












# Retail Leasing Opportunities

MONTH

August-2022













Property	Premises	Type	Area sqm	Rental p.a	Outgoings	Comments & Availability	Contact Details
<b>VICTORIA</b>							
<p><b>42 Thompson Street, Hamilton</b></p>  	Whole Building	Retail New Atrium	486 115 601	By Negotiation	Net	<ul style="list-style-type: none"> <li>• Historic 2 storey building to be completely renovated</li> <li>• Suitable for commercial use with 243 sqm per floor</li> <li>• Adjoins the Hub Shopping Centre</li> <li>• Wide variety of potential uses including retail, restaurant, fitness centre, function rooms/reception centre, offices etc.</li> </ul>	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
<p><b>48 Thompson Street, Hamilton</b></p> 	Whole Building	Retail/Offices	682	\$ 115,940.00	Gross	<ul style="list-style-type: none"> <li>• Suitable for office or showroom</li> <li>• Set up ready for occupation</li> <li>• Available January 2022</li> </ul>	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>



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<p><b>85 Geelong Rd, Torquay</b> <b>Cnr Surf Coast Hwy &amp; Grossmans Rd</b></p>    	Project A	Car Parking & Circulation	16,298			<ul style="list-style-type: none"> <li>• Planning Approved Mixed Use Development</li> <li>• Site approximately 2.6 hectares</li> <li>• Pre-committments from Cinemas, 7-Eleven, KFC, Zambreros, Bean Squeeze</li> <li>• Opportunities for Medical, Restaurants, Accomodation, Children's Play Centre</li> <li>• Environmentally conscios site</li> <li>• Extensive Car Parking and Bike parking facilities</li> </ul> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p><b>new landmark development</b></p> </div> <div style="text-align: center;">  <p>fit out to your specification</p> </div> <div style="text-align: center;">  <p><b>INCENTIVE PACKAGES AVAILABLE</b></p> </div> </div>  <p style="color: red; text-align: center;"><b>Note: All areas are subject to change based on individual requirements</b></p>	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p> <div style="text-align: center; margin-top: 20px;">  <p><b>click here to request a brochure</b></p> </div>	
	Project B	Convienience Store	176	<b>Committed</b>				
	Project C	Childcare Centre	2,396	POA				
	Project D	Cinema Restaurant	1,800 220	POA \$148,500				Net
	Project E	Medical Centre Ground First Flr	202 938	POA POA				
	Project F (Retail)	Food & Beverage /Tourism Premises 1 Premises 2 Premises 3	320 180 280	<b>Committed</b> <b>\$124,200</b> <b>Committed</b>				Net Net Net
	Project F (Office)	Office L 1.1 Office L 1.2 Office L 1.3 Office L 1.4 Office L 1.5 Office L 2.1 Office L 2.2 Office L 2.3 Office L 2.4 Office L 2.5	300 100 200 140 100 200 300 140 100 100	\$111,000 \$45,000 \$80,000 \$59,500 \$45,000 \$80,000 \$111,000 \$59,500 \$45,000 \$45,000				Net Net Net Net Net Net Net Net Net Net
	Project G	Gym/Play Centre	481	\$173,160				Gross
	Project H	Tenancy 1 Restaurant/Bar	45 669	<b>Committed</b> POA				Gross Gross
	Backpack/ Budget Hotel	Hotel Ground Hotel First Hotel Second	377 993 713	POA POA POA				Gross Gross Gross



