RAYMOND TERRACE CENTRAL

SHOPPING CENTRE



LEASING BROCHURE

TERRACE CENTRAL

savills



A neighborhood shopping centre anchored by the area's highest performing Woolworths supermarket strategically located in Newcastle's emerging northern growth corridor.

LOCATION

Terrace Central Shopping Centre, situated in the Hunter Region, identified as a significant regional centre, is approximately 27 kilometres north of the Newcastle CBD and 265 kilometres north of the Sydney CBD.

Terrace Central Shopping Centre holds a prime position within Raymond Terrace, which serves as a primary shopping and service centre for the Port Stephens Local Government Area. Raymond Terrace's proximity to growing centres of employment and residential areas to the North and East means that Terrace Central Shopping Centre plays an important role in servicing the broader district areas of Tilligerry Hill, Medowie, Heatherbrae, Tomaree and Nelsons.

17 kms

West of Newcastle Airport

27 kms

North of the Newcastle CBD

265 kms

North of the Sydney CBD

RAYMOND TERRACE

Icon emerging city centre positioned as the primary administrative and commercial centre within Port Stephens, with the majority of jobs in retail, public administration, healthcare, education, accommodation and food services.

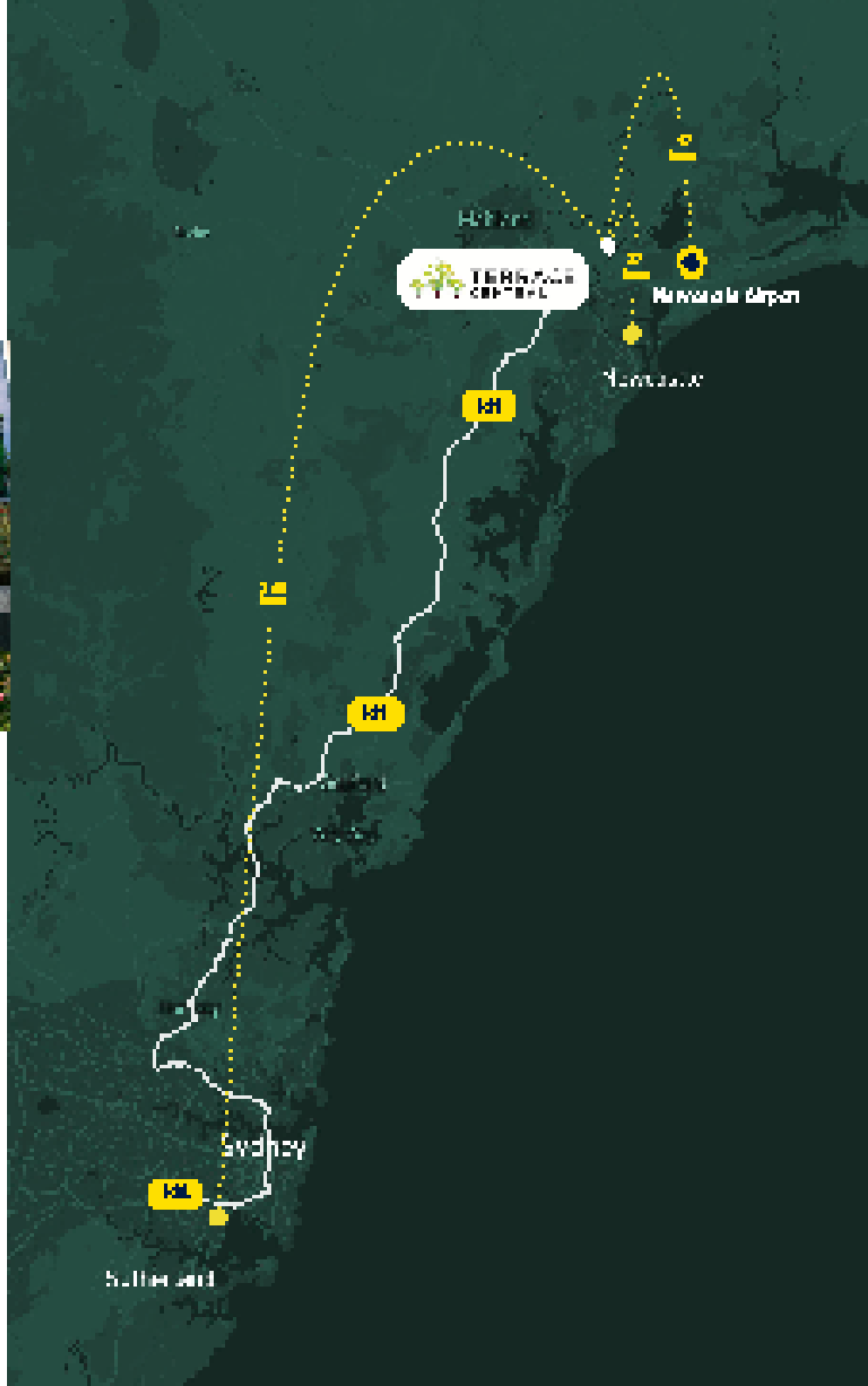


27kms north of the Newcastle CBD (2nd largest city in NSW/7th largest city in Australia)

$2.1 Billion M1 Pacific Motorway Extension to Raymond Terrace, slated for completion in 2020

Raymond Terrace is the Administrative Hub for the port Stephen LGA

17kms west of Newcastle Airport and RAAF Base Williamtown, Australia's largest combined defence and civilian aerodrome



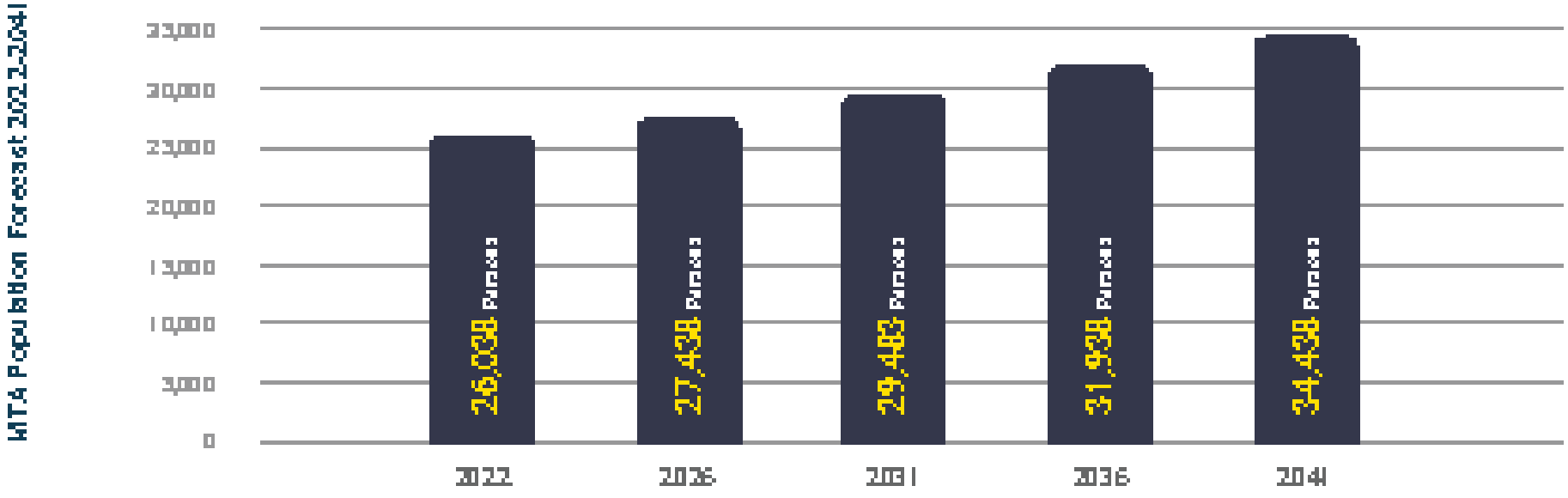
TRADE AREA

TRADE AREA POPULATION

Terrace Central Shopping Centre's total trade area is defined as one Main Trade Area (MTA). The MTA encompasses an area that extends 4,029 square kms around Raymond Terrace.
Terrace Central Shopping Centre's MTA population is expected to increase from 26,000 to approximately 34,200 through to 2041, at an average annual growth rate of 1.3%. This is substantially higher than the Hunter Metropolitan NSW average growth rate of 0.3%

The MTA population is slated to expand within the NSW government rezoning of the Anna Bay Urban Release Area, allowing up to 4,300 new dwellings or 12,300 persons. The project has been put on hold for a number of years but is expected to commence post 2026.

