

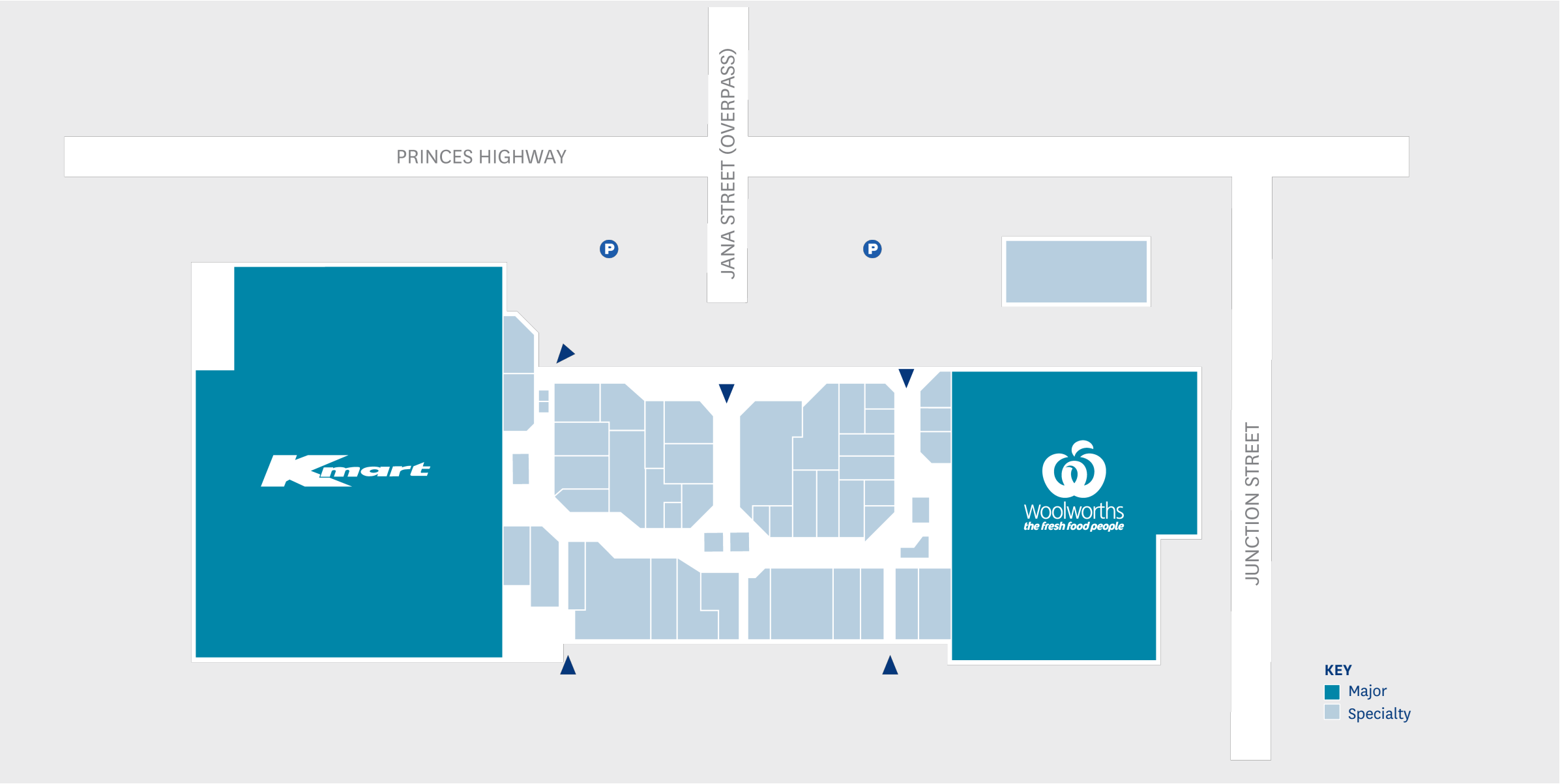
A sub-regional centre conveniently located on the Princes Highway, a major arterial road, 160 kilometres south of Sydney.








The centre is anchored by Kmart, Woolworths and more than 40 specialty stores. The centre has six hectares of zoned land adjacent to the site with development approval.

Major

Kmart


Woolworths



	GLA	15,972 m ²
	CAR SPACES	818
	SPECIALTY NO.	48
	MAT TRAFFIC	3M
	MAT SALES	\$148.15M
	SPECIALTY SALES \$PSM	\$13,632
	AVERAGE SPEND	\$49.40

Trade Area Demographic

Stockland Nowra’s main trade area population is forecast to reach 90,150 and a total trade area population of 117,150 by 2021, growing at an average rate of 1% per annum between 2021–2026. There are some high income pockets of the trade area, namely the tertiary-north sector with an average household income of \$107,451, which is 30.2% higher than the non-metro NSW average.



