







































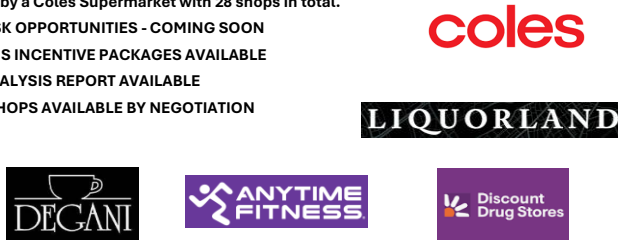


























Property	Premises	Type	Area sqm	Rental p.a.	Outgoings	Comments & Availability	Contact Details	
VICTORIA								
<p>85 Geelong Rd, Torquay </p> <p>Cnr Surf Coast Hwy & Grossmans Rd</p>   	Project D	Retail/Entertainment	1,400 Up to 2,000	POA POA	Net	<p>Planning Approved Mixed Use Development Site approximately 2.6 hectares Pre-commitments from Only about Children, 7-Eleven, KFC, Grill'd Opportunities for Medical, Restaurants, Accommodation, Children's Play Centre Environmentally conscious site Extensive Car Parking and Bike parking facilities</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <small>new landmark development</small> </div> <div style="text-align: center;">  <small>fit out to your specification</small> </div> <div style="text-align: center;">  <small>INCENTIVE PACKAGES AVAILABLE</small> </div> </div>  <p style="color: blue; font-weight: bold;">Note: All areas are subject to change based on individual requirements</p>	<p>Andrew Crellin 0407 342 965 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>	
	Project E	Ground First Floor	202 938	POA POA				
	Project F	L 1, T 1	132	POA	Net			
		L 1, T2	310	POA	Net			
		L 1, T4	118	POA	Net			
	Project G	Gym/Play Centre	481	POA	Gross			
	Project H	Restaurant/Bar	669	POA	Gross			
	Backpack/ Budget Hotel	Hotel Ground	377	POA	Gross			
		Hotel First	993	POA	Gross			
		Hotel Second	713	POA	Gross			







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<p>The Hub Shopping Centre 138-146 Grey Street, Hamilton</p> 	<p>Shop 1A Shop 1B Shop 1C Shop 1D Shop 2 Shop 3 Shop 5 Shop 7 Shop 8 Shop 13 Shop 14 Shop 15 Office Kiosk Kiosk Lower Level</p>	<p>Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Office Retail Retail Retail</p>	<p>54 54.3 63.6 72.1 65 75 58 78 72 58 65 150 200 16 16 205</p>	<p>POA POA POA POA POA POA POA POA POA POA POA POA POA POA POA POA</p>	<p>Net Net Net Net Net Net Net Net Net Net Net Net Net Net Net Net</p>	<p>Neighbourhood Shopping Centre with external tenancies including</p> 	<p>Andrew Crellin 0407 342 965</p> <p>Ursula Yako 0413 561 724</p> <p>Shane Brown 0437 854 158</p>
<p>Milleara Shopping Centre 235 Milleara Road, Keilor East</p> 	<p>Shop 23 & 27 Shop 25 Shop 29 Shop 30 Shops 33 & 33A Suite 1&2 Suite 3</p>	<p>Retail Retail Retail Retail Retail Services Services</p>	<p>294.5 253.5 99 172.4 273.5 22.5 10.8</p>	<p>POA POA POA POA POA POA POA</p>	<p>Gross Gross Gross Gross Gross Gross Gross</p>	<p>Opportunity exists to carve into two tenancies. Neighbourhood Shopping Centre including Woolworths, ALDI Supermarkets, Chemist Warehouse and approximately 40 specialty shops & kiosks Shops 33&33A, prime double fronted corner shop with Alfresco Dining area, Ideal for restaurant/takeaway outlet</p> 	<p>Andrew Crellin 0407 342 965</p> <p>Ursula Yako 0413 561 724</p> <p>Shane Brown 0437 854 158</p>

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The Hive Shopping Centre 313 Victoria Street, Abbotsford 	Shop 4/5	Retail	150	POA	Net	Modern Neighbourhood Shopping Centre including 16 specialty shops and two levels of underground parking 	Andrew Crellin 0407 342 965 Ursula Yako 0413 561 724 Shane Brown 0437 854 158
Gisborne Village Shopping Centre 22 Brantome Street, Gisborne 	Shop 8, 9 & 10 Shop 14A Shop 19 Shop 20 & 21 Shop 22 Shops 23 & 24 Shop 27 Shop 17	Retail Retail Retail Retail Retail Retail Retail	225.5 37.7 56.6 268.5 88.7 254.3 57.4 50	POA POA POA POA POA POA POA	Gross Gross Gross Gross Gross Gross Gross	Convenience based, Neighbourhood Shopping Centre located approximately 55 kilometres north of Melbourne Anchored by IGA Supermarket, Chemist Warehouse, Australia Post with approximately 30 specialty shops Potential to create retail space of up to 650sqm 	Andrew Crellin 0407 342 965 Ursula Yako 0413 561 724 Shane Brown 0437 854 158
97 Chifley Drive, Preston 	1st Floor	Retail / Office	501	POA	Net	Available by 3 months notice Nestled in amongst National Retailers Less than 500 metres from Northland Shopping Centre 	Andrew Crellin 0407 342 965 Ursula Yako 0413 561 724 Shane Brown 0437 854 158