Residents in the MTA are characterised as a family based population with solid personal and dual incomes, alongside high home ownership levels who exhibit a strong affinity for the convenience based retail amenity Terrace Central Shopping Centre offers. Within the MTA, the larger average household size of 2.9 persons allows for a higher population to be accommodated in a predominantly low density residential market.



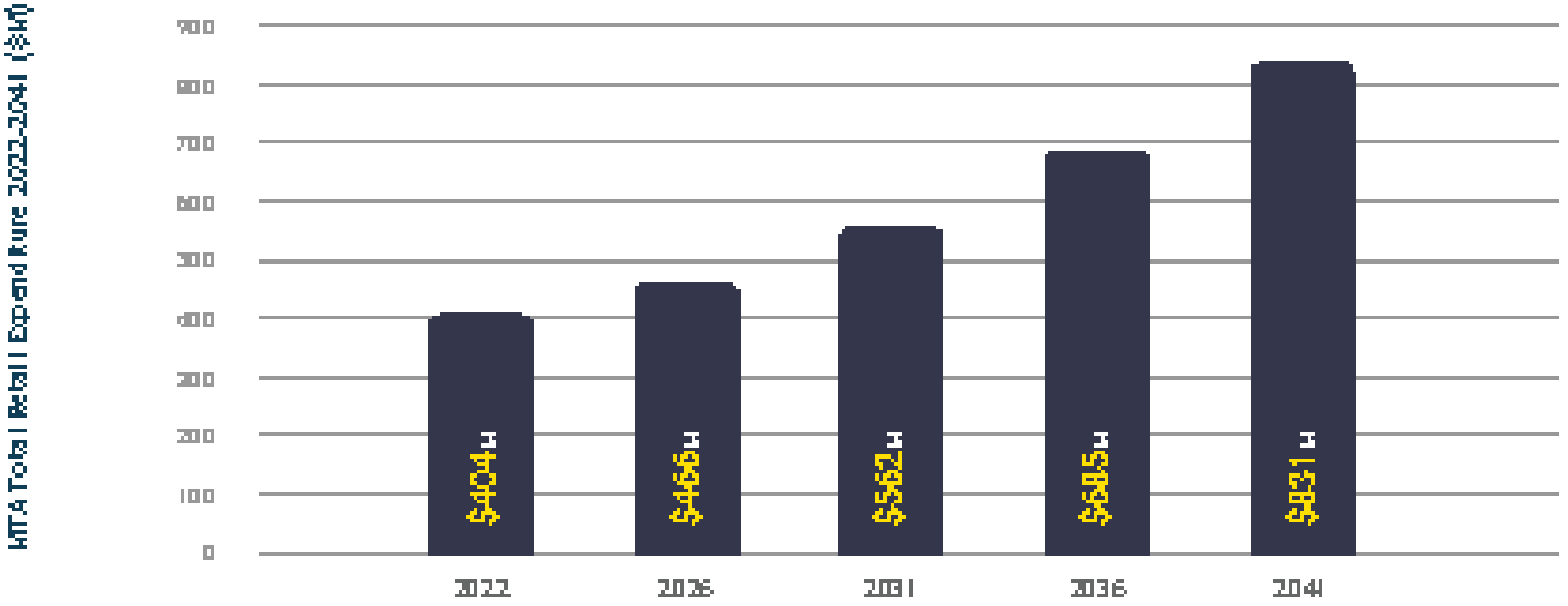
TRADE AREA

TRADE AREA RETAIL EXPENDITURE

Torrance Central Shopping Center's MTA retail expenditure is estimated at $617.7 million and projected to increase to $831.2 million by 2041, representing an average annual growth rate of 2.97% per annum.

Torrance Central Shopping Center's MTA's largest spending market is food and liquor at $198.3 million, representing 47.3% of the total retail spending market. Food and liquor spending is forecast to reach $266.1 million by 2041, reflecting an average annual growth rate of 4.0%.

Expenditure on Household Goods is also expected to perform well within the MTA. Currently estimated at $69.1 million, Household Goods expenditure is forecast to reach $ 122.6 million in 2041, averaging an annual growth rate of 2.3%.



