



IT'S ALL AT

VILLAGE

— ALBANY CREEK —



THE HEART OF ALBANY CREEK

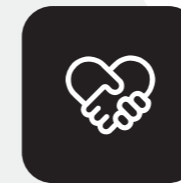
Welcome to Albany Creek Village, Albany Creek's one-stop shopping destination.

Conveniently located on Albany Creek Road, the Village boasts exposure to approximately 14,000 vehicles a day. With a Coles Supermarket, Australia Post, Super Butcher, fresh food and dining options, medical, health and beauty services, Albany Creek Village provides locals everything they need in one community focussed centre.

The Centre's strength lies not only in the presence of several national brands but also in the inclusion of unique locally focused retailers and services. This combination creates a shopping environment that truly reflects the community's character, and one in which drives consistent, repeat customers.

Albany Creek Village has recently undergone a multi-million dollar refurbishment, including updates to internal amenities and aesthetics, a new external facade, and pylon signage. The result is a modern and inviting shopping environment that appeals to this well-established trade area.

We invite you to join our community at Albany Creek Village.



Community Focused



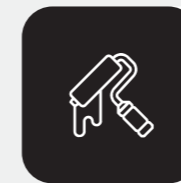
Exposure to 14,000 cars daily



403 Car Parks



\$7 Million dollar Coles Refurbishment



Multi-million dollar centre refurbishment



Close to local schools

COMMUNITY RETAILERS UNDERPINNED BY NATIONAL BRANDS

coles

LIQUORLAND

Jetts
24 hour fitness

The
nextra
Group

priceline

Australia Post

CommonwealthBank

BR
baskin
robbins

Zambrero

A BIGGER, BETTER COLES FOR OUR COMMUNITY

coles

Full store refurbishment now complete bringing Albany Creek in line with the new-look, next-generation layout.

☑ 7 MILLION DOLLAR REFURBISHMENT
RECENTLY COMPLETED

☑ EVEN MORE CONVENIENT SHOPPING FOR
OUR CUSTOMERS

☑ UPGRADED CLICK & COLLECT SERVICE WITH
DEDICATED UNDER-AWNING CAR PARK
BAYS

☑ INVESTMENT IN SUSTAINABILITY
INITIATIVES



ALBANY CREEK'S ONE-STOP SHOPPING DESTINATION





VILLAGE
—ALBANY CREEK—



BRISBANE CBD



ALBANY CREEK
PRIMARY SCHOOL

ALBANY CREEK ROAD

ALBANY CREEK THE FAMILY SUBURB

Albany Creek is located approximately 15km North of the Brisbane CBD in the Moreton Bay region. The suburb is well-established and dominated by families with children.

There are several schools nearby including Albany Creek State School which shares a boundary with the Centre. Local Private schools including Good Shepherd Christian School and All Saints Parish Primary School are just moments away.

Information based on Location IQ Trade Area Analysis 2024 utilising Census of Population and Housing undertaken by Australian Bureau of Statistics (ABS) from 2011, 2016 and 2023. *Greater Brisbane Average (GBA)

POPULATION

64,733

Main Trade Area
Population in 2023

37.5yrs

Medium Age
(GBA 38yrs)

53.2%

Couples with
Children (GBA 45.4%)

EMPLOYMENT

3.5%

Unemployment
(QLD 5.4%)

57.3%

Full Time
Employed

30.9%

Part Time
Employed

HOME OWNERSHIP

80%

Residents across Main Trade Area
own their home (*GBA 63.3%)

HOUSEHOLD INCOME

\$132,809

Average household income p.a.
(17.3% above *GBA average)

FAMILY LIVING

2.9

Average number of people
per household

OUR ALBANY CREEK VILLAGE FAMILY



CENTRE DIRECTORY

Food & Dining

- 1 Super Butcher
- M01 Coles
- 5a Albany Creek Fresh Bake
- FS1 Zambro
- FS2 Baskin Robbins
- 13 Il Barreto
- 6a Liquorland
- 26 Tsuru Sushi
- 27 AC Village Kebab & Pizza
- K2 Sushi Man QLD
- K3 Vintage Mobile Coffee

Health & Leisure

- 12 Albany Creek Doctors
- 3 George & Matilda Eyecare
- 7a Bloom Hearing
- 28/29 Jetts Fitness
- SK00 Skateaway

Fashion & Beauty

- 15 Complete Skin & Beauty
- 22 Happy Foot & Body Massage
- 2 The Hairlogists
- 9 Priceline
- 21 J Star Nail & Beauty

Services & Banking

- 25 Harcourts Real Estate
- 19a Australia Post
- 24 Commonwealth Bank
- 30a Menders & Makers
- ATM1 ATMX
- ATM2 ATMX

