



ASPLEY HYPERMARKET

CENTRE PROFILE

CENTRE INFORMATION

Aspley Hypermarket is a sub-regional shopping centre located near the intersection of Gympie and Albany Creek Roads in Aspley, just 13kms north of the Brisbane CBD. The Centre opened in 1984 and extended in 1995 to include the addition of Toys "R" Us, additional specialty stores and a 250 seat food court.

The Centre is anchored by Pick 'n Pay Hypermarket (owned by Coles), which is a unique combination of a supermarket and discount department store all-in-one. Aspley Hypermarket consists of three majors, including Clive Peeters, Toys "R" Us and 57 specialty stores, 33% of which are national or brand name stores.

The Centre can easily be accessed via a Brisbane City Council bus interchange which includes a park and ride facility. Both the bus stop and taxi rank are conveniently located at the Centre's door step. The Centre also offers ample undercover car parking, all on one convenient level.

PRIMARY TRADE AREA

Albany Creek, Aspley, Bridgeman Downs, Carseldine, Chermerside, Chermerside West, Fitzgibbon, Geebung, McDowall, Zillmere..

SECONDARY SOUTH AREA

Bald Hills, Boondall, Bracken Ridge, Brendale, Deagon, Eatons Hills, Strathpine, Taigum, Warner.

SECONDARY NORTH AREA

Everton Park, Kedron, Stafford Heights, Stafford, Virginia, Wavell Heights.

TERTIARY AREA

Banyo, Bray Park, Brighton, Lawnton, Kallangur, Northgate, Nundah, Petrie, Sandgate, Shorncliffe.

TRADE AREA CHARACTERISTICS

Aspley Hypermarket's target market is the grocery and convenience shopper. Our current primary trade area is estimated at 86,975 people, with a predominant age group of 35 – 54 years.

A Marketfind Customer Profile indicates our primary trade area consists of 'Middle Status Suburban' residents, representing 46% of the total primary trade area.

These residents have strong family values across a mix of life cycle stages, with high levels in home ownership or mortgages and are white collar workers with a high level of vehicle usage. This group tend to use their credit card a lot for business, do not insure with the major brands and would be quite happy to eat genetically modified foods.

Our trade area is also represented by a 33% of affluent suburban residents. They are generally mature families living in larger houses and home ownership is more prevalent with high incomes and degree qualifications. People living in these areas tend to be interested in daily events and news, and have luxury interests and sports to occupy their free time.

The Centre's Secondary North and South trade areas both have a higher than average amount of 'Middle Status Suburban' families within, accounting for 60% of residents in the Secondary North trade area and +51% within the Secondary South trade area. The Secondary North and South trade area is made up of approximately 91,878 and 62,615 people respectively.

www.retailfirst.com.au

DEMOGRAPHIC AND EXPENDITURE PROFILE

Population	Number	%
Primary Trade Area	95,494	37.5
Secondary North Trade Area	93,368	36.7
Secondary South Trade Area	65,685	25.8
TOTAL	254,547	

Households

Primary Trade Area	32,419
Secondary North Trade Area	32,982
Secondary South Trade Area	26,293
TOTAL	91,694

Age	Primary	Sec. North	Sec. South	Brisbane Avg
00 – 14 Yrs	21%	22%	18%	21%
15 – 24 Yrs	14%	14%	3%	16%
25 – 34 Yrs	13%	14%	17%	15%
35 – 54 Yrs	30%	30%	30%	29%
55 – 74 Yrs	15%	14%	14%	13%
75 + Yrs	7%	6%	8%	6%

Annual Income	Primary	Sec. North	Sec. South	Brisbane Avg
< 12,000	2%	2%	2%	2%
13,000 – 25,999	6%	7 %	7 %	7%
26,000 – 41,000	13%	14%	14%	14%
42,000 – 62,000	18%	21%	19%	18%
63,000 – 103,000	27%	28%	25%	25%
104,000 – 120,000	17%	14%	17%	16%
156,000	7%	4%	5%	6%

Source: ABS 2006



Leasing enquiries: Michael Jeffries
Tel (07) 3323 8888 • Mob 0411 071 851



TRADING HOURS

Specialties:

