



lederer
SHOPPING CENTRE
GOULBURN



ABOUT LEDERER GOULBURN

Lederer Shopping Centre Goulburn was built by the Lederer Group in 1996, with the Lederer Family having a long-standing history in the region. Situated 90km north east of Canberra CBD, Lederer Goulburn is exposed to a large volume of travelling visitors along with loyal local residents.

Anchored by a newly renovated Woolworths Supermarket, BWS and Aldi – Lederer Group have a DA approval to redevelop the Centre adding approximately 12 new speciality retailers to the already thriving retail mix inclusive but not limited to News Extra, Bakers Delight and Blooms the Chemist. The expansion will see a modernisation of the Centre, in keeping with elements inspired by the local landscape, it will also include a upgrade of amenities.

The convenience needs base Centre has over 300 parking spots on-grade with direct access to all its amenities.

LAND AREA: 21,458 m² (approx.)

LETTABLE AREA: 7,438 m² (approx.)

ANCHOR TENANT: Woolworths, BWS, Aldi and EG Fuel Co.

NUMBER OF TENANTS: 19

MAJORS MAT: \$100m+

CAR PARKING SPACES: 300+

YEAR BUILT: 1996 (refurbishment 2021)

COMPLIMENTARY MARKETING SUPPORT



A **12 month marketing calendar** is tailored to the centre demographics which retailers are able to participate in such as seasonal, tactical and community campaigns.



Retailers are able to **display their posters in-centre** and rotate when appropriate.



Retailers are able to **contribute to email newsletters** which are sent out to the database.



Retailers **receive an online store listing** and the opportunity to provide sales, promotions and stories under the 'What's On' page.



Retailers are able to **supply content for the Facebook page** which posts regularly.



Retailers are **invited to centre marketing meetings throughout the year** to promote feedback and provide input on the past and upcoming campaigns.

