

# FERNY GROVE

CENTRAL

FERNY GROVE CENTRAL



# FERNY GROVE CENTRAL NOW LEASING



WELCOME TO FERNY GROVE CENTRAL. THIS BEAUTIFULLY DESIGNED MIXED-USE PRECINCT IS SETTING A NEW BENCHMARK IN BRISBANE'S NORTH, CREATING A FLAGSHIP DESTINATION FOR DINING, RETAIL AND ENTERTAINMENT.

Ferry Grove Central is a \$150m mixed use development, 20KM from the CBD. The transit oriented development is a joint venture between Honeycombes Property Group, MaxCap Group, the State and Federal Government and will deliver 13,000sqm of much needed retail and amenities to the area.

Ferry Grove Central is fully integrated with the Ferry Grove Railway Station and benefits from fantastic pedestrian and vehicle traffic – further enhanced by a new residential offering of 82 luxury apartments. It's time to make your move.

There has never been a better opportunity to be immersed within a vibrant, community-centric hub where new business can truly flourish.

# THE OPPORTUNITY



## JOIN A DYNAMIC LIFESTYLE PRECINCT AT FERNY GROVE CENTRAL.

**S**pread across more than two hectares, encompassing 13,000sqm of retail, Ferny Grove Central breathes new life into Brisbane's northern suburbs.

The area currently services 6,000 commuters daily promising excellent exposure, with thousands of residents choosing to call this part of the city home. No longer will locals have to travel 30 minutes away to the closest entertainment precinct (Westfield Chermiside and Newmarket Village) – now everything they need is on their doorstep.

This super neighbourhood retail centre will provide for a 3,500sqm supermarket, 1,200sqm liquor barn, 2,000sqm cinema, 110 place childcare, 1,800sqm fitness centre and our 3,000sqm of speciality retail space.



# TRADE AREA ANALYSIS



FERNY GROVE CENTRAL OFFERS UNMATCHED ACCESS TO LOCAL RESIDENTS AND DIRECT FOOT TRAFFIC TO YOUR RETAIL STORE.

The trade area houses more than 34,940 people, further underpinned by 172 residents nextdoor, and services almost 6,000 commuter vehicles daily. It's a flurry of activity at every hour of the day – be it the morning or afternoon commute, families utilising the childcare services, or evening entertainment at the restaurants and cinema.

The centre is strongly anchored by best in breed businesses including Woolworths, Dan Murphy's and Goodlife Health Clubs, Goodstart Early Learning, over 20 speciality stores plus 172 people in the Fernery and 6,000 commuters daily.

- 34,940**  
Local residents in the trade area
- \$525M**  
Total retail trade area spend (9% above brisbane average)
- 83.7%**  
Own their own home
- 37.1**  
Average age
- 46,400sqm**  
Under supply of retail
- 2.9**  
People per household
- 32.9%**  
Household income above Brisbane average



FERNY GROVE CENTRAL

Woolworths

Woolworths

FERNY GROVE CENTRAL

cine

Mexican

COFFEE


BAKERY




# ANCHOR TENANTS

AT FERNY GROVE CENTRAL YOU WILL BE SURROUNDED BY WELL-ESTABLISHED BRANDS AND LIKE-MINDED BUSINESSES.

This is a rare opportunity to stake your claim within an iconic landmark, alongside prominent retailers such as Woolworths, Dan Murphy's, Goodlife Health Clubs, Goodstart Early Learning and Blue Room Cinebar.

