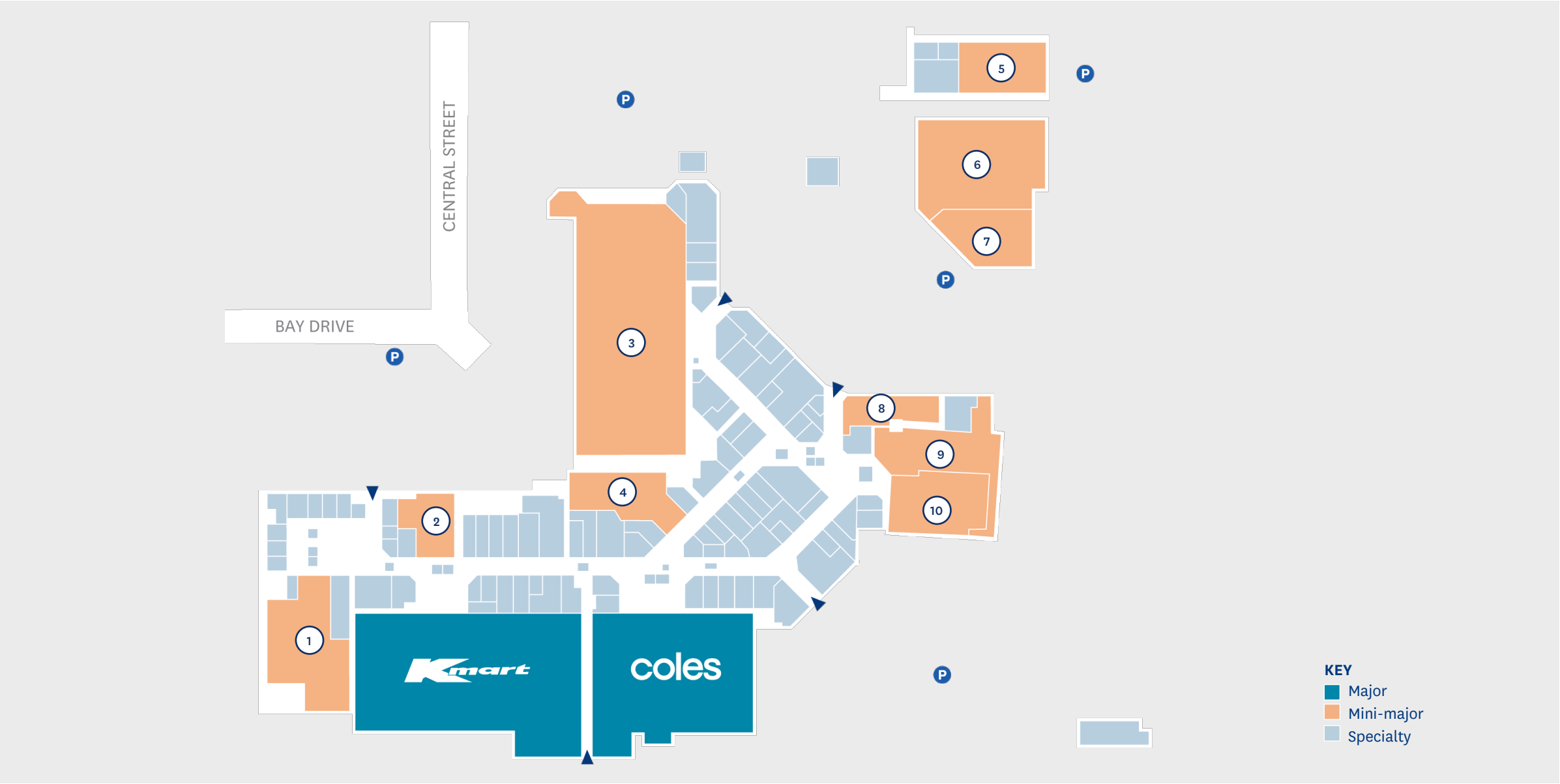


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This single level sub-regional shopping centre is located on the Fraser Coast, 300 kilometres north of Brisbane.

The centre is the largest fully enclosed air-conditioned mall between Rockhampton and Maroochydore. Anchored by Kmart and Coles, Stockland Hevery Bay has 10 mini-majors including Petbarn, Spotlight, JB Hi-Fi, TK Maxx, as well as more than 100 specialty stores.