Monday–Friday	9.00am – 5.30pm
Thursday	9.00am – 9.00pm
Saturday	9.00am – 4.00pm*
Sunday	10.00am – 4.00pm*

Clive Peeters:

Monday–Friday	8.30am – 5.30pm
Thursday	9.00am – 9.00pm
Saturday	9.00am – 5.00pm
Sunday	10.00am – 5.00pm

Pick 'n Pay:

Monday–Friday	8.00am – 9.00pm
Saturday	8.00am – 5.00pm
Sunday	9.00am – 6.00pm

Toys "R" Us:

Monday–Friday	9.00am – 5.30pm
Thursday	9.00am – 9.00pm
Saturday	9.00am – 5.00pm
Sunday	10.00am – 4.00pm

*Some stores may vary.

GROSS LETTABLE AREA

Majors	26,305m ²
Specialties	7,052m ²
Total	36,373m²

Land Area:	12.54ha
Carparks Open	1,008
Carparks Undercover	600

Annual Turnover: \$104.2m

59 Albany Creek Road
PO Box 33, Aspley Qld 4034
TEL (07) 3862 7222 • FAX (07) 3263 7699
EMAIL aspley@retailfirst.com.au
www.retailfirst.com.au

Majors

- 43 Pick 'n Pay 3248 8222
- 94 Pick 'n Pay Garden Centre 3248 8225
- 95 Toys "R" Us 3862 8711

Fashion

- 83 Crossroads 3263 9200
- 62 Inpink 3863 0223
- 21 Millers Fashion Club 3263 9227
- 4 Rosco's Menswear 3263 4342
- 14 Suzanne Grae 3263 4677
- 85 Ti Ki Fashions for Kids 3863 2066

Fashion Accessories

- 86 Bright Eyes 3263 9204
- 15 Jessangz 3263 1249
- 27 La Affair 3862 7766

Food Court & Cafés

- 61 Aspley Oriental Restaurant 3863 3222
- K2 BB's Espresso 3863 4203
- K1 Donut King 3263 9886
- 55 Express Kebabs 3263 3385
- K3 Gloria Jeans 3862 9514
- 59 L.A. Crackle 3263 3575
- 57 Max's Express 3263 1400

Footwear

- 19 Williams 3263 3570

Fresh Food

- 23 Bakers Delight 3863 0155
- 29 BWS 3862 9012
- 26 L&M Gourmet Meats 3263 2299
- 88 Spicemart 3863 4415
- 24 Top Spot Fruit Mart 3863 1400

General

- 64 Arties Music 3263 7966
- 11 Bridgeman News & Books 3263 3811
- 82 EB Games 3263 6217
- 62a Flight Centre 3263 3099
- 18 The Book Warehouse 3263 6684

Homewares

- 35 Bargain City 3863 0611
- 3 Hideout 3263 8180
- 12 Homeart 3263 6662
- 5 Home Sew 3263 2212
- 81 Oriental Rugs 3862 8737
- 63 Sanity 3862 9720