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290 Lygon Street, Carlton  	Shop	Retail	104	POA	Net	<p>Ground floor plus first floor offices and amenities</p> <p>3 Phase Power & Gas</p> <p>Former Delicatessen</p> <p>Solid location in Lygon St, Melbourne's "Little Italy"</p> <p>PRIME OPPORTUNITY AT REDUCED RENTAL</p> 	<p>Andrew Crellin 0407 342 965 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
40-44 Princes Hwy, Doveton  	2 New Shops	Retail	80 to100	POA	Net	<p>Forms part of a site with Woolworths Service Station & Independent Car Wash</p> <p>Redevelopment to provide two (2) adjoining food operators</p> <p>NEW DEVELOPMENT CONCEPT</p> <p>FAST FOOD OUTLET OPPORTUNITY</p> 	<p>Andrew Crellin 0407 342 965 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
Gilbert St, Torquay  	Shop 8, 12 Gilbert St Shop 3, 12 Gilbert St Shop 4, 19 Gilbert St	Retail Retail Café	128 81 76	POA POA POA	Net Net Net	<p>Vacant Possession</p> <p>Conveniently located between Woolworths & IGA</p> <p>Former KX Pilates (8) Former Hairdresser (3) Former Café (4)</p>    	<p>Andrew Crellin 0407 342 965 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>

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QUEENSLAND							
<p>The Mall Beenleigh 55 Main Street, Beenleigh</p> 	<p>Shops 2 & 4 Shop 5 Shop 12 Kiosk 4 Shop 21 New Opportunity</p>	<p>Retail Retail Retail Retail Retail Retail</p>	<p>275 170 55 16.7 106.8 1020</p>	<p>POA POA POA POA POA POA</p>	<p>Gross Gross Gross Gross Gross Gross</p>	<p>Centre approximately 8,500sqm GLA Anchored by a Coles Supermarket with 28 shops in total. NEW KIOSK OPPORTUNITIES - COMING SOON GENEROUS INCENTIVE PACKAGES AVAILABLE TRADE ANALYSIS REPORT AVAILABLE POP UP SHOPS AVAILABLE BY NEGOTIATION</p> 	<p>Andrew Crellin 0407 342 965</p> <p>Ursula Yako 0413 561 724</p> <p>Shane Brown 0437 854 158</p>
<p>Nerang Fair Shopping Centre 74 Beaudesert-Nerang Rd, Nerang</p> 	<p>Shops 12 & 13 Shop 20 Shop 18</p>	<p>Retail Retail Retail</p>	<p>119 144</p>	<p>POA POA POA</p>	<p>Gross Gross Gross</p>	<p>Centre approximately 8,500sqm GLA Anchored by a Coles Supermarket & The Reject Shop 18 Specialty Retailers EXTERNAL REFURBISHMENT RECENTLY COMPLETED</p> 	<p>Andrew Crellin 0407 342 965</p> <p>Ursula Yako 0413 561 724</p> <p>Shane Brown 0437 854 158</p>
<p>Bay Central Shopping Centre Bay Central, Hervey Bay</p> 	<p>Tenancy BC3CP Tenancy BC3CQ</p>	<p>Retail Retail</p>	<p>100 106</p>	<p>POA POA</p>	<p>Net Net</p>	<p>Located in the heart of the retail and business sector Suitable for retail or commercial uses Ample Carparking</p> 	<p>Andrew Crellin 0407 342 965</p> <p>Ursula Yako 0413 561 724</p> <p>Shane Brown 0437 854 158</p>

Property	Premises	Type	Area sqm	Rental p.a.	Outgoings	Comments & Availability	Contact Details
99 Main Street, Pialba  	1A	Retail or Offices	229	POA	Net	1A First floor premises suitable for offices or retail Open plan space Toilet & Bathroom including shower Acoustic tile ceiling & lighting Split System Air Conditioning Opposite Bunnings Neighbouring Aldi and Bunnings   	Andrew Crellin  0407 342 965 Ursula Yako  0413 561 724 Shane Brown  0437 854 158
Pialba Commercial Gardens   <p>Artist Impression - Proposed Works</p>	118 Boat Harbour Dve 122 Boat Harbour Dve 124A Boat Harbour Dve 130A Boat Harbour Dve 132 Boat Harbour Dve 138 Boat Harbour Dve	Retail Retail Retail Retail Retail Retail	1,000 1,054 1,128 100 263 863	POA POA POA POA POA POA	Net Net Net Net Net Net	Large Format Retail Centre of approximately 17,359 square metres Available June 2024       	Andrew Crellin  0407 342 965 Ursula Yako  0413 561 724 Shane Brown  0437 854 158

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NSW							
<p>130-140 Banna Avenue, Griffith </p> 	Shop 5	Retail - 1st floor	72	POA	Gross	<p>Mixed Use Central Location</p> 	<p>Andrew Crellin  0407 342 965</p> <p>Ursula Yako  0413 561 724</p> <p>Shane Brown  0437 854 158</p>
<p>Leasing fees are available to all introducing Agents - Contact Liuzzi Property Group for fee structures.</p> 