

# Green Hills



Stockland Green Hills is a well-performing centre and includes Woolworths, Coles, Big W, a food court and 90 specialty stores.

It is the largest shopping centre in its trade area and is ranked number one in Australia for specialty MAT/sqm in the Shopping Centre News Little Guns 2015 Survey. Work has commenced on a \$372 million expansion of the centre, which allows for a David Jones department store, Target discount department store, up to eight mini-majors, an additional 130 specialty stores, a dining, entertainment and leisure precinct and 1,500 additional car parking spaces.

## Centre Information

**GLA**  
31,828 SQM

**CAR SPACES**  
1,599

**SPECIALTY NO**  
90

**CASUAL MALL LEASING**  
YES

**MAJORS**  
BIG W, WOOLWORTHS, COLES

**MINI-MAJORS**  
OZMOSIS, HOT DOLLAR, BLOOMS THE CHEMIST, BEST & LESS, THE REJECT SHOP, DAN MURPHY'S

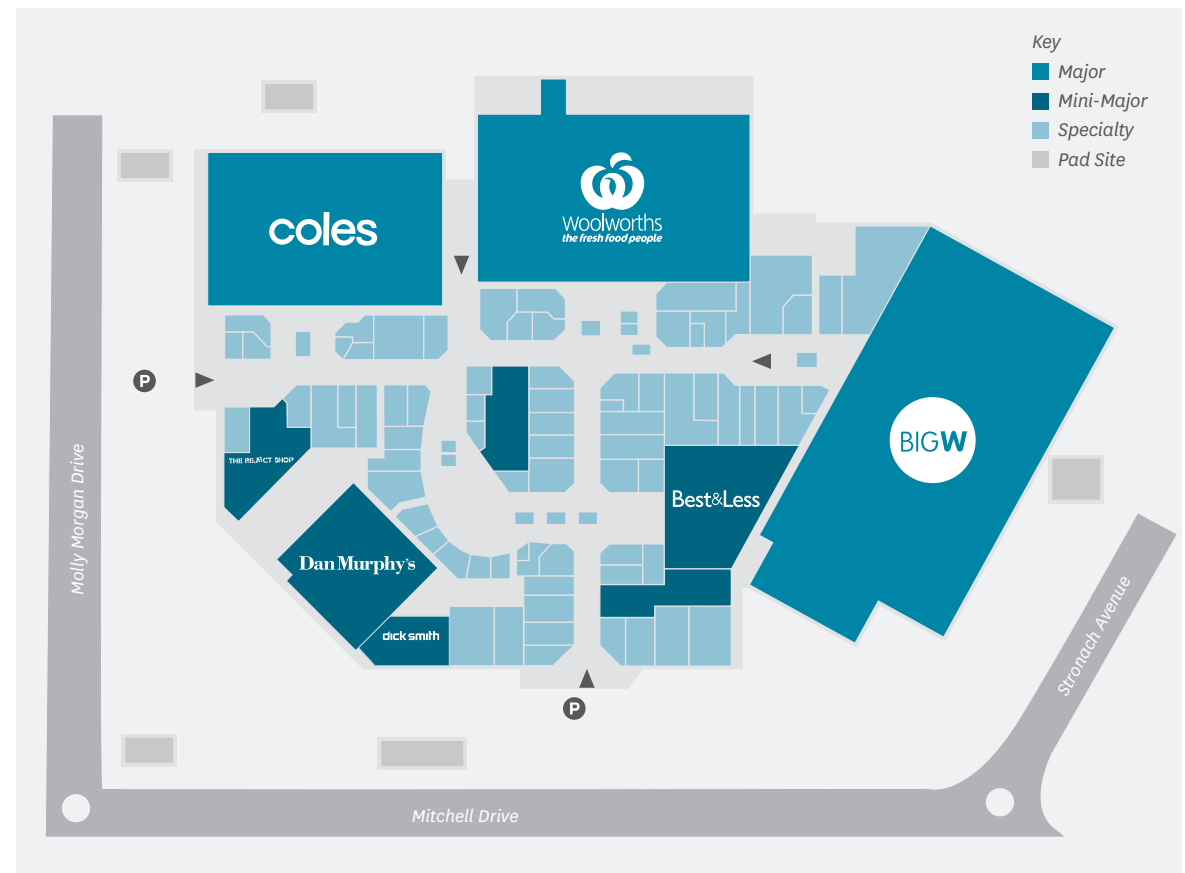
**MAT TRAFFIC**  
5.80M

**MAT SALES**  
\$335.5M

**AVERAGE SPEND**  
\$57.87

**SPECIALTY SALES \$PSM**  
\$14,262\*

Information is accurate as at 31 December 2015. Specialty number includes kiosks and shops. Does not include ATMs.  
\*This number is based on annualised sales.



