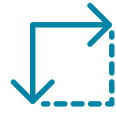


The Pines

This strategically located property sits in one of Melbourne's strong socio-economic trade areas.

The retail mix includes Coles, ALDI, Woolworths, Kmart and 97 specialty stores. The centre is well regarded within the community for its high level of convenience, complemented by representation from the major banks, Australia Post, a medical clinic and a 250-seat food precinct.

Centre Information



GLA
24,982 SQM



CAR SPACES
1,457



SPECIALTY NO
97



MAT TRAFFIC
5.06M



MAT SALES
\$173.79M

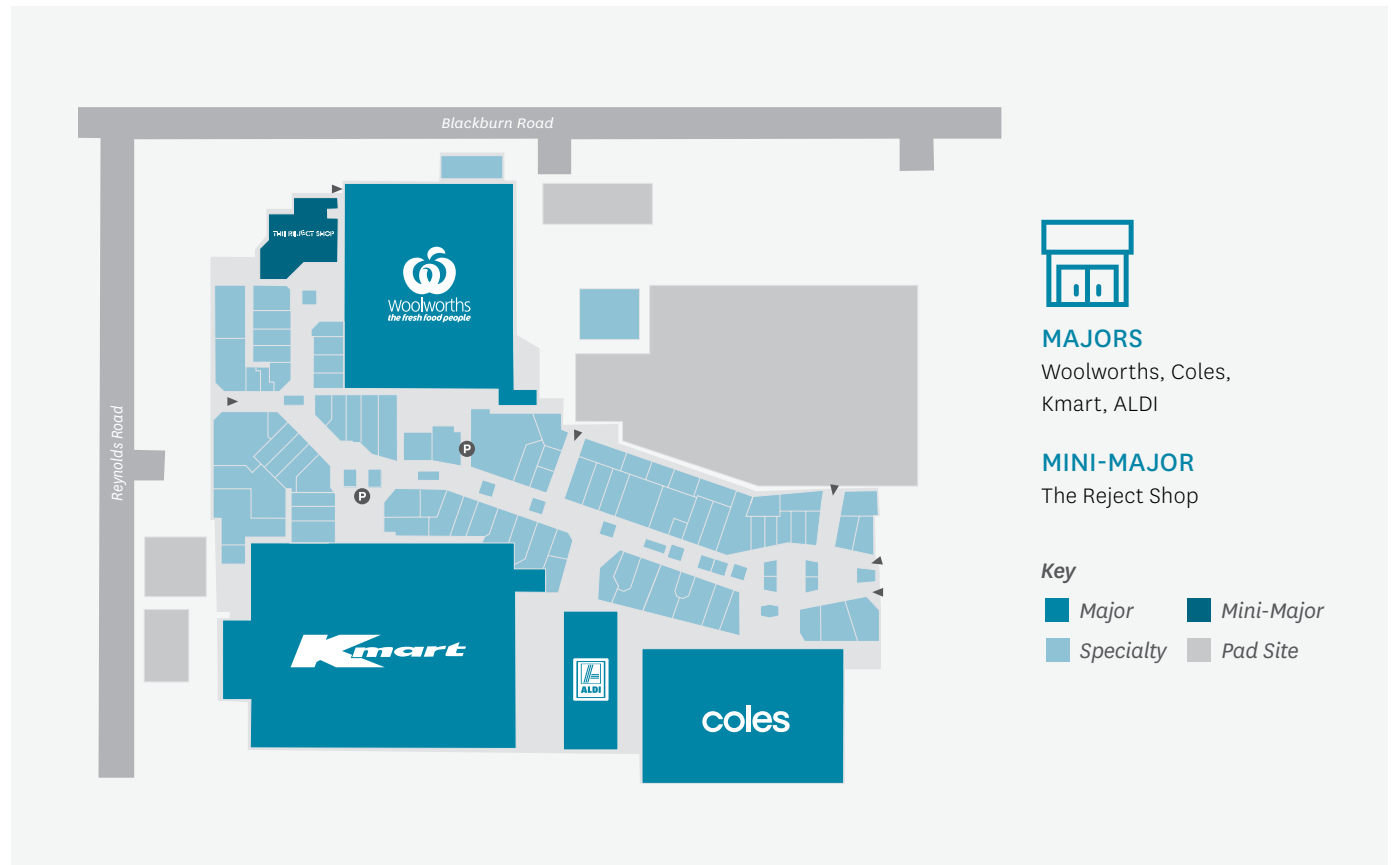


SPECIALTY SALES \$PSM
\$7,677



AVERAGE SPEND
\$34.37

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



Trade Area Demographic

Stockland The Pines’ main trade area population is forecast to reach 85,340 people by 2021, growing at an average rate of 0.8% per annum between 2017–2021. The average household income is \$130,782 in the primary trade area, which is 28.1% higher than the Melbourne metro average. Couples with dependent children make up 51.2% of the main trade area.



