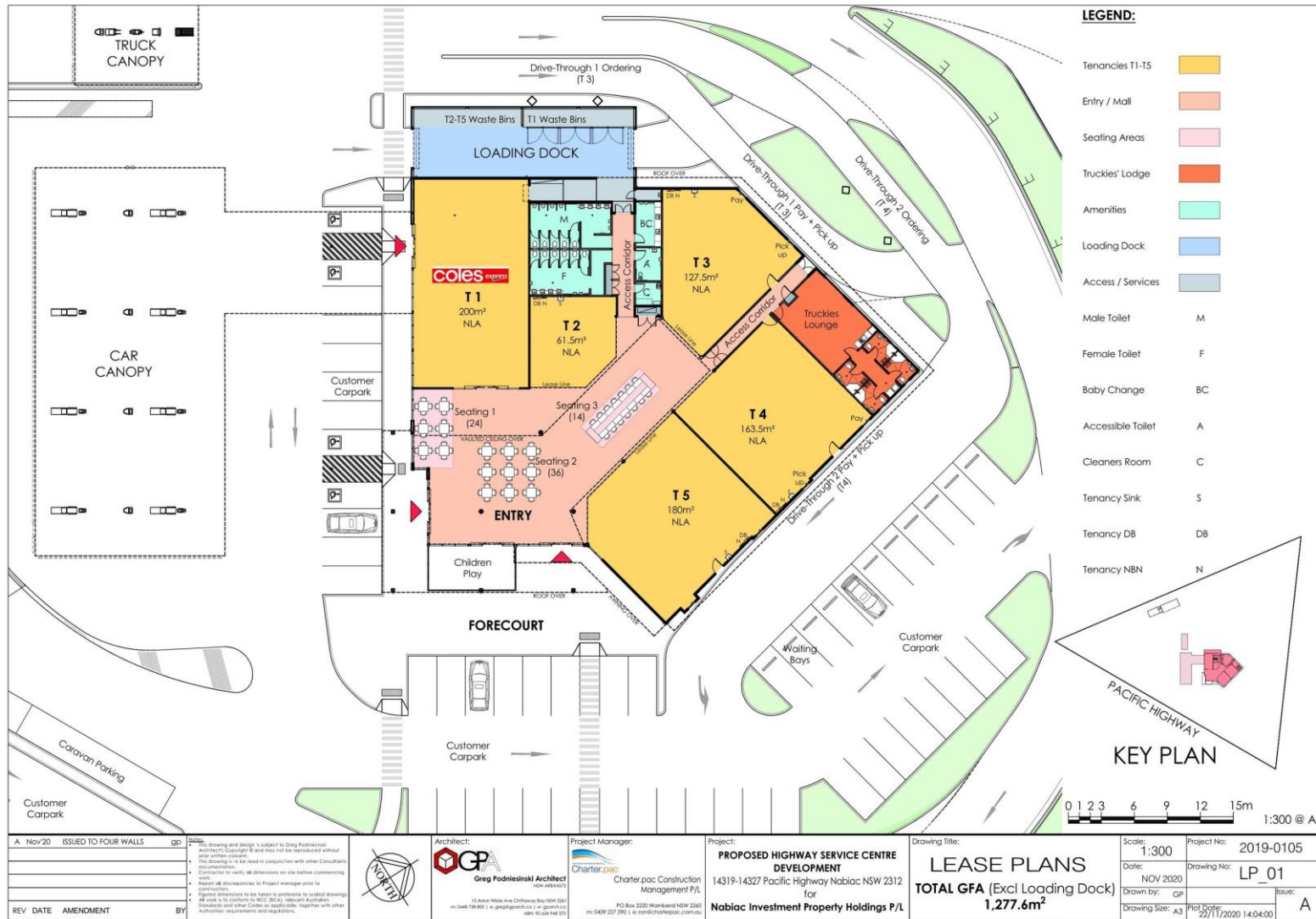
Below is a map of the service stations and fast food outlets which are bypassed by traffic travelling from the M2 toward the M1 North Connex Tunnel. The Nabiac HSC will be considered a major stop for travellers heading north.



Bypassed service centres and food outlets include:

- ◆ 7 Eleven - Pennant Hills Road
- ◆ Shell Coles Express - Pennant Hills West
- ◆ Shell Coles Express - Pennant Hills East
- ◆ KFC - Thornleigh
- ◆ BP - Thornleigh
- ◆ McDonald's - Thornleigh
- ◆ Caltex Woolworths - Thornleigh
- ◆ Shell Coles Express - Thornleigh
- ◆ BP - Normanhurst