## Trade Area Demographic

Stockland Green Hills services a main trade area of 113,100 people, which is forecast to grow to 121,225 by 2021, growing at a rate of 1.4%. The total trade area is currently approximately 247,590, growing at a rate of 1.3% per annum. The average household income in the total trade area is \$85,131, which is 17.1% higher than the non-metro NSW average.

### AVERAGE HOUSEHOLD INCOME

\$85,131

in the total trade area

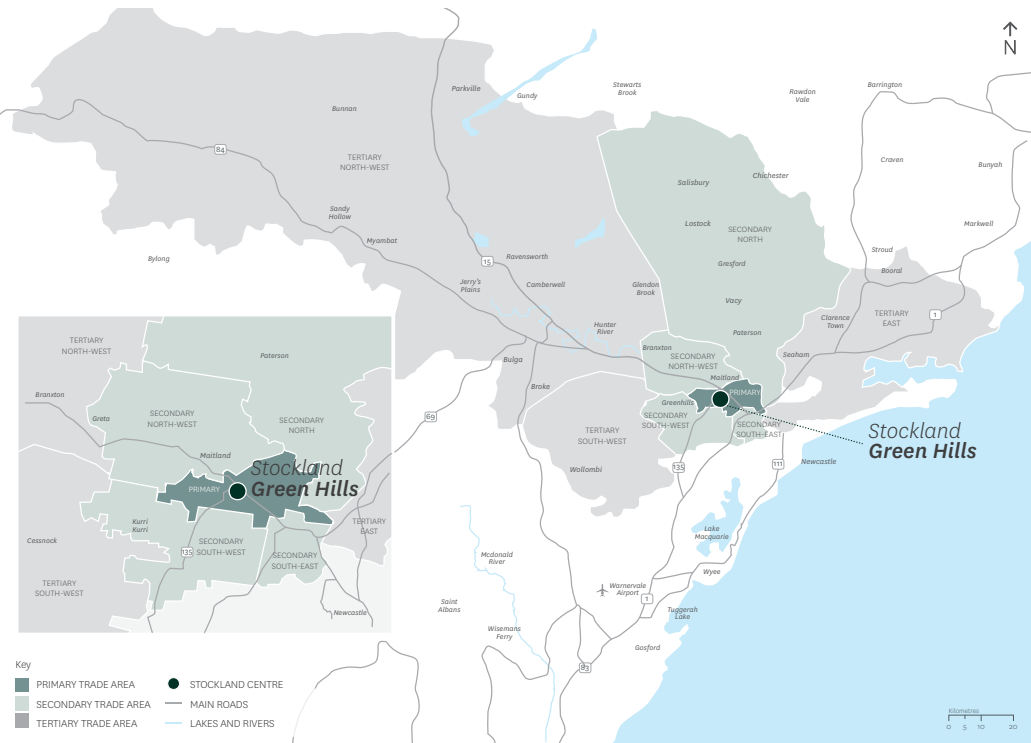


### TOTAL TRADE AREA POPULATION

247,590



## Trade Area Map



Characteristics	Primary Sector	Secondary Sectors				Main TA	Tertiary Sectors			Total TA	NM NSW Avg.	Sydney Avg.	Aust Avg.
		North	South-East	South-West	North-West		East	South-West	North-West				
Income Levels													
Average Per Capita Income	\$33,321	\$32,784	\$25,990	\$27,813	\$33,792	\$31,901	\$28,370	\$29,721	\$37,911	\$32,522	\$29,579	\$36,941	\$34,201
Per Capita Income Variation	12.6%	10.8%	-12.1%	-6.0%	14.2%	7.9%	-4.1%	0.5%	28.2%	10.0%	n.a.	n.a.	n.a.
Average Household Income	\$88,429	\$88,903	\$66,370	\$72,613	\$89,916	\$84,556	\$72,105	\$77,357	\$99,346	\$85,131	\$72,680	\$99,586	\$87,928
Household Income Variation	21.7%	22.3%	-8.7%	-0.1%	23.7%	16.3%	-0.8%	6.4%	36.7%	17.1%	n.a.	n.a.	n.a.
Average Household Size	2.7	2.7	2.6	2.6	2.7	2.6	2.5	2.6	2.6	2.6	2.5	2.7	2.6
Age Distribution (% of Pop'n)													
Aged 0-14	21.6%	20.3%	20.7%	21.9%	22.2%	21.6%	20.4%	20.4%	22.7%	21.5%	19.4%	19.2%	19.3%
Aged 15-19	7.2%	7.7%	6.2%	7.2%	7.1%	7.1%	6.4%	6.8%	7.1%	7.0%	6.6%	6.3%	6.5%
Aged 20-29	12.6%	8.6%	12.3%	12.4%	12.3%	12.0%	10.8%	12.4%	13.1%	12.1%	10.9%	14.7%	13.8%
Aged 30-39	13.5%	9.8%	12.5%	12.6%	14.0%	13.0%	11.6%	12.2%	13.7%	12.8%	11.3%	15.3%	13.8%
Aged 40-49	14.2%	16.0%	12.8%	12.7%	13.5%	13.9%	13.2%	13.1%	14.2%	13.8%	13.4%	14.2%	14.2%
