

# Burleigh Heads

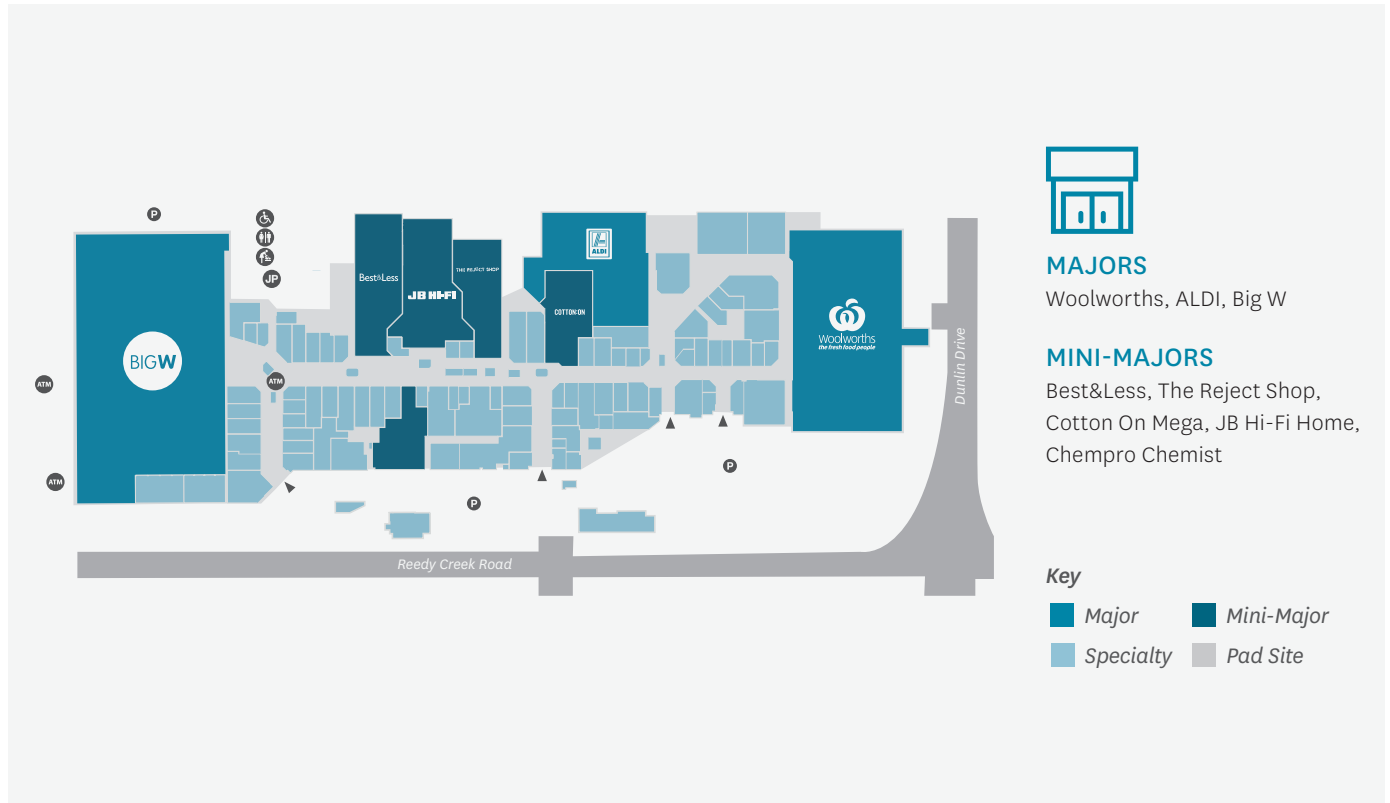
A fully enclosed, single level shopping centre located on the Gold Coast, 80 kilometres south of Brisbane.

Situated near the intersection of two arterial roads, just 1.4 kilometres from Burleigh Beach, the centre is anchored by Big W, Woolworths and ALDI. The centre also boasts a JB Hi-Fi, Cotton On Mega, Best&Less, The Reject Shop and over 90 specialty stores. Adjacent to the centre is Burleigh Central, which consists of two small strategically located bulky goods sites, featuring Anaconda and Spotlight.

