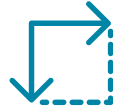


Gladstone

Located on the Dawson Highway, Gladstone is the only major shopping centre in the region.

The property comprises a Coles, Woolworths, Kmart, Big W and 47 specialty stores with over 1,280 parking spaces.

Centre Information



GLA
28,407 SQM



CAR SPACES
1,288



SPECIALTY NO
47



MAT TRAFFIC
3.04M



MAT SALES
\$183.59M



SPECIALTY SALES \$PSM
\$10,532




AVERAGE SPEND
\$60.47

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




Trade Area Demographic

Stockland Gladstone's total trade area population is forecast to reach 77,095 people by 2021, with 60,075 people located within the main trade area, and an average growth rate of 0.8% per annum between 2021–2026. The average household income is \$108,865 in the main trade area, which is 24.5% higher than the non-metro QLD average. The family unit of couples with dependent children make up 49.8% of the main trade area.

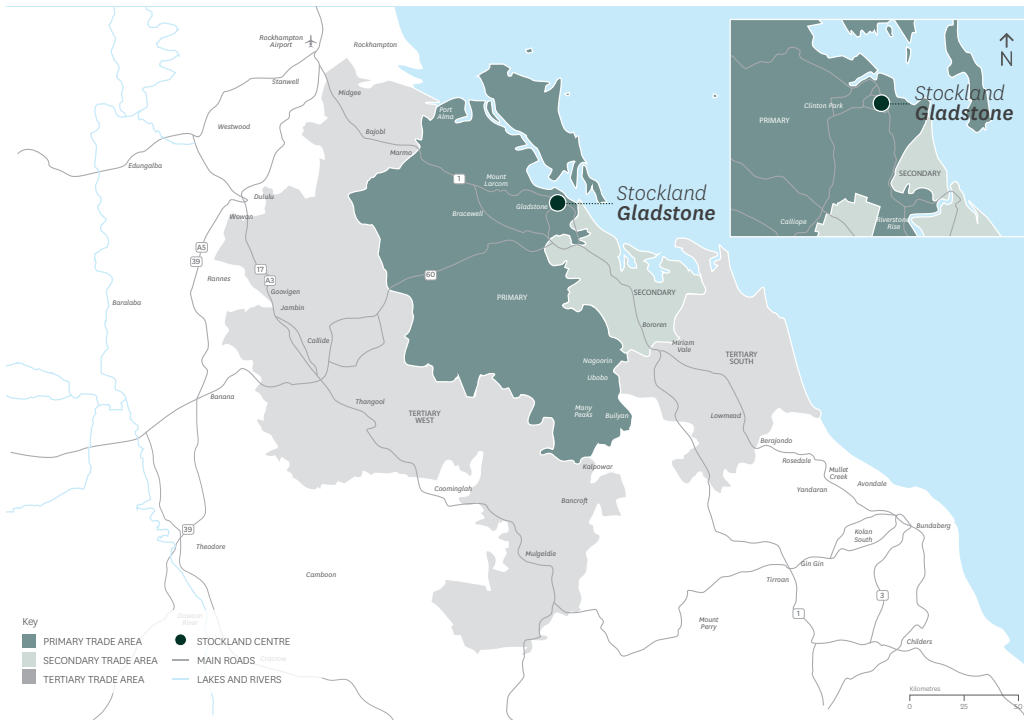


AVG. HOUSEHOLD INCOME
\$108,865
 in the main trade area



COUPLES WITH DEPENDENT CHILDREN
49.8%
 in the main trade area

Trade Area Map



Characteristics	Primary Sector	Secondary Sector	Main TA	Tertiary Sectors		Total TA	Non-Metro QLD Avg.	Aust. Avg.
				South	West			
Income Levels								
Average Per Capita Income	\$42,258	\$42,730	\$42,356	\$29,973	\$37,517	\$40,824	\$35,280	\$38,500
Per Capita Income Variation	19.8%	21.1%	20.1%	-15.0%	6.3%	15.7%	n.a.	n.a.
Average Household Income	\$107,241	\$115,693	\$108,865	\$66,640	\$94,987	\$103,625	\$87,408	\$98,486
Household Income Variation	22.7%	32.4%	24.5%	-23.8%	8.7%	18.6%	n.a.	n.a.
Average Household Size	2.5	2.7	2.6	2.2	2.5	2.5	2.5	2.6
Age Distribution (% of Pop'n)								
Aged 0-14	23.3%	23.4%	23.3%	15.9%	22.1%	22.6%	18.7%	18.0%
Aged 15-19	6.2%	6.7%	6.3%	4.8%	5.9%	6.1%	6.2%	6.1%
Aged 20-29	14.4%	8.8%	13.3%	5.4%	10.4%	12.3%	12.3%	13.9%
Aged 30-39	14.7%	12.5%	14.3%	9.3%	13.5%	13.8%	12.5%	14.1%
Aged 40-49	14.6%	17.3%	15.1%	15.8%	13.7%	15.0%	13.7%	13.7%
Aged 50-59	12.9%	15.5%	13.4%	21.0%	13.9%	14.0%	13.6%	12.9%
Aged 60+	13.8%	15.8%	14.2%	27.9%	20.6%	16.1%	23.1%	21.3%
Average Age	34.4	36.4	34.8	44.1	38.0	35.9	39.6	38.9
Housing Status (% of H'holds)								
Owner/Purchaser	59.8%	73.4%	62.5%	78.3%	69.1%	64.6%	64.7%	67.9%
Renter	40.2%	26.6%	37.5%	21.7%	30.9%	35.4%	35.3%	32.1%
Birthplace (% of Pop'n)								
Australian Born	85.2%	86.2%	85.4%	86.8%	91.3%	86.4%	82.3%	72.9%
Overseas Born	14.8%	13.8%	14.6%	13.2%	8.7%	13.6%	17.7%	27.1%
• Asia	4.3%	0.6%	3.6%	0.8%	4.0%	3.5%	3.5%	10.7%
• Europe	3.3%	4.4%	3.5%	5.6%	1.6%	3.3%	6.0%	8.0%
• Other	7.2%	8.8%	7.6%	6.8%	3.1%	6.8%	8.1%	8.4%
Family Type (% of Pop'n)								
Couple With Dep't Child.	49.0%	52.7%	49.8%	35.4%	48.1%	48.6%	41.7%	45.2%
Couple With Non-Dep't Child.	5.7%	6.9%	6.0%	5.3%	6.5%	6.0%	6.7%	7.8%
Couple Without Child.	23.0%	24.1%	23.2%	34.2%	25.5%	24.3%	26.1%	23.0%
Single With Dep't Child.	9.2%	7.4%	8.8%	8.1%	6.3%	8.3%	10.3%	8.9%
Single With Non-Dep't Child.	2.8%	1.8%	2.6%	2.9%	2.5%	2.6%	3.5%	3.7%
Other Family	0.8%	0.4%	0.7%	0.5%	0.6%	0.7%	0.9%	1.1%
Lone Person	9.6%	6.7%	9.0%	13.5%	10.6%	9.5%	10.8%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2021	Forecast Population 2026	Average Annual Change (%) 2021-2026
Primary Sector	47,990	49,990	0.8%
Secondary Sector	12,085	12,585	0.8%
Main Trade Area	60,075	62,575	0.8%
Tertiary Sectors			
• South	5,110	5,360	1.0%
• West	11,910	11,960	0.1%
Total Tertiary	17,020	17,320	0.4%
Total Trade Area	77,095	79,895	0.7%

Sources Map: 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 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.