

Stockland Baringa is a neighbourhood centre including a full-line IGA, 17 specialty retailers, commercial floorspace, a tavern and over 300 car spaces.

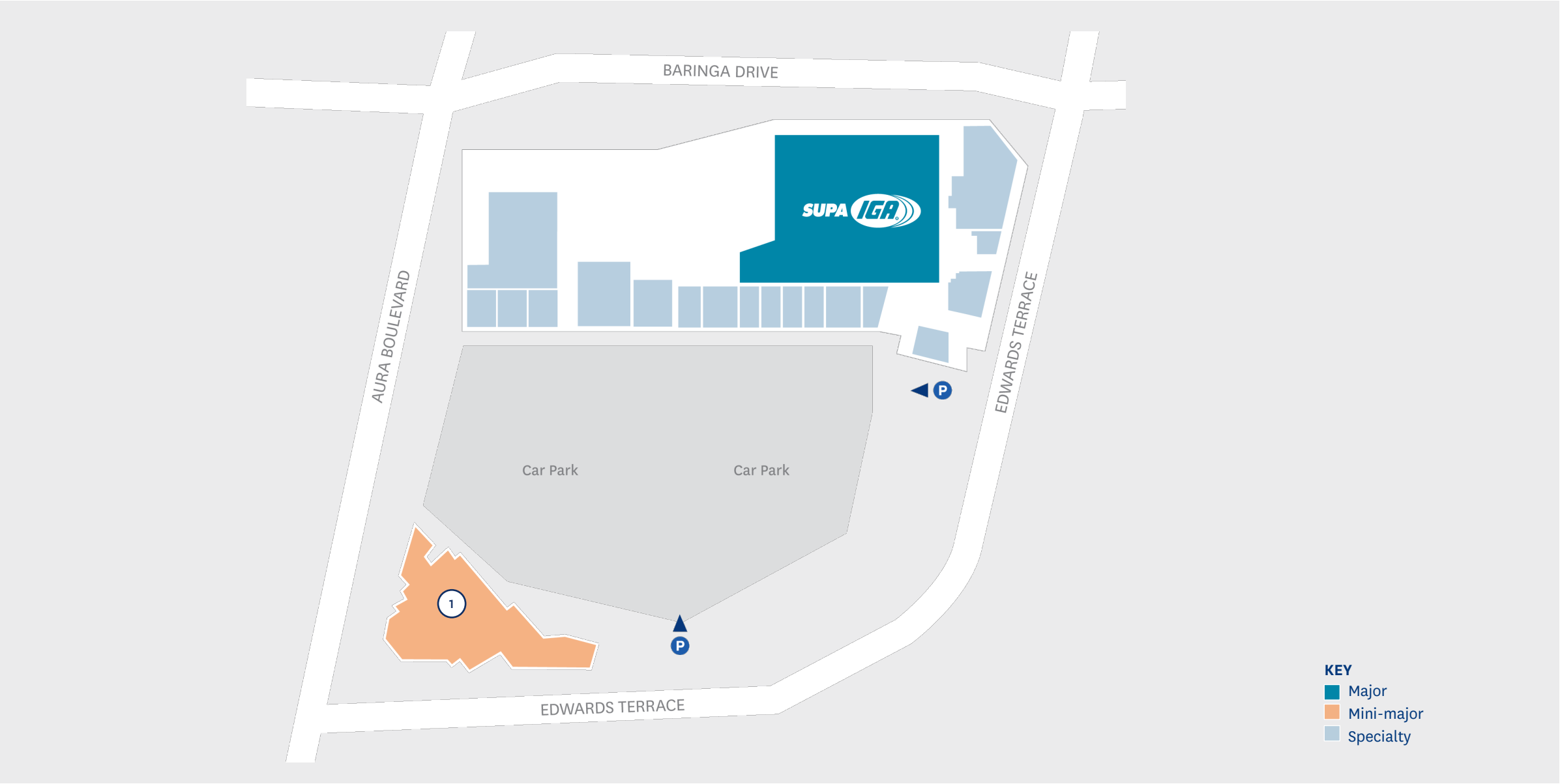
The centre is located in Stockland Aura, one of the largest masterplanned communities in Australia. Stockland Baringa was recently extended to deliver a state-of-the-art medical centre and a swim school.