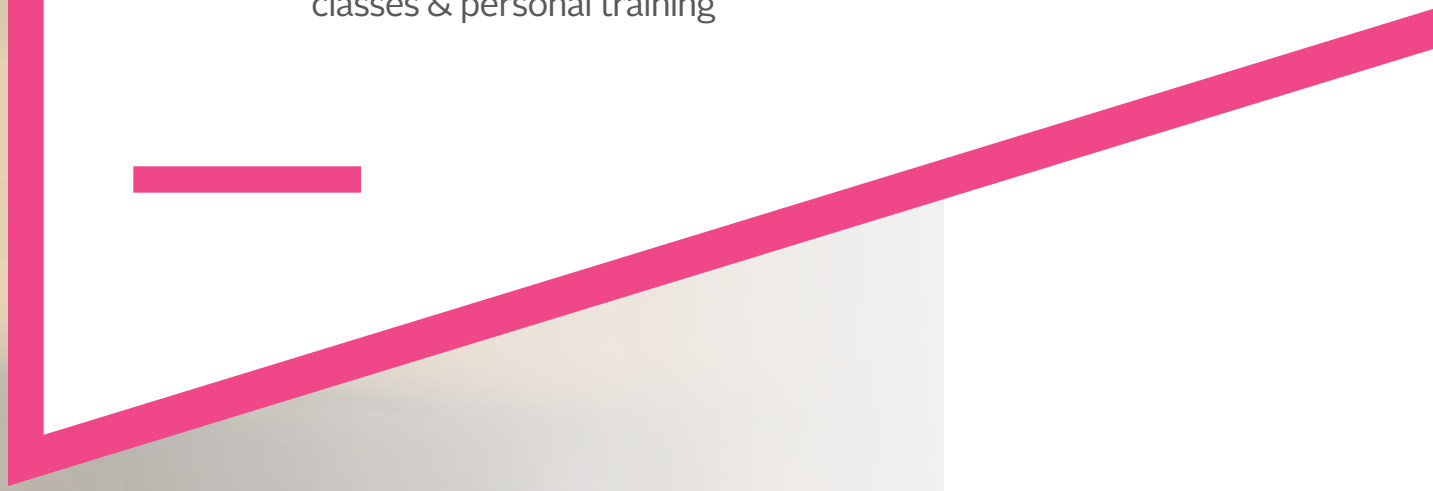
 **WOOLWORTHS**  
 - Full line supermarket  
 - Grocery pick up service in the basement  
 - Extended trading hours  
 - 3200sqm