HOME OWNERSHIP
74% in total trade area



POPULATION
117,150 in total trade area

Trade Area Map



Map Sources: Location IQ, July 2017; Demographic Data: ABS Census of Population and Housing 2016; Location IQ, January 2019.

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	East	East	West		East	North			
Income Levels										
Average Per Capita Income	\$31,203	\$31,245	\$38,991	\$30,062	\$31,738	\$42,345	\$29,472	\$31,942	\$34,187	\$38,500
Per Capita Income Variation	-8.7%	-8.6%	14.1%	-12.1%	-7.2%	23.9%	-13.8%	-6.6%	n.a.	n.a.
Average Household Income	\$69,596	\$77,321	\$87,134	\$66,988	\$74,055	\$107,451	\$65,520	\$74,238	\$82,520	\$98,486
Household Income Variation	-15.7%	-6.3%	5.6%	-18.8%	-10.3%	30.2%	-20.6%	-10%	n.a.	n.a.
Average Household Size	2.2	2.5	2.2	2.2	2.3	2.5	2.2	2.3	2.4	2.6
Age Distribution (% of Pop'n)										
Aged 0-14	13.3%	18.8%	13.8%	15%	16.4%	18.3%	15%	16.3%	17.5%	18%
Aged 15-19	5.3%	6.1%	4.3%	4.9%	5.4%	6%	5%	5.4%	6.1%	6.1%
Aged 20-29	8.4%	12.8%	6.7%	7.6%	9.9%	8.3%	6.4%	9.2%	11.2%	13.9%
Aged 30-39	7.8%	11.6%	8.1%	8.7%	9.8%	9%	8.3%	9.5%	11.1%	14.1%
Aged 40-49	10.5%	12.1%	10.3%	11%	11.4%	12.1%	11.3%	11.4%	12.7%	13.7%
Aged 50-59	15.9%	12.7%	14.9%	14.5%	13.9%	14.2%	15.2%	14.1%	14%	12.9%
Aged 60+	38.8%	25.8%	41.9%	38.3%	33.2%	32.1%	38.7%	34.1%	27.4%	21.3%
Average Age	47.8	40.3	49	47.1	44.3	43.7	47.5	44.8	41.8	38.9
Housing Status (% of H'holds)										
Owner/Purchaser	75.8%	66.3%	83%	77.3%	73.1%	78.7%	76.5%	74%	70.9%	67.9%
Renter	24.2%	33.7%	17%	22.7%	26.9%	21.3%	23.5%	26%	29.1%	32.1%
Birthplace (% of Pop'n)										
Australian Born	87.5%	88.9%	85.6%	86.9%	87.7%	89.1%	88.1%	87.8%	89.2%	72.9%
Overseas Born	12.5%	11.1%	14.4%	13.1%	12.3%	10.9%	11.9%	12.2%	10.8%	27.1%
• Asia	0.8%	2%	0.8%	0.7%	1.3%	0.8%	1%	1.2%	2.1%	10.7%
• Europe	8.5%	6%	9.8%	9%	7.7%	6.7%	8%	7.7%	5.2%	8%
• Other	3.2%	3.2%	3.7%	3.4%	3.3%	3.3%	2.9%	3.3%	3.4%	8.4%
Family Type (% of Pop'n)										
Couple With Dep't Children	29.5%	38.5%	34.1%	30.6%	34.4%	44.7%	32.4%	34.6%	39.4%	45.2%
Couple With Non-Dep't Children	8.7%	6.9%	7.4%	6.7%	7.1%	8.4%	6.6%	7.1%	7.4%	7.8%
Couple Without Children	34.1%	24.7%	36.7%	34.1%	30.2%	28.8%	33.9%	30.8%	26.1%	23%
Single With Dep't Children	8.5%	12.6%	5.0%	9.7%	10.3%	6.1%	8.8%	9.8%	10.2%	8.9%
Single With Non-Dep't Children	4.5%	4.5%	2.9%	4.5%	4.3%	2.9%	3.8%	4.1%	4%	3.7%
Other Family	1.0%	0.9%	0.6%	0.7%	0.8%	0.4%	0.7%	0.8%	0.9%	1.1%
Lone Person	13.8%	11.9%	13.3%	13.9%	12.9%	8.8%	13.8%	12.8%	12.1%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021–2026
Primary Sector			
• East	9,240	9,740	1.1%
• West	40,350	41,850	0.7%
Total Primary	49,590	51,590	0.8%
Secondary Sectors			
• North	10,360	10,710	0.7%
• South	30,200	32,200	1.3%
Total Secondary	40,560	42,910	1.1%
Main Trade Area	90,150	94,500	0.9%
Tertiary Sectors			
• North	6,850	7,150	0.9%
• South	20,150	21,650	1.4%
Total Tertiary	27,000	28,800	1.3%
Total Trade Area	117,150	123,300	1%