



FOR LEASE

A BRAND NEW FERNVALE

36 BURNS STREET, FERNVALE

BLUE
COMMERCIAL

Fernvale Mixed Use Commercial Centre.

565m²
Net Lettable Area

95 - 565m²
Commercial
spaces available

**Woolworths
Supermarket**
Directly across
from property

40m Frontage
Brisbane Valley
Highway

11,916 Cars
passing daily
on average

32,500
Population
by 2036.

Location Overview

Fernvale is the largest town in the southern Somerset Region and Lower Brisbane Valley.

Its town centre, as a designated major rural activity centre under the SEQ regional plan, offers a broad mix of facilities and services, including the highest order of shopping in the region.

A significant pipeline of infrastructure and residential development projects are planned to include two new service stations, the Brisbane Valley Rail Trail, agricultural farming industries and extensive residential development.



PROXIMITY TO BRISBANE: Nestled approximately 60 kilometres or one hour's drive west of Brisbane, Fernvale exudes a rustic charm that captivates both locals and tourists.



TOURISM & LIFESTYLE ATTRACTIONS: The region's natural beauty, including nearby national parks, rivers and scenic landscapes, attracts a constant flow of tourists and residents alike, supporting local businesses.



GROWING POPULATION: Fernvale's population has been steadily increasing due to its affordability and proximity to major urban centres like Brisbane and Ipswich, contributing to increased demand for amenity.



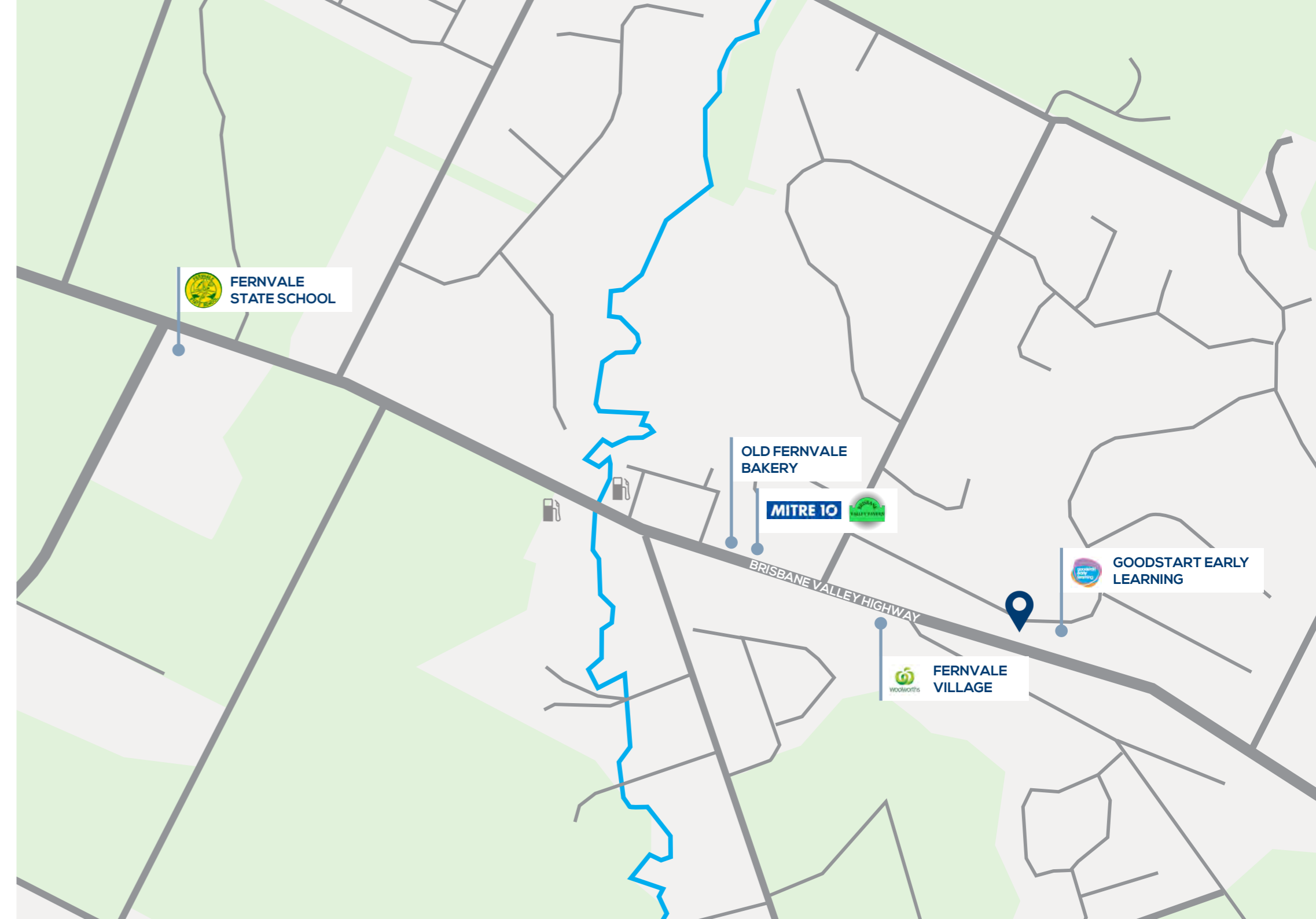
OLD FERNVALE BAKERY: Fernvale's iconic, award-winning bakery is another major drawcard for South East Queensland tourists journeying out West or into Brisbane.