 **CINEBAR**  
 - 416 seats  
 - 6 screens  
 - 2,032sqm  
 - Fully licenced & restaurant offering

 **DAN MURPHYS**  
 - 1700sqm  
 - Only Dan Murphys in a 9km radius

 **GOODSTART EARLY LEARNING**  
 - 110 + places

 **GOODLIFE**  
 - 1784sqm  
 - 24/7 access  
 - Huge range of group fitness classes & personal training





cinema

gymnasium

Wraps  
Noodles  
Burgers  
Mexican

Woolworths

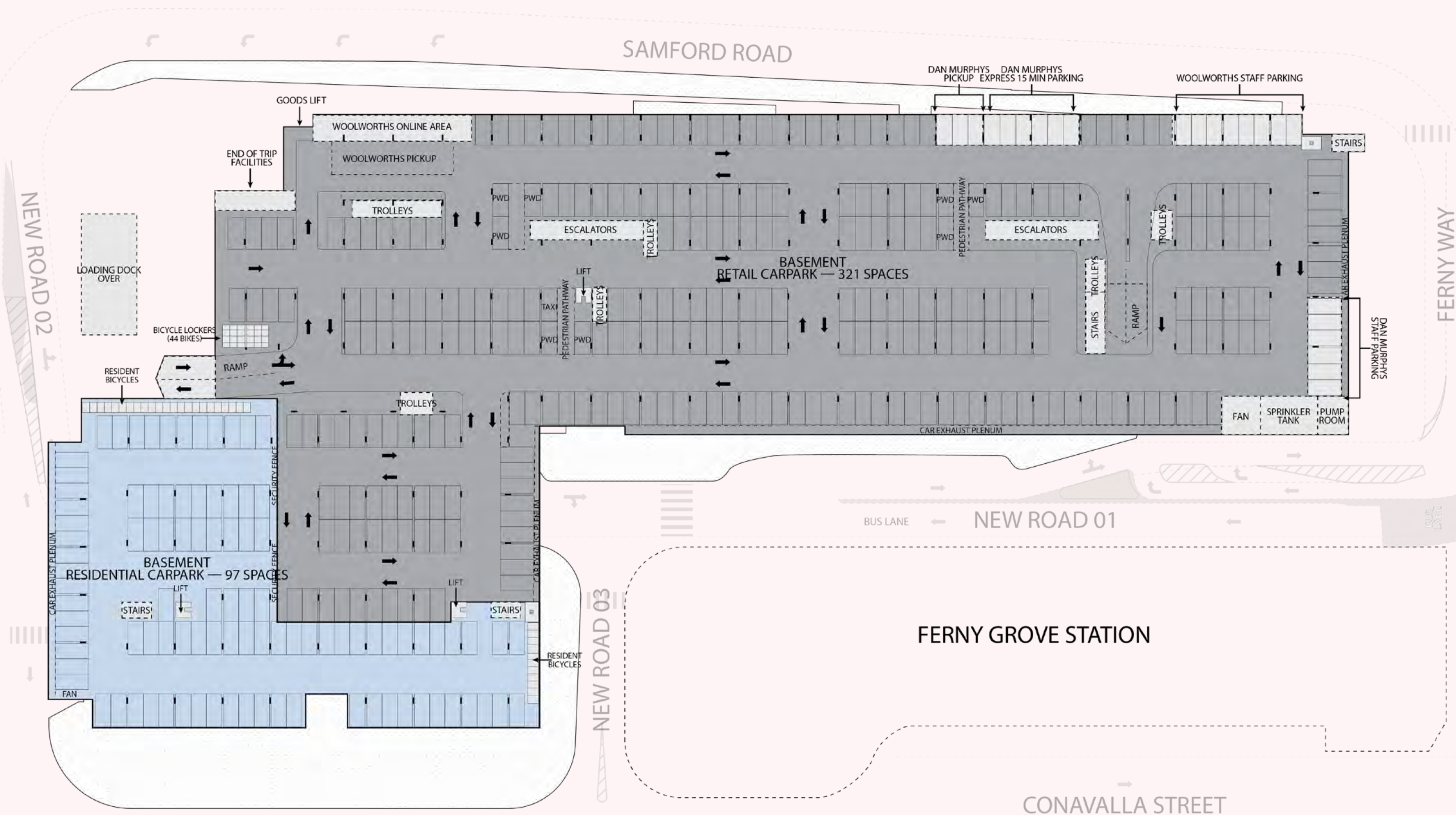
FERNY GROVE  
CENTRAL

# BASEMENT LEVEL PLAN

AS PART OF THE FERNY GROVE DEVELOPMENT PLAN, 1,300 FREE CAR SPACES WILL BE OFFERED FOR THE GENERAL PUBLIC AND RETAIL.

However 321 spaces will be dedicated exclusively to retail, with secure basement parking and swift travelator access to shopping above.

Within the basement, tenants can benefit from staff parking, bike racks and ultra-modern end-of-trip facilities. Plus over 1,000 commuter car parks



