

Twenty-five kilometres west of the Sydney CBD and adjacent to rail, this retail town centre is a hub for food and fashion, and has serviced the local community since 1972.

The centre includes six major retailers: ALDI, Coles, Woolworths, Big W, Kmart and Target. There are also five mini-majors and 193 specialty stores including a child care facility located on the rooftop.

Major

ALDI	Coles	Target
Big W	Kmart	Woolworths

Mini-major

1. Best & Less

2. Cotton On

3. JB Hi Fi
4. Rebel Sport

5. The Reject Shop

6. Toy Mate



	GLA	59,727 sqm
	CAR SPACES	2,965
	SPECIALTY NO.	193
	MAT TRAFFIC	10.7M
	MAT SALES	\$389.4M
	SPECIALTY SALES \$PSM	\$9,336
	AVERAGE SPEND	\$36.4

Information is accurate as at 30 June 2020. Specialty number includes kiosks and shops. Does not include ATMs



Trade Area Demographic

Stockland Merrylands is forecast to service a total trade area of 198,020 people by 2021, with a growth average rate of 1.7% per annum, reaching 215,770 people by 2026. The average age in the total trade area is 34.6 years and 51.8% of residents were born outside of Australia. The average household income in the total trade area is \$89,817.



COUPLES WITH DEPENDENT CHILDREN

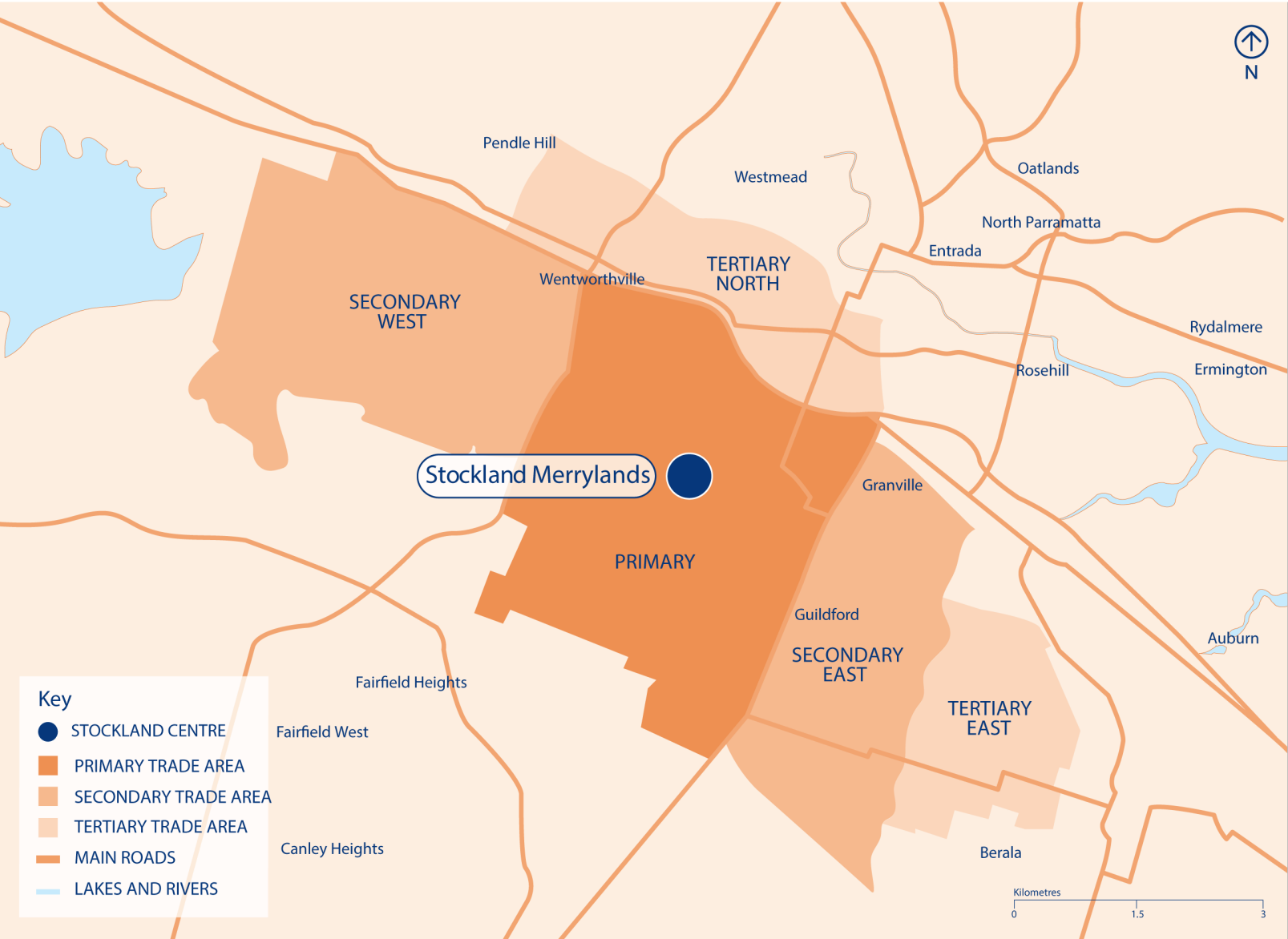
53.6% in main trade area



AVG. HOUSEHOLD INCOME

34.6 years in total trade area

Trade Area Map



**Sources Map:** Location IQ, July 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, January 2018.

All due care has been taken in the preparation of this document and as at 30 June 2020, the information in this document is understood to be correct. However, no warranty is given as to the accuracy of the information contained in this document. Trade area maps and population forecasts are provided as an estimation and are indicative only. It should be noted that the information contained in this document should not be taken to be correct at any future date. Trading patterns described in this document will change in the future and this document should not be relied upon in any way to predict future trading patterns. Average annual change (%) numbers provided in this document are calculated using CAGR. The management of Stockland regard the contents of this document as confidential and retailers should therefore not disclose its contents to any person other than personnel of the retailers involved in the management or promotion of their business at Stockland.