DEVELOPMENT POTENTIAL: Fernvale's growth in recent years provides opportunity for new projects and infrastructure, with a number of developments currently underway in the vicinity.



FERNVALE VILLAGE: Fernvale Village is the main retail offering and offers the only major full-line supermarket within a radius of approximately 20 kilometres.



Location Overview

The five towns of Fernvale, Esk, Kilcoy, Lowood and Toogoolawah are the major settlements in the region.

These communities rely heavily on the road network for access and economic development, particularly freight transport. The Brisbane Valley Highway runs directly alongside the eastern boundary of the site and serves as Fernvale's main street, providing important connections within the region and to the adjoining local government areas of Ipswich City and the Moreton Bay and Brisbane City.



Regional Investment

With a number of large infrastructure developments in the Somerset region, the site is primely located to benefit from the economic uplift the region will experience on the completion of these projects.



RIPLEY TOWN CENTRE: The Ripley Valley Priority Area is a \$1.5 billion master planned vision which caters to the projected growth of the city.



PROVIDENCE STOCKLAND: Currently in progress, Providence is a master-planned community located in the heart of the Ripley Valley in South-East Queensland.



WILLOWBANK INLAND RAIL: One of the largest infrastructure projects nationally, Willowbank is set to become host of an Intermodal Terminal for freight and rail.



IPSWICH CBD DEVELOPMENT: \$250M Ipswich CBD redevelopment will act as the catalyst for Ipswich City to cement itself as one of the most exciting urban and economic growth zones in Australia.



SWANBANK ENTERPRISE PARK: 70ha of master-planned land providing a renewable energies bio-precinct to support the growing Springfield and Ripley residential developments.



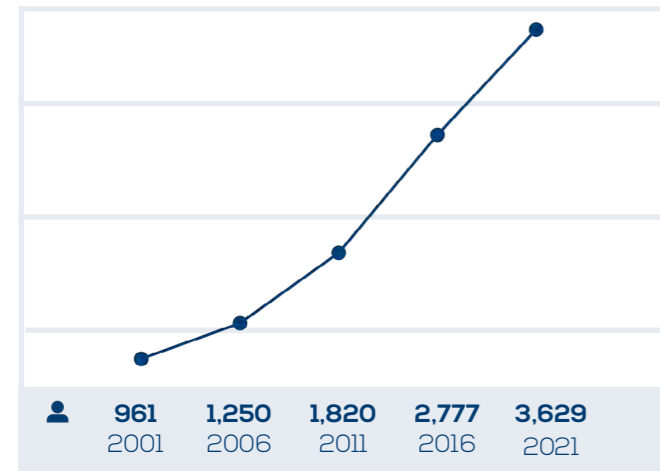
IPSWICH MOTORWAY UPGRADE: \$400M upgrade project over a 7km section of motorway between Darra and Rocklea to improve traffic flow to Ipswich.

Population & Demographic

The South East Queensland region is projected to be one of the fastest growing regions in Queensland, with the population expected to double in the next 20 years.

Specifically, the Somerset Region of which Fernvale falls within, currently has approximately 25,000 residents. By 2036, it is estimated that the population will increase to 32,500, representing a 46% growth over a 25 year period. Areas like Fernvale are poised to benefit greatly from this growth, offering affordable housing, modern amenity infrastructure and attractive tourism opportunities over the next two decades.

POPULATION GROWTH



3,629

Residents currently reside in Fernvale



\$520,000

Median house price up 31% since last year.



