
















Property	Premises	Type	Area sqm	Rental per annum	Outgoings	Comments & Availability	
VICTORIA							
85 Geelong Rd, TORQUAY Cnr Surf Coast Hwy & Grossmans Rd   	Project D	Retail/Entertainment	1,400 Up to 2,000	POA POA	Net	<p>Planning Approved Mixed Use Development Site approximately 2.6 hectares Active tenants</p> <p>Environmentally conscious site Extensive car and bike parking facilities Opportunities for Medical, Restaurants, Accommodation, Children's Play Centre</p>           <p>Note: All areas are subject to change based on individual requirements</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		
		G, T3	280	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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Retail Leasing Opportunities


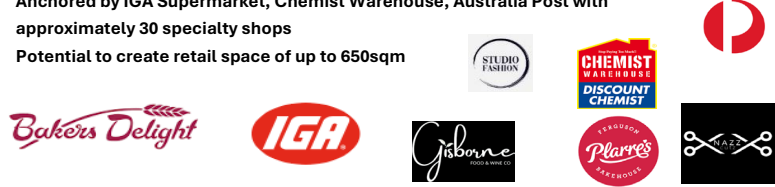





MAR 2025

Property	Premises	Type	Area sqm	Rental per annum	Outgoings	Comments & Availability
The Hub Shopping Centre 138-146 Grey Street, HAMILTON 	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 Lower Level	Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Office Retail Retail	54 54.3 63.6 72.1 65 75 58 78 72 58 65 150 200 16 205	POA POA POA POA POA POA POA POA POA POA POA POA POA POA	Net Net Net Net Net Net Net Net Net Net Net Net Net Net	Neighbourhood Shopping Centre with external tenancies including Woolworths, Harvey Norman, Bakers Delight, Super Celebrations, Bendigo Bank & Pets Domain 
Milleara Shopping Centre 235 Milleara Road, KEILOR EAST 	Shops Suite 1&2 Suite 3	Retail Services Services	60 - 294 22.5 10.6	POA POA POA	Gross Gross Gross	Retail opportunities exists either Internal and External Frontage Neighbourhood Shopping Centre including Woolworths, ALDI Supermarkets, Chemist Warehouse and approximately 40 specialty shops & kiosks Ideal for restaurant/takeaway outlet Food court and centre upgrade to commence 
The Hive Shopping Centre 313 Victoria Street, ABBOTSFORD 	Shop 4/5 Shop 1	Retail Retail	150 98.5	POA POA	Net Net	Modern Neighbourhood Shopping Centre including Woolworths, ALDI Supermarkets, Chemist Warehouse, 16 specialty shops and two levels of underground parking Shop 1 Available Oct 2025 

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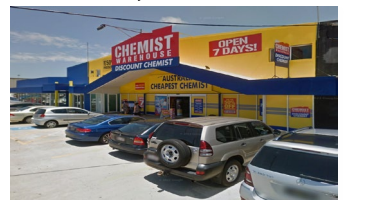





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Gisborne Village Shopping Centre 22 Brantome Street, GISBORNE 	Shop 8, 9 & 10 Shop 14A Shop 19 Shop 20 & 21 Shop 22 Shops 23 & 24 Shop 27 Shop 17	Retail Retail Retail Retail Retail Retail Retail Retail	225.5 37.7 56.6 268.5 88.7 254.3 57.4 50	POA POA POA POA POA POA POA	Gross Gross Gross Gross Gross Gross Gross 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 
97 Chifley Drive , PRESTON 	1st Floor	Retail / Office	501	POA	Net	Nestled in amongst National Retailers Less than 500 metres from Northland Shopping Centre 
290 Lygon Street, CARLTON 	Shop	Retail	104	POA	Net	Ground floor plus first floor offices and amenities 3 Phase Power & Gas Former Delicatessen Solid location in Lygon St, Melbourne's "Little Italy" 
40-44 Princes Highway, DOVETON 	2 New Shops	Retail	80 to100	POA	Net	Forms part of a site with Woolworths Service Station & Independent Car Wash Redevelopment to provide two (2) adjoining food operators NEW DEVELOPMENT CONCEPT FAST FOOD OUTLET OPPORTUNITY

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QUEENSLAND						
The Mall Beenleigh Main Street, BEENLEIGH 	Shops 2 & 4 Shop 5 Shop 12 Kiosk 4 Shop 21 New Opportunity	Retail Retail Retail Retail Retail Retail	275 170 55 16.7 106.8 1000	POA POA POA POA UNDER OFFER NEG	Gross Gross Gross Gross Gross Gross	Centre approximately 8,500sqm GLA Anchored by a Coles Supermarket with 28 shops in total. NEW KIOSK OPPORTUNITIES - COMING SOON GENEROUS INCENTIVE PACKAGES AVAILABLE POP UP SHOPS AVAILABLE BY NEGOTIATION      
Nerang Fair Shopping Centre Beaudesert-Nerang Road, NERANG 	Shops 12 & 13 Shop 20	Retail Retail	119 144	POA POA	Gross Gross	Centre approximately 8,500sqm GLA Anchored by a Coles Supermarket & The Reject Shop 18 Specialty Retailers EXTERNAL REFURBISHMENT RECENTLY COMPLETED
Bay Central Shopping Centre Central Ave, HERVEY BAY 	Tenancy BC3CP Tenancy BC3CQ	Retail Retail	100 106	POA POA	Net Net	Located in the heart of the retail and business sector Suitable for retail or commercial uses Ample Carparking        
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     

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Retail Leasing Opportunities

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Pialba Commercial Gardens, PIALBA  Artist Impression - Proposed Works	118 Boat Harbour Dve 122 Boat Harbour Dve 130A Boat Harbour Dve 132 Boat Harbour Dve	Retail Retail Retail Retail	1,000 1,054 100 263	POA POA POA POA	Net Net Net Net	Large Format Retail Centre of approximately 17,359 square metres Available NOW 
NEW SOUTH WALES						
130-140 Banna Avenue, GRIFFITH 	Shop 5	Retail - 1st floor	72	POA	Gross	Mixed Use Central Location 
Liuzzi Leasing Team						
Andrew Crellin 0407 342 965 		Shane Brown 0437 854 158 		Ursula Yako 0413 561 724 