AVG. HOUSEHOLD INCOME

28.1%

higher in primary trade area than Melbourne metro avg.



COUPLES WITH DEPENDENT CHILDREN

51.2%

of the main trade area

Trade Area Map

Characteristics	Primary Sector	Secondary Sectors			Main TA	Melb. Metro Avg.	Aust Avg.
		East	South	West			
Income Levels							
Average Per Capita Income	\$44,280	\$50,269	\$36,242	\$41,356	\$41,607	\$38,943	\$38,500
Per Capita Income Variation	13.7%	29.1%	-6.9%	6.2%	6.8%	n.a.	n.a.
Average Household Income	\$130,782	\$159,156	\$95,972	\$110,981	\$117,050	\$102,132	\$98,486
Household Income Variation	28.1%	55.8%	-6.0%	8.7%	14.6%	n.a.	n.a.
Average Household Size	3.0	3.2	2.6	2.7	2.8	2.6	2.6
Age Distribution (% of Pop'n)							
Aged 0–14	16.3%	19.5%	16.9%	15.7%	16.8%	17.6%	18.0%
Aged 15–19	7.2%	9.3%	6.1%	6.1%	6.9%	6.1%	6.1%
Aged 20–29	12.0%	10.6%	10.9%	11.3%	11.3%	15.7%	13.9%
Aged 30–39	9.3%	7.2%	12.9%	10.9%	10.6%	15.6%	14.1%
Aged 40–49	13.3%	17.4%	13.6%	13.5%	13.9%	14.0%	13.7%
Aged 50–59	16.0%	17.2%	12.0%	13.0%	14.2%	12.1%	12.9%
Aged 60+	25.9%	18.8%	27.6%	29.6%	26.3%	19.0%	21.3%
Average Age	41.8	38.3	42.2	43.4	41.8	37.8	38.9
Housing Status (% of H'holds)							
Owner/Purchaser	88.5%	95.6%	75.6%	83.2%	83.5%	68.9%	67.9%
Renter	11.5%	4.4%	24.4%	16.8%	16.5%	31.1%	32.1%
Birthplace (% of Pop'n)							
Australian Born	62.2%	85.8%	54.1%	60.0%	61.6%	65.0%	72.9%
Overseas Born	37.8%	14.2%	45.9%	40.0%	38.4%	35.0%	27.1%
• Asia	19.9%	2.3%	29.2%	21.5%	21.5%	16.8%	10.7%
• Europe	9.4%	8.1%	7.9%	9.9%	8.8%	9.2%	8.0%
• Other	8.5%	3.8%	8.7%	8.7%	8.1%	9.0%	8.4%
Family Type (% of Pop'n)							
Couple With Dep't Children	51.8%	60.7%	49.6%	46.7%	51.2%	48.2%	45.2%
Couple With Non-Dep't Child	13.8%	10.6%	9.2%	12.2%	11.5%	8.4%	7.8%
Couple Without Children	20.6%	18.7%	21.0%	23.3%	21.0%	20.9%	23.0%
Single With Dep't Child	5.4%	4.1%	6.7%	5.8%	5.8%	7.9%	8.9%
Single With Non-Dep't Child	3.1%	2.0%	4.0%	3.7%	3.4%	3.9%	3.7%
Other Family	0.7%	0.4%	1.1%	0.8%	0.8%	1.3%	1.1%
Lone Person	4.6%	3.5%	8.4%	7.4%	6.3%	9.5%	10.2%

Trade Area Population

Trade Area Sector	Forecast Population 2017	Forecast Population 2021	Average Annual Change (%) 2017–2021
Primary Sector	30,400	31,600	1.0%
Secondary Sectors			
• East	9,360	9,480	0.3%
• South	29,830	30,670	0.7%
• West	13,230	13,590	0.7%
Total Secondary	52,420	53,740	0.6%
Main Trade Area	82,820	85,340	0.8%

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.