

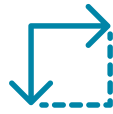
# North Shore

A convenient neighbourhood centre located within the Stockland North Shore residential community in Townsville.

The centre includes Woolworths and 18 specialty stores and a DA has been approved to expand the centre to 19,800 sqm. A subsequent DA has been submitted for the development of a bulky goods centre on adjacent land in the town centre.



## Centre Information



**GLA**  
5,783 SQM



**CAR SPACES**  
259



**SPECIALTY NO**  
18

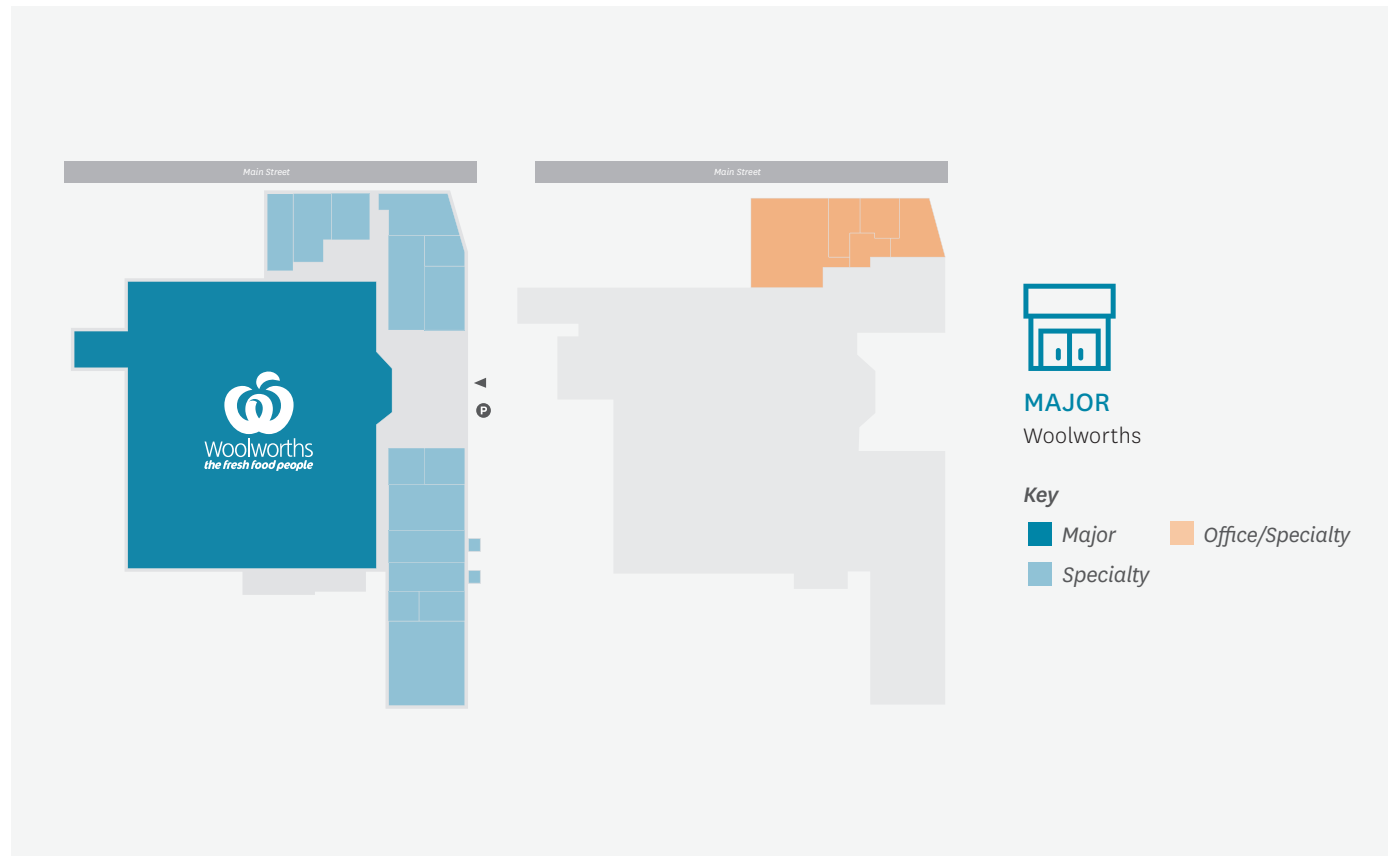


**MAT SALES**  
\$50.82M



**SPECIALTY  
SALES \$PSM**  
\$10,338

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

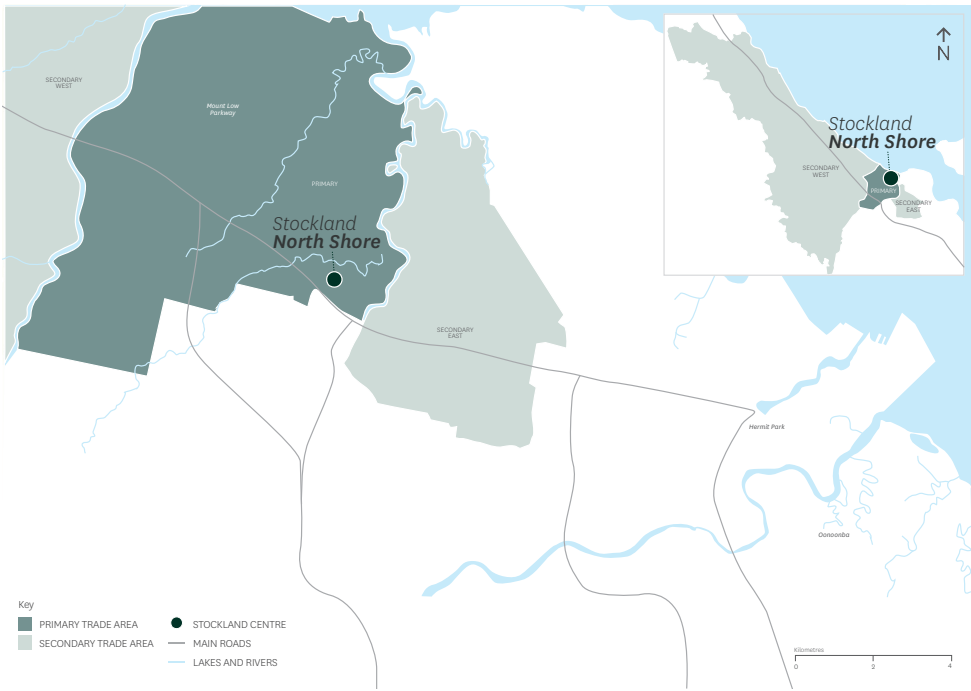


# Trade Area Demographic

Stockland North Shore has a projected main trade area of 43,250 in 2021 and is growing at a rate of 3.8% per annum. The average household income in the main trade area is \$100,441, 14.9% higher than average. 51.3% of the main trade area are couples with dependent children, reflective of the growing population.



# Trade Area Map



Characteristics	Primary Sector	Secondary Sectors		Main TA	Non-Metro QLD Avg.	Aust Avg.
		East	West			
Income Levels						
Average Per Capita Income	\$36,103	\$39,020	\$33,706	\$36,225	\$35,280	\$38,500
Per Capita Income Variation	2.3%	10.6%	-4.5%	2.7%	n.a.	n.a.
Average Household Income	\$104,370	\$106,177	\$83,030	\$100,441	\$87,408	\$98,486
Household Income Variation	19.4%	21.5%	-5.0%	14.9%	n.a.	n.a.
Average Household Size	2.9	2.7	2.5	2.8	2.5	2.6
Age Distribution (% of Pop'n)						