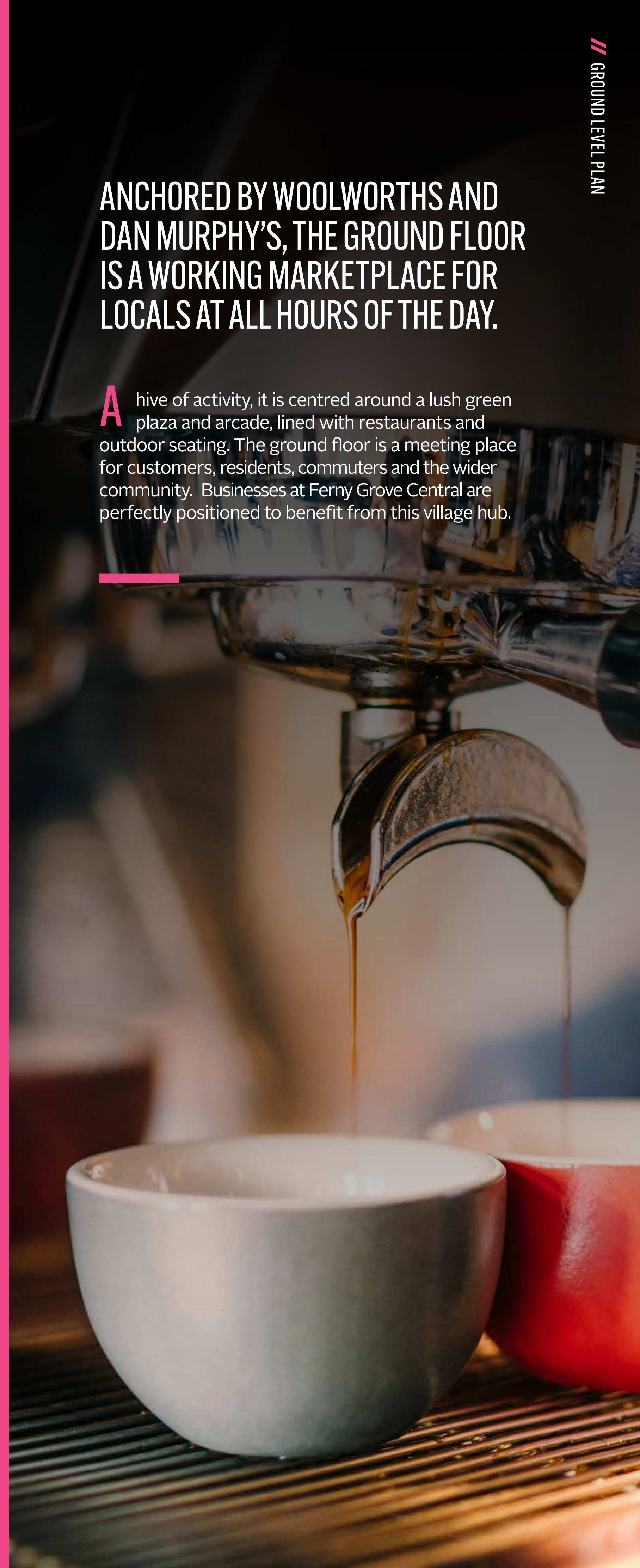