Aged 50-59	12.9%	15.9%	12.6%	13.4%	12.6%	13.2%	13.1%	13.2%	12.5%	13.0%	13.9%	12.3%	12.8%
Aged 60+	17.9%	21.7%	22.8%	19.9%	18.4%	19.2%	24.4%	21.9%	16.6%	19.8%	24.4%	18.0%	19.6%
Average Age	36.5	39.3	38.6	37.1	36.5	37.1	39.4	38.5	35.6	37.3	40.1	37.2	37.9
Housing Status (% of H'holds)													
Owner/Purchaser	72.8%	85.0%	74.3%	74.8%	72.9%	74.8%	70.6%	72.3%	69.3%	72.4%	71.3%	67.4%	69.3%
Renter	27.2%	15.0%	25.7%	25.2%	27.1%	25.2%	29.4%	27.7%	30.7%	27.6%	28.7%	32.6%	30.7%
Birthplace (% of Pop'n)													
Australian Born	91.8%	94.4%	92.6%	94.6%	92.3%	92.8%	89.5%	92.9%	92.1%	92.1%	88.5%	63.7%	73.9%
Overseas Born	8.2%	5.6%	7.4%	5.4%	7.7%	7.2%	10.5%	7.1%	7.9%	7.9%	11.5%	36.3%	26.1%
Family Type (% of Pop'n)													
Couple with dep't children	47.6%	48.3%	37.3%	40.7%	46.7%	45.5%	40.2%	40.3%	48.0%	44.6%	40.7%	48.2%	45.3%
Couple with non-dep't child.	8.4%	8.8%	9.3%	9.0%	8.3%	8.6%	7.6%	8.5%	7.6%	8.2%	7.0%	9.1%	7.7%
Couple without children	21.8%	25.6%	24.1%	21.8%	21.7%	22.4%	26.6%	22.6%	22.4%	23.2%	25.7%	20.1%	23.0%
Single with dep't child.	9.6%	6.9%	13.6%	13.3%	10.7%	10.5%	11.6%	13.1%	9.3%	10.7%	10.6%	8.5%	9.2%
Single with non-dep't child.	3.5%	2.6%	4.9%	4.6%	3.4%	3.7%	3.4%	4.3%	2.8%	3.5%	3.5%	3.9%	3.5%
Other family	0.8%	0.5%	1.1%	0.8%	0.7%	0.8%	0.7%	0.7%	0.7%	0.7%	0.9%	1.2%	1.1%
Lone person	8.4%	7.3%	9.7%	9.8%	8.5%	8.6%	9.9%	10.4%	9.2%	9.2%	11.7%	9.0%	10.2%

## Trade Area Population

Trade area sector	Forecast population 2016	Forecast population 2021	Average annual change (%) 2016-2021
Primary Sector	40,340	42,840	1.2%
Total Secondary	72,760	78,385	1.5%
Main Trade Area	113,100	121,225	1.4%
Total Tertiary	134,490	142,740	1.2%
Total Trade Area	247,590	263,965	1.3%

Sources: ABS Census of Population and Housing 2011; Location IQ.

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