Aged 0-14	26.9%	23.3%	17.2%	24.5%	18.7%	18.0%
Aged 15-19	6.2%	6.3%	5.5%	6.1%	6.2%	6.1%
Aged 20-29	17.7%	16.5%	8.7%	15.9%	12.3%	13.9%
Aged 30-39	17.9%	16.5%	12.6%	16.7%	12.5%	14.1%
Aged 40-49	12.7%	15.0%	14.8%	13.5%	13.7%	13.7%
Aged 50-59	9.5%	10.7%	16.4%	10.9%	13.6%	12.9%
Aged 60+	9.1%	11.7%	24.9%	12.4%	23.1%	21.3%
Average Age	30.2	32.8	41.1	32.6	39.6	38.9
Housing Status (% of H'holds)						
Owner/Purchaser	60.6%	63.5%	83.0%	65.5%	64.7%	67.9%
Renter	39.4%	36.5%	17.0%	34.5%	35.3%	32.1%
Birthplace (% of Pop'n)						
Australian Born	90.6%	88.0%	89.4%	89.9%	82.3%	72.9%
Overseas Born	9.4%	12.0%	10.6%	10.1%	17.7%	27.1%
• Asia	1.0%	3.0%	0.7%	1.3%	3.5%	10.7%
• Europe	3.5%	2.9%	5.7%	3.8%	6.0%	8.0%
• Other	4.9%	6.1%	4.2%	5.0%	8.1%	8.4%
Family Type (% of Pop'n)						
Couple With Dep't Children	54.3%	51.8%	39.7%	51.3%	41.7%	45.2%
Couple With Non-Dep't Child	4.5%	5.9%	8.2%	5.4%	6.7%	7.8%
Couple Without Children	22.1%	21.5%	30.4%	23.5%	26.1%	23.0%
Single With Dep't Child	11.6%	10.8%	8.0%	10.8%	10.3%	8.9%
Single With Non-Dep't Child	2.1%	2.7%	3.4%	2.4%	3.5%	3.7%
Other Family	0.7%	1.0%	0.7%	0.8%	0.9%	1.1%
Lone Person	4.6%	6.3%	9.5%	5.8%	10.8%	10.2%

# Trade Area Population

Trade Area Sector	Forecast Population 2017	Forecast Population 2021	Average Annual Change (%) 2017-2021
Primary Sector	24,070	28,870	4.7%
Secondary Sectors			
- East	6,650	7,650	3.6%
- West	6,570	6,730	0.6%
<b>Total Secondary</b>	<b>13,220</b>	<b>14,380</b>	<b>2.1%</b>
<b>Main Trade Area</b>	<b>37,290</b>	<b>43,250</b>	<b>3.8%</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.