Major

Supa IGA

Mini-major

1. Baringa Tavern



	GLA	8,046 m <sup>2</sup>
	CAR SPACES	306
	SPECIALTY NO.	17
	MAT SALES	\$32.78M
	SPECIALTY SALES \$PSM	\$12,784

Trade Area Demographic

The main trade area population is forecast to reach 15,750 in 2021.  
The main trade area population is projected to increase at an average annual rate of 7.4% to 22,500 by 2026.

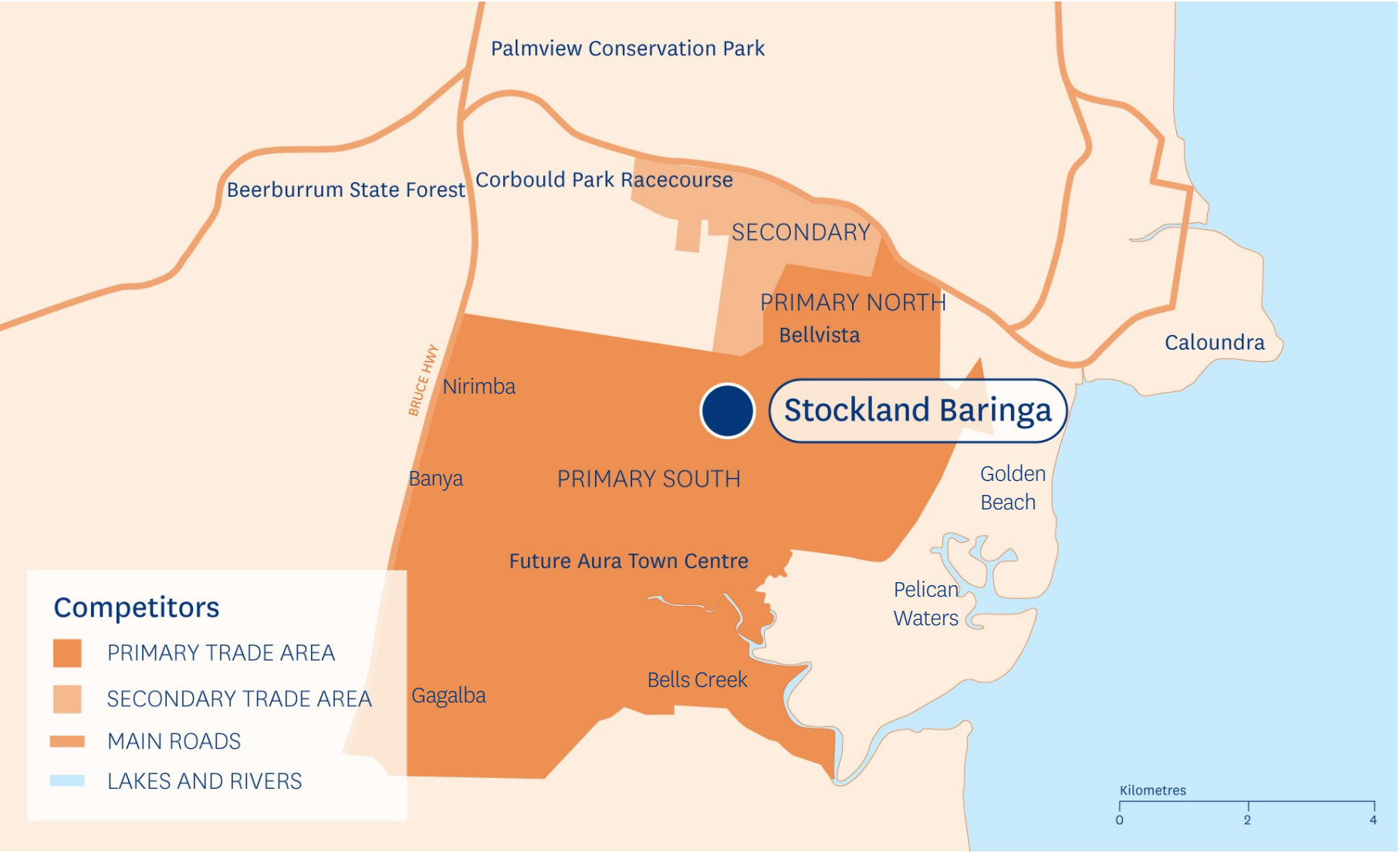
\$

FORECAST EXPENDITURE GROWTH  
13.3% pa to 2031

3 people

FORECAST POPULATION GROWTH  
7.4% pa to 2026

Trade Area Map



**Map Sources:** Location IQ, October 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, October 2017  
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 Sectors		Secondary Sector	Main TA	QLD Metro Avg.	Aust Avg.
	East	West				
Income Levels						
Average Per Capita Income	\$33,152	\$30,977	\$38,010	\$33,087	\$38,197	\$38,497
Per Capita Income Variation	-13.2%	-18.9%	-0.5%	-13.4%	n.a.	n.a.
Average Household Income	\$90,852	\$82,444	\$119,749	\$91,811	\$98,799	\$98,478
Household Income Variation	-8%	-16.6%	21.2%	-7.1%	n.a.	n.a.
Average Household Size	2.7	2.7	3.2	2.8	2.6	2.6
Age Distribution (% of Pop'n)						
Aged 0-14	24.7%	23.6%	17.9%	22.7%	19.3%	18.8%
Aged 15-19	3.8%	7.3%	8.3%	6.4%	6.3%	6.1%
Aged 20-29	19.5%	8.1%	7.9%	11.4%	14.2%	13.8%