## Centre Information

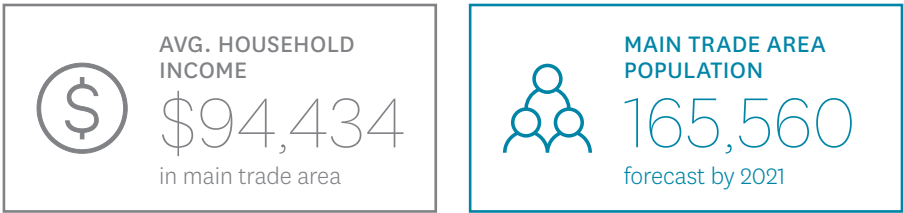
						
<b>GLA</b>	<b>CAR SPACES</b>	<b>SPECIALTY NO</b>	<b>MAT TRAFFIC</b>	<b>MAT SALES</b>	<b>SPECIALTY SALES \$PSM</b>	<b>AVERAGE SPEND</b>
28,258 SQM	1,446	98	4.93M	\$199.87M	\$9,245	\$40.54

Information is accurate as at 31 December 2018. Specialty number includes kiosks and shops. Does not include ATMs.

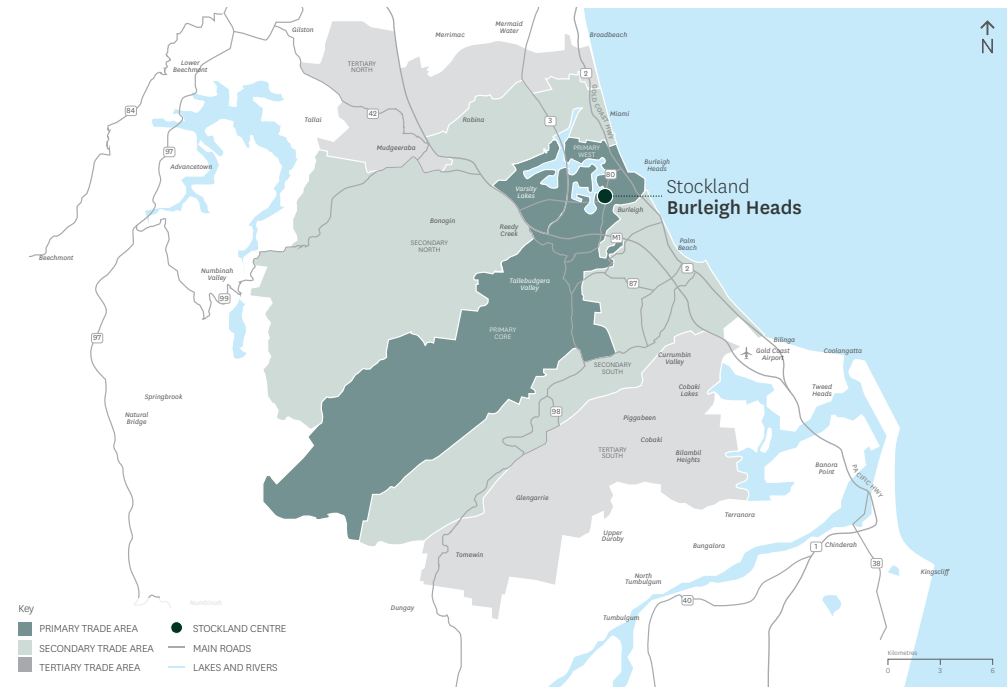


# Trade Area Demographic

Stockland Burleigh Heads services a main trade area made up of 43.9% couples with dependent children and an average age of 39.6 years. The main trade area average household income is \$94,434 and home ownership is 67.6%, slightly higher than the south-east QLD average of 64.6%.