Characteristics	Primary Sector	Secondary Sectors		Main TA	Tertiary Sectors		Total TA	Sydney Metro Avg.	Aust Avg.
		East	West		East	North			
Income Levels									
Average Per Capita Income	\$27,761	\$23,970	\$36,418	\$28,862	\$34,738	\$22,870	\$29,137	\$42,033	\$38,497
Per Capita Income Variation	-34%	-43%	-13.4%	-31.3%	-17.4%	-45.6%	-30.7%	n.a.	n.a.
Average Household Income	\$84,477	\$78,936	\$109,924	\$89,250	\$95,952	\$82,313	\$89,817	\$115,054	\$98,478
Household Income Variation	-26.6%	-31.4%	-4.5%	-22.4%	-16.6%	-28.5%	-21.9%	n.a.	n.a.
Average Household Size	3.0	3.3	3.0	3.1	2.8	3.6	3.1	2.7	2.6
Age Distribution (% of Pop'n)									
Aged 0-14	21.9%	23.2%	21.8%	22.2%	19.5%	20.5%	21.5%	18.8%	18.8%
Aged 15-19	5.9%	6.7%	5.7%	6.1%	4%	6.8%	5.8%	6%	6.1%
Aged 20-29	17.5%	18.1%	11.5%	16.3%	17.5%	20.5%	17.1%	15%	13.8%
Aged 30-39	17.1%	15.3%	15.7%	16.4%	25.2%	15.3%	17.9%	15.5%	14%
Aged 40-49	11.8%	11.6%	13.7%	12.2%	11.5%	11.3%	12%	13.7%	13.5%
Aged 50-59	10.7%	10.7%	10.8%	10.7%	9.2%	11.1%	10.5%	12.2%	12.7%
Aged 60+	15.1%	14.4%	20.7%	16.2%	13%	14.5%	15.4%	18.8%	21.1%
Average Age	34.4	33.5	37.3	34.8	34.3	34.2	34.6	37.5	38.5
Housing Status (% of H'holds)									
Owner/Purchaser	55.7%	56.3%	81.6%	61.9%	38.6%	60.1%	57%	64.8%	68%
Renter	44.3%	43.7%	18.4%	38.1%	61.4%	39.9%	43%	35.2%	32%
Birthplace (% of Pop'n)									
Australian Born	50.2%	50.9%	66.5%	54%	32%	39.6%	48.2%	61.9%	72.9%
Overseas Born	49.8%	49.1%	33.5%	46%	68%	60.4%	51.8%	38.1%	27.1%
• Asia	22.5%	22.5%	12.2%	20.2%	55.4%	36.9%	28.7%	18.6%	10.7%
• Europe	4.7%	3.2%	8.8%	5.3%	2.7%	8%	5.2%	7.7%	8%
• Other	22.5%	23.5%	12.6%	20.5%	9.8%	15.5%	17.9%	11.8%	8.4%
Family Type (% of Pop'n)									
Couple With Dep't Children	51.5%	54.6%	53.3%	52.6%	55.8%	56.2%	53.6%	48.8%	45.2%
Couple With Non-Dep't Children	9.5%	10.8%	11.8%	10.3%	5.6%	11.4%	9.6%	9.2%	7.8%
Couple Without Children	14.9%	12.9%	17.8%	15.1%	18.9%	14.1%	15.7%	20.2%	23%
Single With Dep't Children	9.8%	9%	7%	9%	5.8%	8%	8.3%	8%	8.9%
Single With Non-Dep't Children	5.4%	4.7%	4.1%	5%	3.4%	4.2%	4.6%	4.1%	3.7%
Other Family	1.6%	1.5%	1.0%	1.5%	1.7%	1.5%	1.5%	1.2%	1.1%
Lone Person	7.2%	6.5%	4.8%	6.5%	8.8%	4.5%	6.6%	8.5%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	72,930	80,430	2.0%
Secondary Sectors			
• East	31,260	32,260	0.6%
• West	28,260	29,510	0.9%
<b>Total Secondary</b>	<b>59,520</b>	<b>61,770</b>	<b>0.7%</b>
<b>Main Trade Area</b>	<b>132,450</b>	<b>142,200</b>	<b>1.4%</b>
Tertiary Sectors			
• North	39,400	46,900	3.5%
• East	26,170	26,670	0.4%
<b>Total Tertiary</b>	<b>65,570</b>	<b>73,570</b>	<b>2.3%</b>
<b>Total Trade Area</b>	<b>198,020</b>	<b>215,770</b>	<b>1.7%</b>