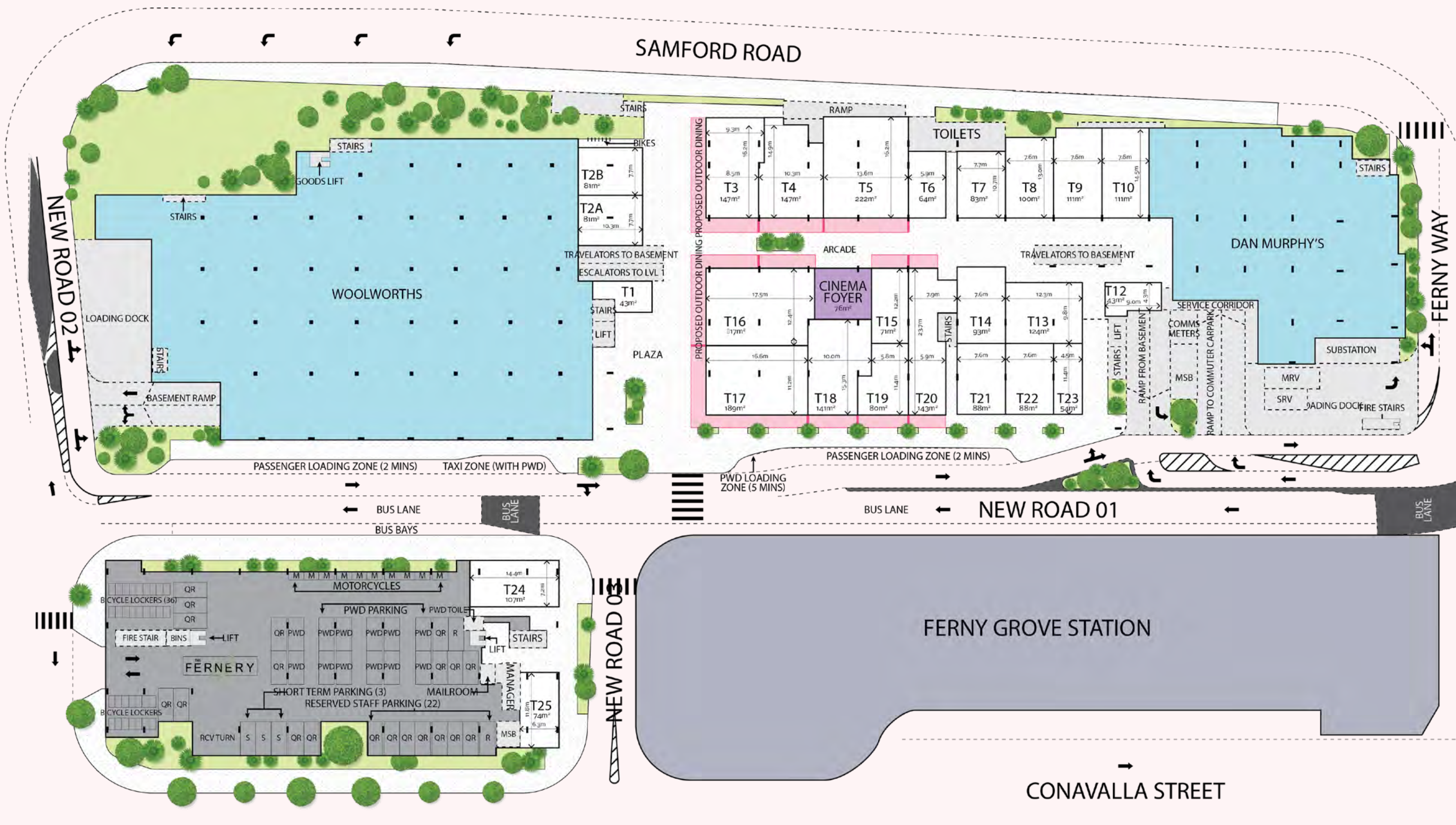