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<p><b>Milleara Shopping Centre</b> 235 Milleara Road, Keilor East First Floor Medical Centre</p>  	<p>Shop 23 &amp; 27 Shop 25 Shop 30 Shops 33 &amp; 33A Shop 40 Suite 1&amp;2 Suite 3 Shop 42B</p>	<p>Retail Retail Retail Retail Retail Services Services Food &amp; Beverage</p>	<p>294.5 254 174.2 274 57 22.5 10.8 45.2</p>	<p>\$ 207,328.00 \$ 203,200.00 \$ 112,184.80 \$ 140,014.00 \$ 54,435.00 \$ 30,015.00 \$ 14,407.20 \$ 49,720.00</p>	<p>Gross Gross Gross Gross Gross Gross Gross Gross</p>	<ul style="list-style-type: none"> <li>● Opportunity exists to carve into two tenancies.</li> <li>● Neighbourhood Shopping Centre including Woolworths, ALDI Supermarkets, Chemist Warehouse and approximately 40 specialty shops &amp; kiosks</li> <li>● Shops 33&amp;33A, prime double fronted corner shop with Alfresco Dining area, ideal for restaurant/takeaway outlet</li> <li>● Shop 42B - Pizza Shop currently set up for operation</li> </ul> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>INCENTIVE PACKAGES AVAILABLE</p> </div> <div style="text-align: center;">  <p>Convenience Neighbourhood Centre</p> </div> </div>	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
<p><b>The Hive Shopping Centre</b> 313 Victoria Street, Abbotsford</p>  	<p>Shop 8 Kiosk Shop 24 Lv 2 Shop 4/5</p>	<p>Retail Retail (New) Retail Retail</p>	<p>51 16 27 150</p>	<p>\$ 70,000.00 \$ 18,000.00 \$ 20,000.00 \$ 81,000.00</p>	<p>Net Net Net Net</p>	<ul style="list-style-type: none"> <li>● Modern Neighbourhood Shopping Centre including Woolworths, ALDI Supermarkets, Chemist Warehouse, 16 specialty shops and two levels of underground parking</li> <li>● Shop 8 includes a Coffee Shop fit out and ready for an operator to trade</li> </ul> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Join these BIG BRANDS</p> </div> <div style="text-align: center;">  <p>DISCOUNT CHEMIST</p> </div> <div style="text-align: center;">  <p>woolworths</p> </div> <div style="text-align: center;">  <p>ALDI</p> </div> </div>	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>



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<p><b>165A Bourke Street, Melbourne</b></p> 	Shop 165a	Retail Café/Restaurant	173.5	\$ 260,250.00	Gross	<ul style="list-style-type: none"> <li>Excellent retail, or, food and beverage opportunity located in busy CBD area</li> <li>Amongst many established food and beverage cuisines, ranging from fast foods, casual dining to gourmet restaurants</li> <li><b>AVAILABLE NOW</b></li> </ul> 	Louise Martin 0409 383 639   Ursula Yako 0413 561 724   Shane Brown 0437 854 158 
<p><b>Gisborne Village Shopping Centre 22 Brantome Street, Gisborne</b></p>  <p><b>Gisborne Village Market 38 Brantome Street, Gisborne</b></p> 	Shop 8,9 & 10 Shop 14A Shop 19 Shops 20/21 Shop 22 Shops 23 & 24 Shop 27	Retail Retail Retail Retail Retail Retail	225 37.7 56.6 268.5 88.7 254.3 57.4	\$ 101,250.00 \$ 31,000.00 \$ 38,488.00 \$ 122,167.50 \$ 43,729.10 \$ 144,442.40 \$ 39,032.00	Gross Gross Gross Gross Gross Gross	<ul style="list-style-type: none"> <li>Convenience based, Neighbourhood Shopping Centre located approximately 55 kilometres north of Melbourne</li> <li>Anchored by IGA Supermarket, Chemist Warehouse, Australia Post with approximately 30 specialty shops</li> <li>Potential to create retail space of up to 650sqm</li> </ul>   	Louise Martin 0409 383 639   Ursula Yako 0413 561 724   Shane Brown 0437 854 158 
<p><b>97 Chifley Drive, Preston</b></p> 	Unit 5	Retail	896	\$ 268,800.00	NET	<ul style="list-style-type: none"> <li>Available by 3 months notice</li> <li>Possible subdivision into two tenancies</li> <li>Nestled in amongst National Retailers</li> </ul>  	Louise Martin 0409 383 639   Ursula Yako 0413 561 724   Shane Brown 0437 854 158 



