Green Hills

This strongly performing major regional centre includes Woolworths, Coles, Big W and Target.

A \$421 million expansion of the centre was recently completed, that included a brand new David Jones, 12 mini-majors including H&M, JB Hi-Fi, indoor and outdoor 1,700-seat dining precinct, seven screen Hoyts Lux cinema complex plus over 218 specialty stores.

Centre Information



73,790 SOM



CAR SPACES

3,125



SPECIALTY NO

218



MAT TRAFFIC

9.32M



MAT SALES

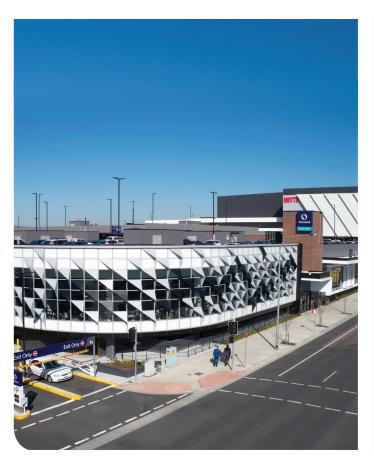
\$481.29M





AVERAGE SPEND \$51.62

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









MAJORS

Big W, Target, David Jones, Woolworths, Coles, Hoyts

MINI-MAJORS

Best&Less, H&M, Harris Scarfe, Chipmunks Playland & Café, City Beach, Dollar King, Ishka, The Reject Shop, JB Hi-Fi Blooms The Chemist, Casey's Toys, Timezone













Trade Area Demographic

Stockland Green Hills services a main trade area of 121,470 people, which is forecast to grow to 131,630 by 2021, to grow at an average rate of 2.0% per annum. The total trade area currently has approximately 255,870 people, forecast to grow at an average rate of 1.6% per annum between 2017–2021. The average household income in the total trade area is \$89,146, which is 8.0% higher than the non-metro NSW average.





Trade Area Map



Characteristics	Primary Sector	Secondary Sectors				Tertiary Sectors			Non-			
		North	North- West	South- East	South- West	Main TA	East	North- West	South- West	Total TA	Metro NSW Avg.	Aust Avg.
Income Levels												
Average Per Capita Income	\$35,815	\$36,437	\$35,780	\$30,379	\$30,399	\$34,617	\$31,743	\$38,338	\$32,030	\$34,698	\$34,187	\$38,500
Per Capita Income Variation	4.8%	6.6%	4.7%	-11.1%	-11.1%	1.3%	-7.2%	12.1%	-6.3%	1.5%	n.a.	n.a.
Average Household Income	\$94,257	\$96,969	\$94,325	\$77,864	\$78,034	\$90,716	\$77,964	\$97,655	\$82,668	\$89,146	\$82,520	\$98,486
Household Income Variation	14.2%	17.5%	14.3%	-5.6%	-5.4%	9.9%	-5.5%	18.3%	0.2%	8.0%	n.a.	n.a.
Average Household Size	2.6	2.7	2.6	2.6	2.6	2.6	2.5	2.5	2.6	2.6	2.4	2.6
Age Distribution (% of Pop'n)											
Aged 0-14	21.5%	19.0%	22.3%	20.8%	20.5%	21.2%	18.6%	22.0%	19.3%	20.7%	17.5%	18.0%
Aged 15-19	6.5%	7.0%	6.3%	6.0%	6.6%	6.5%	5.8%	6.5%	6.1%	6.3%	6.1%	6.1%
Aged 20-29	12.9%	8.9%	13.3%	13.4%	13.0%	12.6%	10.8%	12.5%	12.7%	12.3%	11.2%	13.9%
Aged 30-39	13.4%	9.7%	13.5%	12.9%	12.5%	12.8%	10.7%	13.2%	12.1%	12.4%	11.1%	14.1%
Aged 40-49	13.5%	14.0%	13.3%	12.3%	13.0%	13.3%	12.2%	13.8%	12.7%	13.2%	12.7%	13.7%
Aged 50-59	12.6%	16.4%	11.8%	11.9%	12.9%	12.8%	13.9%	13.2%	13.1%	13.1%	14.0%	12.9%
Aged 60+	19.7%	25.1%	19.5%	22.6%	21.6%	20.8%	28.1%	18.8%	24.0%	22.0%	27.4%	21.3%
Average Age	37.2	40.9	36.7	38.1	38.0	37.7	41.5	36.9	39.5	38.4	41.8	38.9
Housing Status (% of H'hold	s)											
Owner/Purchaser	70.0%	85.1%	69.3%	72.0%	70.6%	71.8%	71.4%	67.5%	69.6%	70.5%	70.9%	67.9%
Renter	30.0%	14.9%	30.7%	28.0%	29.4%	28.2%	28.6%	32.5%	30.4%	29.5%	29.1%	32.1%
Birthplace (% of Pop'n)												
Australian Born	92.6%	95.5%	93.0%	90.6%	95.9%	93.4%	91.1%	93.1%	94.2%	93.0%	89.2%	72.9%
Overseas Born	7.4%	4.5%	7.0%	9.4%	4.1%	6.6%	8.9%	6.9%	5.8%	7.0%	10.8%	27.1%
· Asia	2.1%	0.2%	1.3%	3.7%	0.7%	1.6%	1.0%	1.6%	0.9%	1.4%	2.1%	10.7%
· Europe	2.9%	2.9%	2.9%	3.4%	2.2%	2.9%	5.2%	2.4%	2.9%	3.2%	5.2%	8.0%
· Other	2.4%	1.4%	2.7%	2.3%	1.1%	2.2%	2.7%	2.9%	2.0%	2.4%	3.4%	8.4%
Family Type (% of Pop'n)												
Couple With Dep't Children	46.3%	45.3%	46.0%	39.2%	40.7%	44.7%	38.0%	46.4%	37.6%	43.1%	39.4%	45.2%
Couple With Non-Dep't Child	8.0%	10.2%	7.8%	9.1%	9.2%	8.5%	8.0%	7.3%	8.7%	8.2%	7.4%	7.8%
Couple Without Children	22.2%	26.1%	21.6%	22.2%	21.0%	22.3%	27.4%	22.3%	23.0%	23.2%	26.1%	23.0%
Single With Dep't Child	10.7%	7.2%	11.2%	13.1%	13.1%	11.0%	10.8%	10.0%	14.0%	11.1%	10.2%	8.9%
Single With Non-Dep't Child	3.5%	3.1%	3.6%	5.4%	5.1%	3.9%	4.3%	3.1%	4.9%	3.9%	4.0%	3.7%
Other Family	0.9%	0.4%	0.8%	1.2%	1.0%	0.9%	0.9%	0.8%	0.9%	0.9%	0.9%	1.1%
Lone Person	8.4%	7.6%	8.9%	9.8%	9.9%	8.8%	10.6%	10.1%	10.9%	9.7%	12.1%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population	Forecast Population	Average Annual Change (%)		
Trade Area Sector	2017	2021	2017-2021		
Primary Sector	43,950	47,950	2.2%		
Secondary Sectors					
· North	14,100	14,580	0.8%		
North-West	34,670	37,670	2.1%		
· South-East	10,760	12,040	2.8%		
· South-West	17,990	19,390	1.9%		
Total Secondary	77,520	83,680	1.9%		
Main Trade Area	121,470	131.630	2.0%		
Tertiary Sectors					
• East	43,250	45.410	1.2%		
North-West	59,700	61,700	0.8%		
· South-West	31,450	33,450	1.6%		
Total Tertiary	134,400	140,560	1.1%		
Total Trade Area	255,870	272,190	1.6%		

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. 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.