# GROUND LEVEL PLAN

ANCHORED BY WOOLWORTHS AND DAN MURPHY'S, THE GROUND FLOOR IS A WORKING MARKETPLACE FOR LOCALS AT ALL HOURS OF THE DAY.

A hive of activity, it is centred around a lush green plaza and arcade, lined with restaurants and outdoor seating. The ground floor is a meeting place for customers, residents, commuters and the wider community. Businesses at Ferry Grove Central are perfectly positioned to benefit from this village hub.





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Woolworths  
the fresh food people

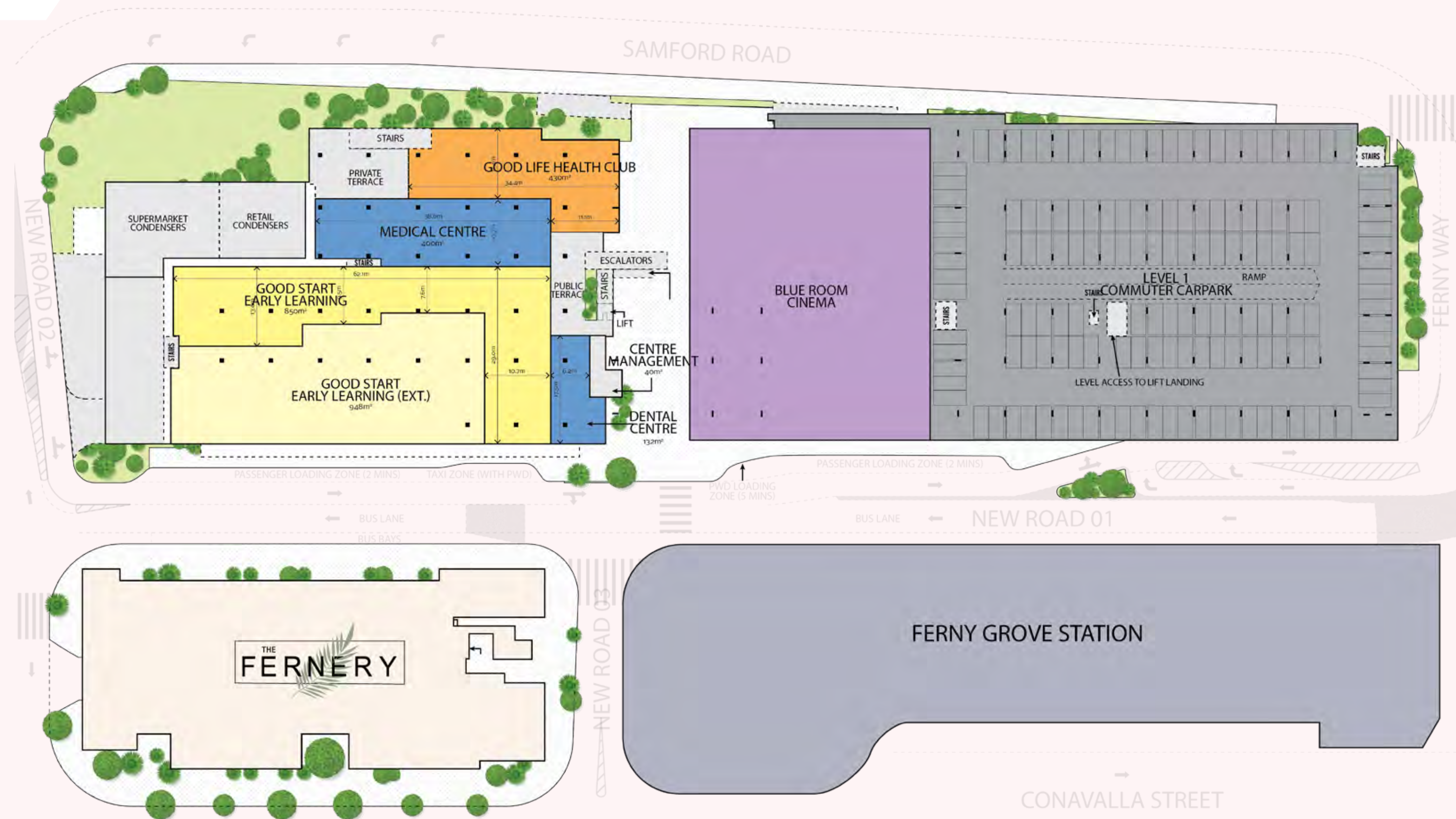
Woolworths

Wraps Noodles Burgers Mexican

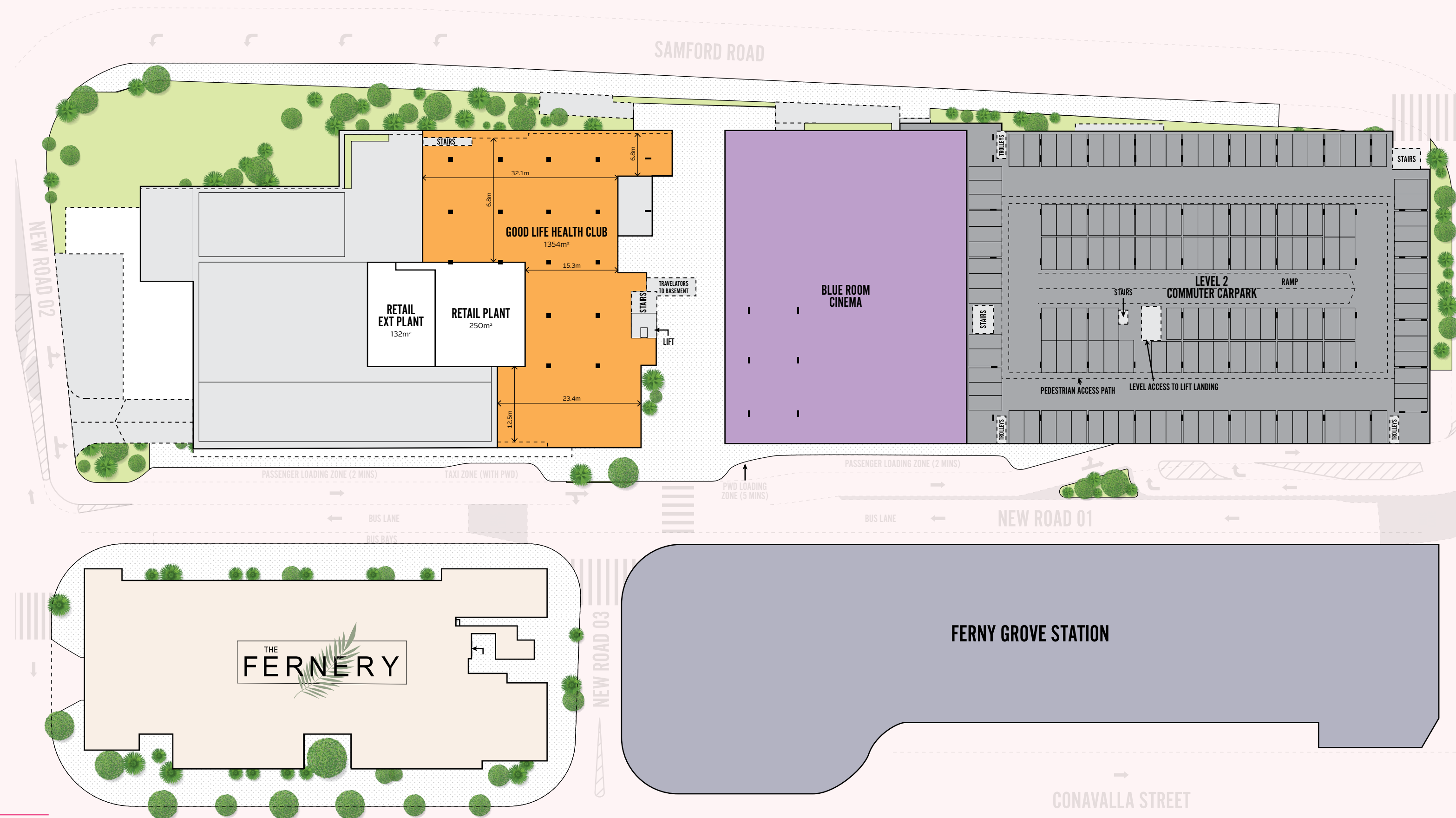
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# LEVELS 1&2

LEVEL 01



LEVEL 02



AS YOU ASCEND TO LEVELS 1&2, FERNY GROVE'S LIFESTYLE OFFERING TRULY SHINES.

Above Woolworths, health and wellbeing is at the forefront, with medical and dental services along with industry-leading Goodlife Health Clubs, plus a childcare operated by Goodstart Early Learning. Across the arcade a massive cinema, Cinebar FERNY GROVE is set across two levels, providing an unmatched quality of entertainment.



# PROJECT TEAM

**HONEYCOMBES PROPERTY GROUP HAS BEEN BUILDING MODERN HUMAN COMMUNITIES AND HIGH-VALUE PROJECTS FOR OVER 25 YEARS.**

**F**or more than two decades, Honeycombes Property Group has been at the forefront of Queensland's development story.

With an enviable track record in mixed-use developments and urban renewal projects, Honeycombes Property Group pride themselves on building sustainable communities for today and into the future. Its residential projects provide an unmatched lifestyle for residents, through warm and inviting spaces coupled with excellent connectivity and amenities.



**M**axCap Group is one of Australia and New Zealand's leading commercial real estate investment specialists, offering investment management and advisory services to a range of institutional and private investors. We have grown to become one of Australia's largest providers of real estate funding, with a comprehensive suite of institutional-grade products including senior and junior debt, structured finance and direct real estate investments. We are proud to be associated with many of the industry's leading developers.

**MaxCap Group**



CAFE

CAFE

PHARMACY

MASSAGE

NAIL SPA

MAKEUP

BURGERS

BAKERY

BURGERS

LOVE  
FOOD



# RETAIL LEASING OPPORTUNITIES

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