QUICK OVERVIEW



RETAILERS

19



GROSS LETTABLE AREA

7,438 SQM



TOTAL ANNUAL MAJORS SALES

\$100+ MILLION



CAR PARKING

300+ SPACES



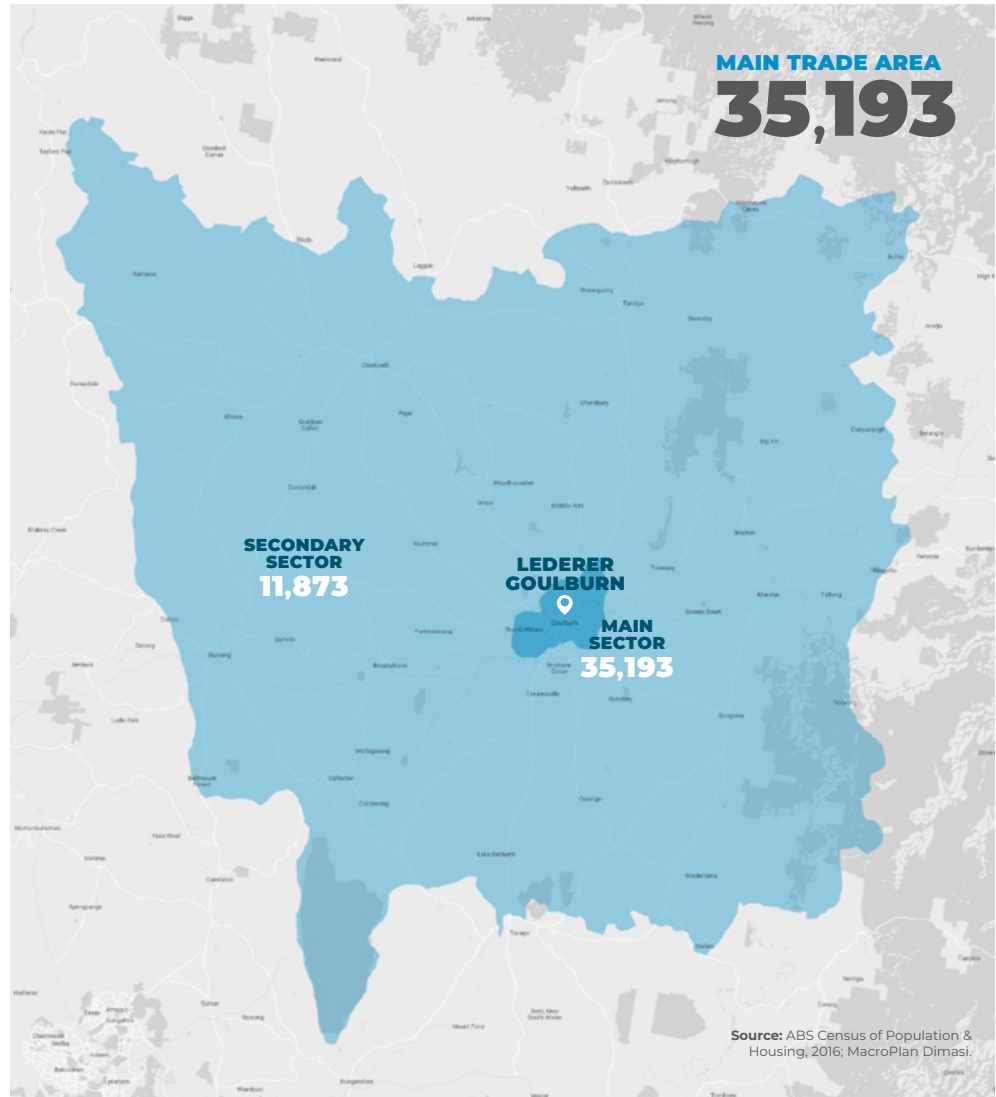
MAIN TRADE AREA POPULATION

35,193 2016 CENSUS



INCOME PER HOUSEHOLD

\$79,227 2016 CENSUS



Source: ABS Census of Population & Housing, 2016; MacroPlan Dimasi.

MAIN TRADE AREA SOCIO-DEMOGRAPHIC PROFILE, 2016

CENSUS ITEM	MAIN SECTOR	SECONDARY SECTOR	MAIN TA
Population 2016	23,320	11,873	35,193
Per capita income	\$31,844	\$35,208	\$32,979
- Var. from Syd Metro benchmark	-1.5%	8.9%	2.0%
Avg. household income	\$75,639	\$86,511	\$79,227
- Var. from Syd Metro benchmark	-1.4%	12.7%	3.2%
Avg. household size	2.4	2.5	2.4
Age distribution (% of population)			
Aged 0-14	18.2%	18.1%	18.2%
Aged 15-19	6.0%	5.7%	5.9%
Aged 20-29	12.7%	8.1%	11.1%
Aged 30-39	12.3%	9.2%	11.3%
Aged 40-49	12.5%	13.8%	12.9%
Aged 50-59	13.0%	16.4%	14.1%
Aged 60+	25.4%	28.7%	26.5%
Average age	40.5	42.8	41.3
Family type (% of households)			
Couple with dep't children	37.0%	39.8%	37.9%
Couple with non-dep't child	7.6%	9.0%	8.1%
Couple without children	23.3%	29.2%	25.3%
One parent with dep't child	11.4%	6.6%	9.8%
One parent with non-dep't child	4.5%	3.2%	4.1%
Other Family	1.0%	0.7%	0.9%
Lone person	15.1%	11.7%	14.0%

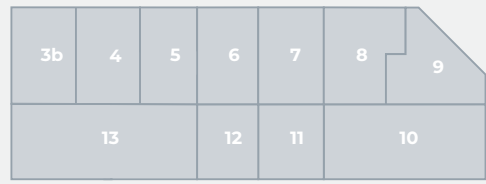
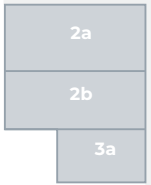
Source: ABS Census of Population & Housing, 2016; MacroPlan Dimasi.



Sloane St



Verner St



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MAJORS

- Woolworths
- BWS
- Aldi
- EG Fuel Co.

- 2a. Development
- 2a. Millers
- 2b. Development
- 3a. Development
- 3b. Development
- 4. Development

- 5. King of the Pack
- 6. Newsextra
- 7. Bakers Delight
- 8. Big Barber Delux
- 9. Chickenman Marketplace
- 10. Development
- 11. Development
- 12. Development
- 13. Development
- 15a. Development
- 15b. Development
- 15c. Development



ABOUT LEDERER GROUP

Established by Paul Lederer over 30 years ago, the Lederer Group comprises of a range of commercial enterprises across the financial, manufacturing and property sectors. The property division includes a diverse mix of commercial, industrial, residential and retail investments.

The local community is factored into the decision making around every project which Lederer Group embarks upon. From the very beginning, Paul Lederer dedicated himself to contributing to local communities and developing amenities that not only lead to commercial growth but that served a real purpose for the people living in the area.

The Lederer Group acts with fairness, integrity and transparency in all its commercial and community dealings.



GET IN CONTACT

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