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<p><b>290 Lygon Street, Carlton</b></p>  	Shop	Retail	104 sq/m	\$ 60,000.00	Net	<ul style="list-style-type: none"> <li>• Ground floor plus first floor offices and amenities</li> <li>• Solid location in Lygon St, Melbourne's "Little Italy"</li> <li>• <b>PRIME OPPORTUNITY AT REDUCED RENTAL</b></li> </ul> 	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
<p><b>40-44 Princes Highway, Doveton</b></p> 	2 New Shops	Retail	80 to 100	By Negotiation	Net	<ul style="list-style-type: none"> <li>• Forms part of a site with Woolworths Service Station &amp; Independent Car Wash</li> <li>• Redevelopment to provide two (2) adjoining food operators</li> <li>• <b>NEW DEVELOPMENT CONCEPT</b></li> <li>• <b>FAST FOOD OUTLET OPPORTUNITY</b></li> </ul>	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
<p><b>667-679 Nicholson Street, North Carlton</b></p> 	Stand Alone	Retail / Showroom	1,192	\$ 500,640.00	Gross	<ul style="list-style-type: none"> <li>• Vacant Possession</li> <li>• On site Car Park</li> <li>• Front &amp; Rear Delivery Access</li> <li>• Direct Public Transport (Tram Route 96)</li> <li>• Incentive Available</li> </ul> 	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>



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<p><b>3 Gilbert Street, Torquay</b></p> 	Shop	Retail	158 sq/m	\$ 70,000.00	Net	<ul style="list-style-type: none"> <li>Under Offer</li> </ul>	Louise Martin 0409 383 639  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 
<p><b>9 Gilbert Street, Torquay</b></p> 	Shop1A	Retail	94	\$ 65,800.00	Net	<ul style="list-style-type: none"> <li>Nestled in amongst IGA and Bakers Delight</li> <li>High traffic area opposite high visitation and turnover Car Parks</li> <li>Opportunity to split Shop 2 into two tenancies</li> </ul>	Louise Martin 0409 383 639  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 
<p><b>12 Gilbert Street, Torquay</b></p> 	Shop 8	Retail	128	\$ 38,245.12	Net	<ul style="list-style-type: none"> <li>Available from 1 September 2022</li> </ul>	Louise Martin 0409 383 639  Ursula Yako 0413 561 724  Shane Brown 0437 854 158 



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<p><b>17 Gilbert Street, Torquay</b></p> 	Shop	Retail	238	\$ 154,700.00	Net	<ul style="list-style-type: none"> <li>Possible tenancy subdivision</li> <li>Rental subject to negotiation for shops in subdivision</li> </ul>	Louise Martin 0409 383 639   Ursula Yako 0413 561 724   Shane Brown 0437 854 158 
<p><b>19 Gilbert Street, Torquay</b></p> 	Shop 3	Retail	68	\$ 27,500.00	Net	<p><b>Currently Zeally Bay Pop Up - 12mths Licence through to December 2022</b></p> <ul style="list-style-type: none"> <li>Frontage to Council Car Park</li> </ul>	Louise Martin 0409 383 639   Ursula Yako 0413 561 724   Shane Brown 0437 854 158 