## Trade Area Map



Characteristics	Primary Sectors		Secondary Sectors		Main TA	Tertiary Sectors		Total TA	SE QLD Avg.	Aust Avg.
	Core	West	North	South		North	South			
Income Levels										
Average Per Capita Income	\$39,489	\$32,887	\$38,095	\$36,485	\$37,437	\$38,237	\$31,559	\$37,431	\$38,198	\$38,500
Per Capita Income Variation	3.4%	-13.9%	-0.3%	-4.5%	-2.0%	0.1%	-17.4%	-2.0%	n.a.	n.a.
Average Household Income	\$97,984	\$83,659	\$100,145	\$88,168	\$94,434	\$94,532	\$81,961	\$94,151	\$98,803	\$98,486
Household Income Variation	-0.8%	-15.3%	1.4%	-10.8%	-4.4%	-4.3%	-17.0%	-4.7%	n.a.	n.a.
Average Household Size	2.5	2.5	2.6	2.4	2.5	2.5	2.6	2.5	2.6	2.6
Age Distribution (% of Pop'n)										
Aged 0-14	17.2%	20.4%	18.5%	17.5%	18.1%	16.8%	18.2%	17.9%	18.6%	18.0%
Aged 15-19	5.3%	6.3%	7.0%	5.9%	6.2%	6.1%	6.5%	6.2%	6.4%	6.1%
Aged 20-29	11.6%	12.2%	13.8%	10.6%	12.3%	12.9%	8.8%	12.3%	14.3%	13.9%
Aged 30-39	13.6%	14.5%	13.5%	13.0%	13.5%	13.2%	10.9%	13.4%	14.1%	14.1%
Aged 40-49	14.2%	15.1%	14.8%	14.1%	14.5%	13.7%	13.8%	14.3%	14.1%	13.7%
Aged 50-59	12.8%	11.2%	12.4%	13.9%	12.9%	13.0%	15.7%	13.0%	12.5%	12.9%
Aged 60+	25.2%	20.2%	20.0%	25.0%	22.6%	24.2%	26.1%	23.0%	20.1%	21.3%
Average Age	41.0	37.9	38.1	41.2	39.6	40.7	41.2	39.9	38.1	38.9
Housing Status (% of H'holds)										
Owner/Purchaser	72.3%	62.5%	65.6%	68.1%	67.6%	65.2%	79.9%	67.4%	64.6%	67.9%
Renter	27.7%	37.5%	34.4%	31.9%	32.4%	34.8%	20.1%	32.6%	35.4%	32.1%
Birthplace (% of Pop'n)										
Australian Born	79.6%	69.8%	68.9%	83.0%	75.5%	70.4%	86.0%	74.9%	73.7%	72.9%
Overseas Born	20.4%	30.2%	31.1%	17.0%	24.5%	29.6%	14.0%	25.1%	26.3%	27.1%
• Asia	1.6%	7.6%	6.9%	1.5%	4.2%	6.6%	0.8%	4.6%	7.5%	10.7%
• Europe	8.2%	8.4%	9.1%	6.9%	8.2%	9.1%	7.3%	8.3%	7.2%	8.0%
• Other	10.6%	14.2%	15.1%	8.6%	12.1%	13.8%	5.9%	12.2%	11.6%	8.4%
Family Type (% of Pop'n)										
Couple With Dep't Children	43.4%	44.0%	46.7%	40.5%	43.9%	41.5%	41.7%	43.4%	45.3%	45.2%
Couple With Non-Dep't Child	7.6%	6.2%	8.1%	7.6%	7.7%	7.8%	9.7%	7.7%	7.3%	7.8%
Couple Without Child	26.5%	21.0%	23.3%	24.2%	24.1%	25.2%	26.8%	24.3%	23.7%	23.0%
Single With Dep't Child	7.5%	12.5%	9.7%	10.0%	9.6%	10.0%	9.0%	9.6%	9.6%	8.9%
Single With Non-Dep't Child	3.9%	5.9%	3.5%	4.8%	4.2%	4.2%	3.9%	4.2%	3.7%	3.7%
Other Family	0.9%	1.1%	0.9%	0.9%	0.9%	0.9%	0.6%	0.9%	1.1%	1.1%
Lone Person	10.2%	9.2%	7.8%	12.0%	9.7%	10.4%	8.3%	9.8%	9.3%	10.2%

## Trade Area Population

Trade Area Sector	Forecast Population 2017	Forecast Population 2021	Average Annual Change (%) 2017-2021
<b>Primary Sectors</b>			
· Core	33,510	34,510	0.7%
· West	14,120	15,120	1.7%
<b>Total Primary</b>	<b>47,630</b>	<b>49,630</b>	<b>1.0%</b>
<b>Secondary Sectors</b>			
· North	63,960	66,360	0.9%
· South	48,370	49,570	0.6%
<b>Total Secondary</b>	<b>112,330</b>	<b>115,930</b>	<b>0.8%</b>
<b>Main Trade Area</b>	<b>159,960</b>	<b>165,560</b>	<b>0.9%</b>
<b>Tertiary Sectors</b>			
· North	35,960	39,560	2.4%
· South	5,220	6,220	4.5%
<b>Total Tertiary</b>	<b>41,180</b>	<b>45,780</b>	<b>2.7%</b>
<b>Total Trade Area</b>	<b>201,140</b>	<b>211,340</b>	<b>1.2%</b>

**Sources** Map: 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 31 December 2018, 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.