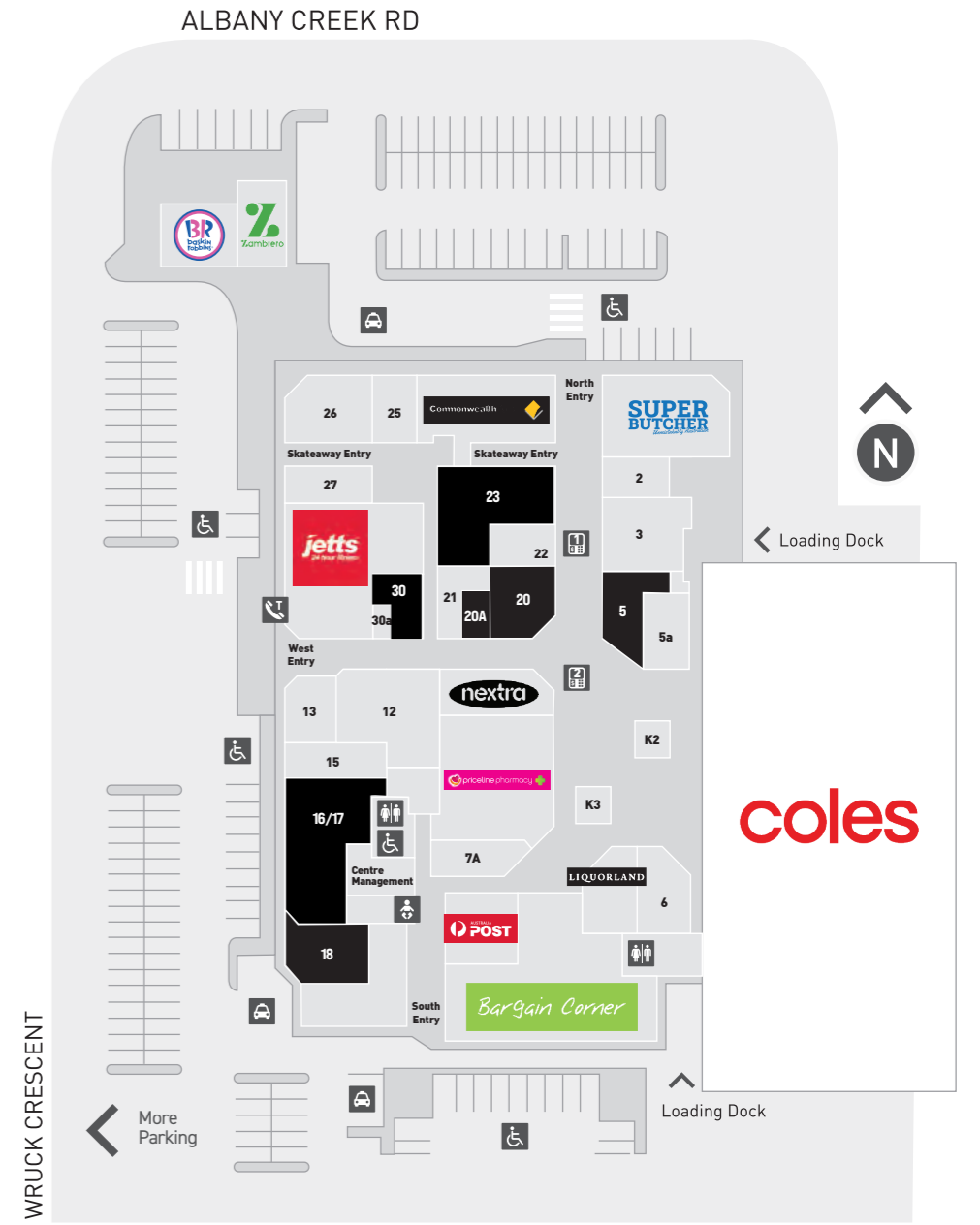
General Retail

- 19 Bargain Corner
- 11 Nextra Albany Creek Newsagency
- 6 Smokemart & Giftbox

Legend

- Toilets
- Disabled Access
- Parents' Room
- ATM
- Pickup Zone

VILLAGE
— ALBANY CREEK —





LEASING OPPORTUNITIES

AVAILABLE FOR LEASE

TENANCY	SQM	USAGE
23	176 SQM	ALLIED HEALTH, MEDICAL, BEAUTY
20	76 SQM	ALLIED HEALTH, MEDICAL, BEAUTY
20A	27 SQM	ALLIED HEALTH, MEDICAL, BEAUTY
5	89 SQM	FOOD & BEVERAGE, SERVICES, RETAIL
16/17	121 SQM	FOOD & BEVERAGE, SERVICES, RETAIL
18	68 SQM	FOOD & BEVERAGE, SERVICES, RETAIL
30	30 SQM	SERVICES, MEDICAL



IT'S ALL AT THE VILLAGE

JOIN OUR COMMUNITY TODAY

 ALBANYCREEKVILLAGE.COM.AU

 FACEBOOK.COM/ALBANYCREEKVILLAGE

 INSTAGRAM.COM/ALBANYCREEKVILLAGE



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GROWTH-POINT
PROPERTIES AUSTRALIA



VILLAGE
— ALBANY CREEK —





coles

VILLAGE

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SMOKEMART