Aged 30-39	19.2%	12.9%	8.9%	13.9%	13.9%	14%
Aged 40-49	9.6%	14.2%	17.1%	13.4%	14%	13.5%
Aged 50-59	8.2%	10.9%	16.2%	11.2%	12.4%	12.7%
Aged 60+	14.9%	23.1%	23.7%	20.8%	19.9%	21.1%
Average Age	32.9	38.1	41	37.1	37.7	38.5
Housing Status (% of H'holds)						
Owner/Purchaser	60.2%	69.9%	92.5%	71.3%	64.7%	68%
Renter	39.8%	30.1%	7.5%	28.7%	35.3%	32%
Birthplace (% of Pop'n)						
Australian Born	80.3%	80.8%	80.6%	80.6%	73.7%	72.9%
Overseas Born	19.7%	19.2%	19.4%	19.4%	26.3%	27.1%
• Asia	2%	1.2%	1.3%	1.5%	7.5%	10.7%
• Europe	7.9%	9.9%	9.5%	9.3%	7.2%	8%
• Other	9.7%	8%	8.6%	8.6%	11.6%	8.4%
Family Type (% of Pop'n)						
Couple With Dep't Children	51.2%	45.6%	52.8%	48.7%	45.3%	45.2%
Couple With Non-Dep't Children	4.1%	5.5%	13.4%	6.8%	7.3%	7.8%
Couple Without Children	23.9%	24%	24.4%	24.1%	23.7%	23%
Single With Dep't Children	11.4%	13.8%	4.9%	11.2%	9.6%	8.9%
Single With Non-Dep't Children	2.9%	3.2%	1.3%	2.7%	3.7%	3.7%
Other Family	0.7%	0.6%	0.7%	0.6%	1.1%	1.1%
Lone Person	5.7%	7.3%	2.5%	5.8%	9.3%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sectors			
• East	9,950	16,450	10.6%
• West	4,120	4,320	1%
<b>Total Primary</b>	<b>14,070</b>	<b>20,770</b>	<b>8.1%</b>
Secondary Sectors			
<b>Total Trade Area</b>	<b>15,750</b>	<b>22,500</b>	<b>7.4%</b>