Jewellery

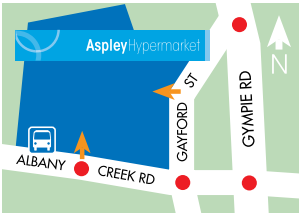
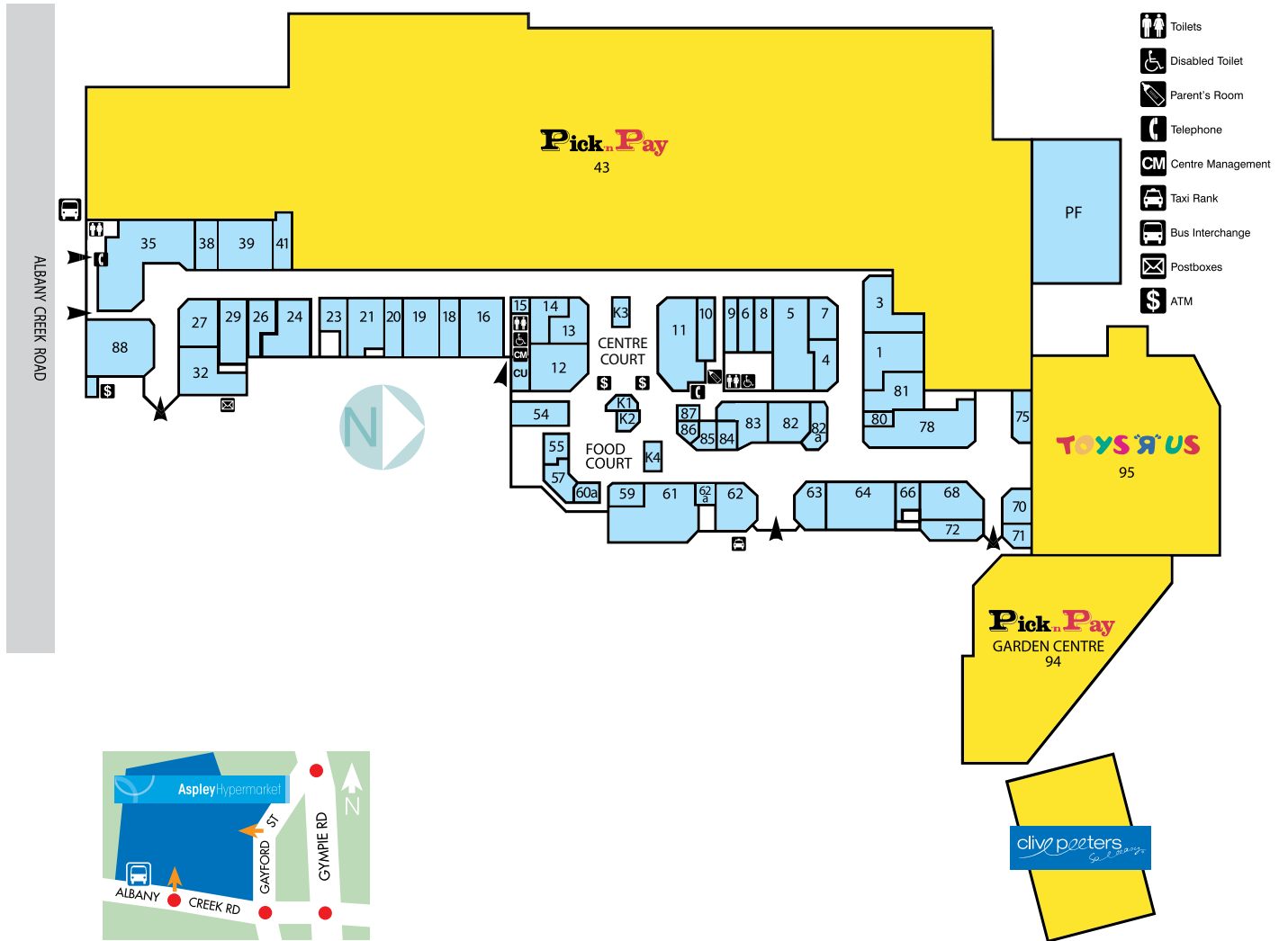
- 13 Crown Family Jewellers 3263 8878
- 82a Maria's Fine Gifts & Jewellery 3263 7177

Personal Care

- 78 Aspley Discount Drug Store 3263 6399
- CU Curves Fitness Centre 3863 3302
- 84 Rose Nails 3263 5115
- 41 RHT Herbal Centre 3863 3083
- 80 Santo's Barber 3263 9488
- 20 Stefan 3263 6381
- 38 Urban Revival 3862 8966
- 9 Webster & Wood 3263 5388

Services

- PF Aquatic Achievers 3863 3446
- 32 Australia Post 3874 3060
- 7 Australian Hearing 3863 2577
- 54 Budget Eyewear 3263 8377
- 10 Diabetes Australia Qld 1300 136 588
- K4 Easy NetCafe
- 6 Eyewear Plus 3263 9600
- 87 Mister Minit 3263 1525
- 75 Mortgage Power 3263 4680
- 8 Mobility Needs 3263 3644
- 72 Police Beat 3863 7000
- 1 Suncorp Metway 13 11 55



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