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<b>QUEENSLAND</b>							
<p><b>The Mall Beenleigh</b> 55 Main Street, Beenleigh</p>  	<p>Shops 2 &amp; 4 Shop 5 Kiosk 4 Suite 26</p> <p><b>New Opportunity</b></p>	<p>Retail Retail Retail First Floor Office Retail</p>	<p>275 170 16.7 60 861</p>	<p>\$ 231,000.00 \$ 136,000.00 \$ 26,700.00 \$ 24,000.00 \$ 602,700.00</p>	<p>Gross Gross Gross Gross Gross</p>	<ul style="list-style-type: none"> <li>Centre approximately 8,500sqm GLA</li> <li>Anchored by a Coles Supermarket with 28 shops in total.</li> <li><b>NEW KIOSK OPPORTUNITIES - COMING SOON</b></li> <li><b>GENEROUS INCENTIVE PACKAGES AVAILABLE</b></li> <li><b>TRADE ANALYSIS REPORT AVAILABLE</b></li> <li><b>POP UP SHOPS AVAILABLE BY NEGOTIATION</b></li> </ul> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p><b>INCENTIVE PACKAGES AVAILABLE</b></p> </div> <div style="text-align: center;">  <p><b>TRADE ANALYSIS AVAILABLE</b></p> </div> <div style="text-align: center;">  <p><b>Convenience Neighbourhood Centre</b></p> </div> </div>	<p>Louise Martin 0409 383 639</p> <p>Ursula Yako 0413 561 724</p> <p>Shane Brown 0437 854 158</p>   
<p><b>Nerang Fair Shopping Centre</b> 74 Beaudesert-Nerang Road, Nerang</p> 	<p>Shop 3 Shops 12 &amp; 13</p>	<p>Retail Retail</p>	<p>64.7 119</p>	<p>\$ 42,000.00 \$ 101,150.00</p>	<p>Gross Gross</p>	<ul style="list-style-type: none"> <li>Centre approximately 8,500sqm GLA</li> <li>Anchored by a Coles Supermarket with 19 shops in total</li> <li><b>EXTERNAL REFURBISHMENT - COMING SOON</b></li> </ul>	<p>Louise Martin 0409 383 639</p> <p>Ursula Yako 0413 561 724</p> <p>Shane Brown 0437 854 158</p>   


























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<p><b>Bay Central Shopping Centre</b></p> <p>Bay Central 1,2 &amp; 3 - Hervey Bay</p> 	<p>Tenancy D-1</p> <p>Tenancy G-1</p> <p>Tenancy C-2</p> <p>Tenancy D-2</p> <p>Tenancy P-3</p>	<p>Retail</p> <p>Retail</p> <p>Retail</p> <p>Retail</p> <p>Retail</p>	<p>153</p> <p>206</p> <p>600</p> <p>230</p> <p>100</p>	<p>\$ 30,600.00</p> <p>\$ 51,500.00</p> <p>\$ 144,000.00</p> <p>\$ 55,200.00</p> <p>\$ 42,000.00</p>	<p>Net</p> <p>Net</p> <p>Net</p> <p>Net</p> <p>Net</p>	<ul style="list-style-type: none"> <li>• Located in the heart of the retail and business sector</li> <li>• Suitable for retail or commercial uses</li> </ul>	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
<p><b>99 Main Street, Pialba, Qld.</b></p> 	<p>1A</p>	<p>Retail or Offices</p>	<p>229</p>	<p>\$ 28,625.00</p>	<p>Net</p>	<ul style="list-style-type: none"> <li>• 1A First floor premises suitable for offices or retail</li> </ul>	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
<p><b>Pialba Commercial Gardens, Pialba Queensland</b></p>  	<p>130A Boat Harbour Drv</p>	<p>Retail</p>	<p>168</p>	<p>\$ 42,840.00</p>	<p>Gross</p>	<p>Large Format Retail Centre of approximately 17,359 square metres</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  <p>Join these BIG BRANDS</p> </div> <div style="text-align: center;">  </div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  <p>BOATING • CAMPING • FISHING</p> </div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div> <div style="text-align: center;">  <p>THE COLLECTIONS • FURNITURE • APPLIANCES</p> </div>	<p>Louise Martin 0409 383 639 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>



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<b>NSW</b>							
<b>130-140 Banna Avenue, Griffith NSW</b> 	Shop 5 Shop B1	Retail - 1st floor Retail	72 250	\$ 20,400.00 \$ 55,000.00	Gross Gross		Louise Martin  0409 383 639 Ursula Yako  0413 561 724 Shane Brown  0437 854 158
 Leasing fees are available to all introducing Agents <a href="#">Click here</a> to contact Liuzzi Property Group for fee structures.							