\$12,104

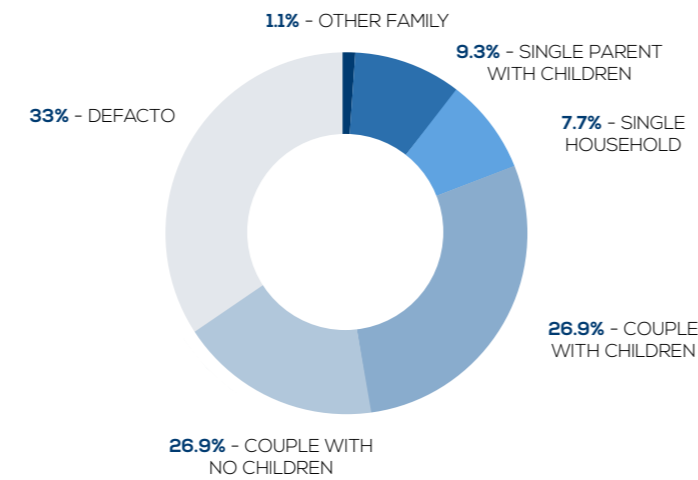
Per capita retail spend annually



2,500-3,000

Potential new residential lots in surrounding catchment

DEMOGRAPHIC BREAKDOWN



A new Fernvale

High Exposure

4 Brand New Tenancies

Modern Fit Outs

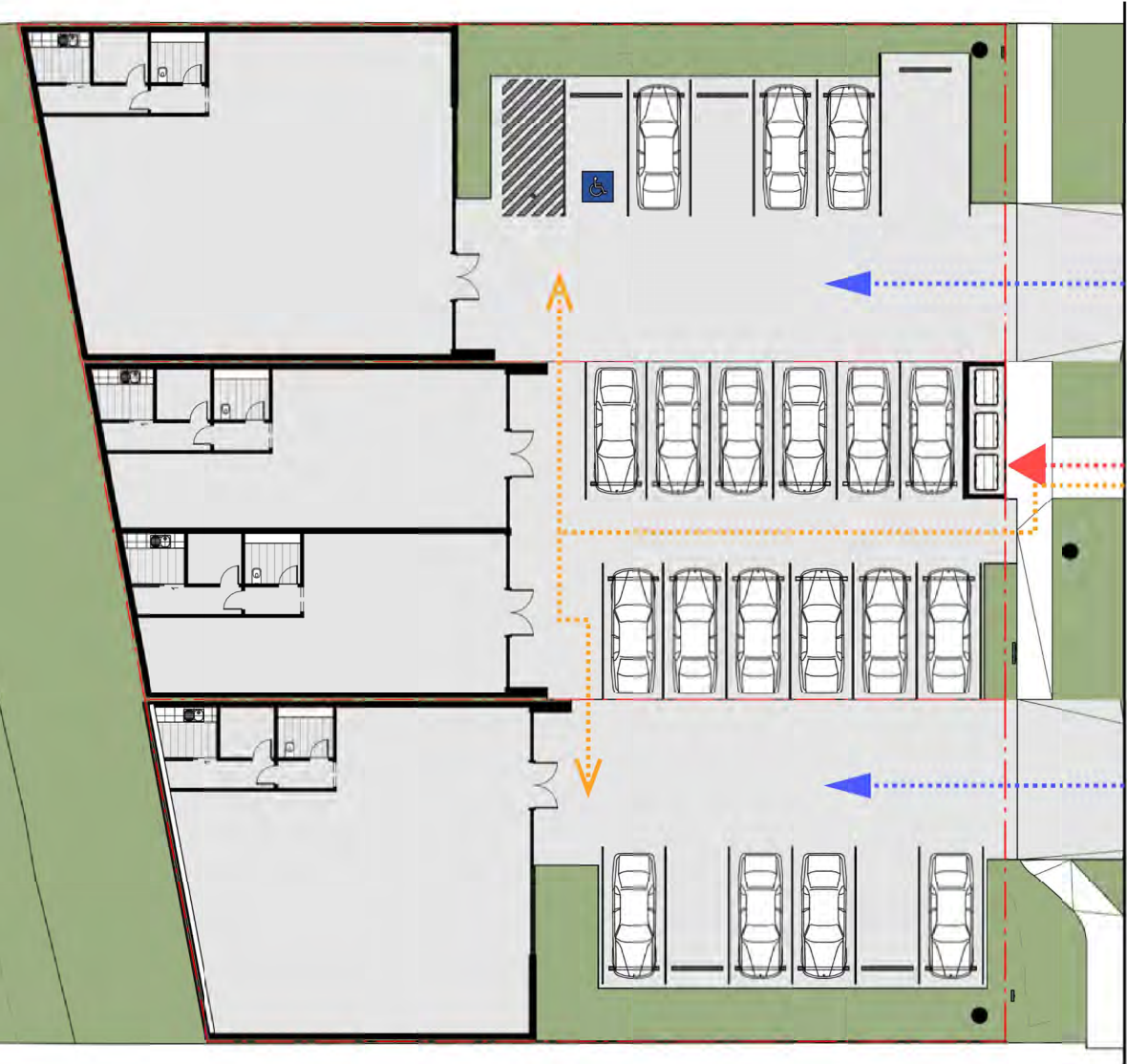




BRISBANE VALLEY HIGHWAY

BURNS ST

- VEHICLE
- GARBAGE COLLECTION
- PEDESTRIAN



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Revision	Date	Description
2	09-05-24	RFI 1
1	10-07-23	Development Application

Project Address
36 BURNS ST, FERNVALE

For
DEVELOPMENT APPLICATION

Project No.
08

Project
36 BURNS (LOT 1)

Drawing Title
OVERALL DEVELOPMENT



Drawing No. **DA_0101**

Revision **2**


Scale 1:200 at A3



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