PLANS



3D AERIAL VIEW



1 FRONT VIEW
NTS



2 FRONT VIEW
NTS



3 AERIAL VIEW
NTS



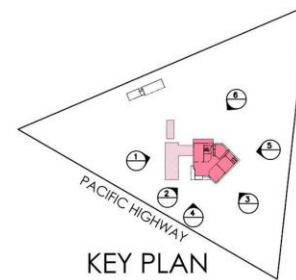
4 AERIAL VIEW
NTS



5 AERIAL VIEW
NTS



6 AERIAL VIEW
NTS



KEY PLAN

REV DATE AMENDMENT BY	A Nov20 ISSUED TO FOUR WALLS GP	<p>This drawing and design is subject to Greg Podnieleinski Architects' Copyright (C) and may not be reproduced without prior written consent.</p> <p>Contractor to verify all dimensions on site before commencing work.</p> <p>Refer all discrepancies to project manager prior to construction.</p> <p>Refer all dimensions to be taken in preference to local drawings all work to conform to NCC (BCA), relevant Australian Standards and other Codes as applicable, together with other Authority requirements and regulations.</p>	<p>Architect:</p>  <p>Greg Podnieleinski Architect NEW ABERFESTI</p> <p>18 Aukin Road, Aukin, Chittaway Bay NSW 2261 PH: 0488 728 861 E: greg@podnieleinski.com.au ABN: 91 424 148 370</p>	<p>Project Manager:</p>  <p>Charter.pac Construction Management P/L</p> <p>PO Box 3220 Warburton NSW 2260 PH: 0488 227 290 E: ryan@charterpac.com.au</p>	<p>Project:</p> <p>PROPOSED HIGHWAY SERVICE CENTRE DEVELOPMENT 14319-14327 Pacific Highway Nambac NSW 2312 for Nabiac Investment Property Holdings P/L</p>	<p>Drawing Title:</p> <p>3D AERIAL VIEWS</p>	Scale: NTS	Project No: 2019-0105
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ARTISTS IMPRESSION

based on architectural plans



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LEASING OPTIONS

AVAILABLE LEASE OPTIONS:

The Nabiac HSC has a selection of 4 premium tenancies available with Shell being the anchor tenant secured on a new 10 year lease.

The tenancies consist of two drive-through options; T3 and T5.

T2

Size: 61.5m²
Price: \$76,875 P/A + outgoings of approx \$10,230

T3

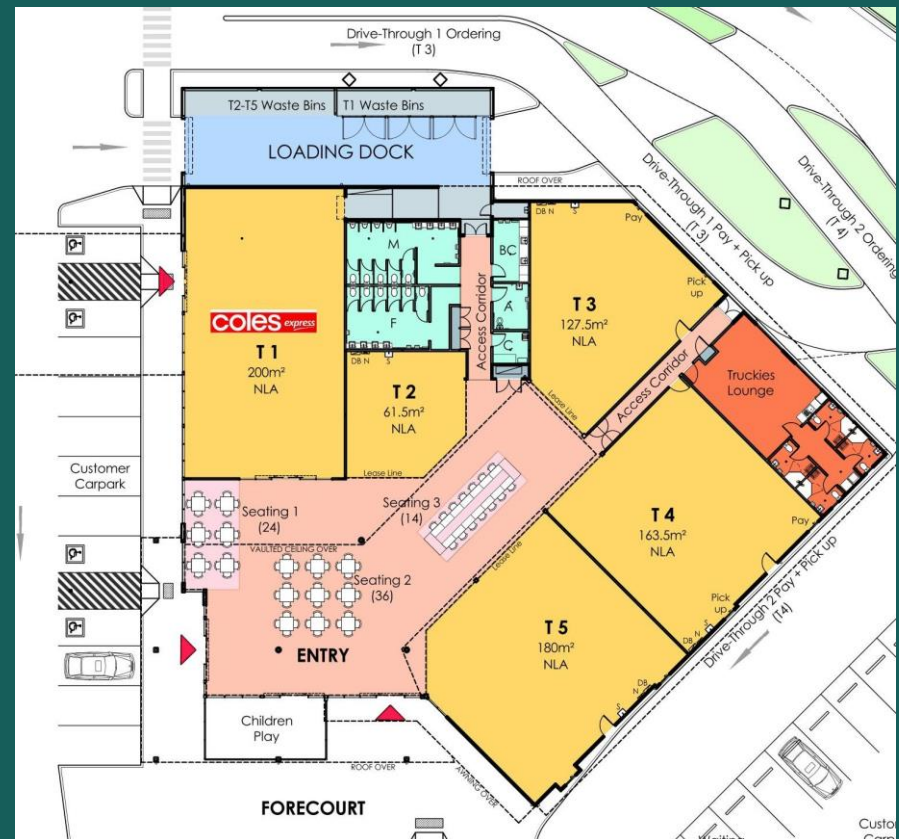
Size: 127.5m² (DRIVE THROUGH)
Price: \$184,875 P/A + outgoings of approx \$20,470

T4

Size: 163.5m²
Price: \$203,750 P/A + outgoings of approx \$28,660

T5

Size: 180m² (DRIVE THROUGH)
Price: \$261,000 P/A + outgoings of approx \$30,710



AGENT DETAILS



PAUL HOARE

SALES AND LEASING

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