Major	
Kmart	Coles
.....	
Mini-major	
1. TK Maxx	6. Spotlight
2. Cotton On	7. Petbarn
3. Fresh & Save	8. Heaps Discounts
4. Best & Less	9. Sportfirst
5. Timezone	10. JB Hi-Fi



FF	GLA	36,944 m ²
car	CAR SPACES	1,772
bag	SPECIALTY NO.	104
gears	MAT TRAFFIC	4.11M
\$	MAT SALES	\$241.30M
\$	SPECIALTY SALES \$PSM	\$10,583
\$	AVERAGE SPEND	\$58.70

Trade Area Demographic

The centre is located within a bustling trade area projected to grow to 108,920 in the total trade area by 2021. The main trade area consists of a large number of Australian-born residents and has an average age of 44.6 years, significantly older than the non-metro QLD average of 39.6 years.



Trade Area Map



Map Sources: Location IQ, July 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, July 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 Sector	Secondary Sector	Main TA	Tertiary Sectory	Total TA	Non-Metro QLD Avg.	Aust Avg.
Income Levels							
Average Per Capita Income	\$28,820	\$27,368	\$28,311	\$29,407	\$28,386	\$35,280	\$38,500
Per Capita Income Variation	-18.3%	-22.4%	-19.8%	-16.6%	-19.5%	n.a.	n.a.
Average Household Income	\$66,319	\$63,223	\$65,237	\$67,710	\$65,408	\$87,408	\$98,486
Household Income Variation	-24.1%	-27.7%	-25.4%	-22.5%	-25.2%	n.a.	n.a.
Average Household Size	2.3	2.3	2.3	2.3	2.3	2.5	2.6
Age Distribution (% of Pop'n)							
Aged 0-14	17%	17.2%	17%	14.9%	16.9%	18.7%	18%
Aged 15-19	5.6%	5.6%	5.6%	5.1%	5.6%	6.2%	6.1%
Aged 20-29	8.2%	9.2%	8.6%	5.8%	8.4%	12.3%	13.9%
Aged 30-39	9.2%	9.5%	9.3%	8.5%	9.2%	12.5%	14.1%
Aged 40-49	11.8%	11.9%	11.8%	12.3%	11.9%	13.7%	13.7%
Aged 50-59	13.6%	13.8%	13.7%	18.2%	14%	13.6%	12.9%
Aged 60+	34.7%	32.8%	34%	35.3%	34.1%	23.1%	21.3%
Average Age	44.9	43.9	44.6	46.2	44.7	39.6	38.9
Housing Status (% of H'holds)							
Owner/Purchaser	68%	70.4%	68.8%	84.1%	69.9%	64.7%	67.9%
Renter	32%	29.6%	31.2%	15.9%	30.1%	35.3%	32.1%
Birthplace (% of Pop'n)							
Australian Born	82.9%	91.4%	85.9%	90.3%	86.2%	82.3%	72.9%
Overseas Born	17.1%	8.6%	14.1%	9.7%	13.8%	17.7%	27.1%
• Asia	1.6%	1%	1.4%	0.4%	1.3%	3.5%	10.7%
• Europe	8.9%	4.3%	7.3%	5.2%	7.2%	6%	8%
• Other	6.6%	3.2%	5.4%	4.1%	5.3%	8.1%	8.4%
Family Type (% of Pop'n)							
Couple With Dep't Children	32.5%	32.9%	32.6%	32.5%	32.6%	41.7%	45.2%
Couple With Non-Dep't Children	6.3%	6.3%	6.3%	7.7%	6.4%	6.7%	7.8%
Couple Without Children	32.9%	30.2%	31.9%	38.5%	32.4%	26.1%	23%
Single With Dep't Children	12%	12.1%	12%	7.7%	11.7%	10.3%	8.9%
Single With Non-Dep't Children	3.7%	4.1%	3.8%	2.9%	3.8%	3.5%	3.7%
Other Family	0.7%	1.1%	0.8%	0.8%	0.8%	0.9%	1.1%
Lone Person	11.9%	13.4%	12.4%	9.9%	12.3%	10.8%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	66,890	74,390	2.1%
Secondary Sector	34,560	35,810	0.7%
Main Trade Area	101,450	110,200	1.7%
Tertiary Sector	7,470	7,970	1.3%
Total Trade Area	108,920	118,170	1.6%