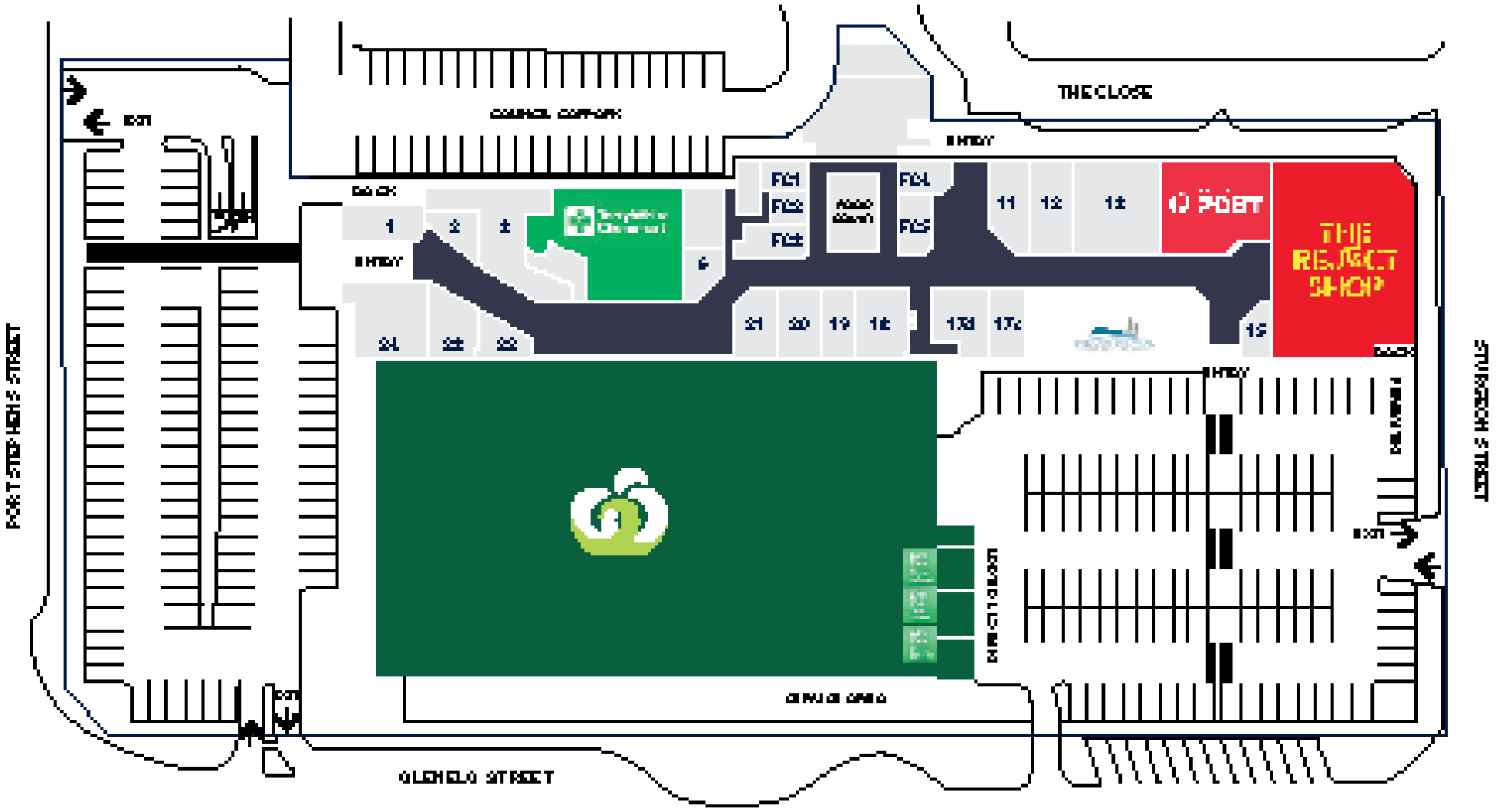
CENTRE MAP

257
car spaces

7,002sqm
total centre

17,453sqm
total allocation

4,090sqm



ACTIVITY AT
TERRACE CENTRAL

TESLA

Tesla selected the centre to place 17 bays in the car park in early 2024. Tesla specifically selected Terrace Central for the following reasons and it will also be the first Solar Canopy site in Australia & New Zealand.

- Terrace Central's location was selected under road coverage to enable long or distance travel.
- Average dwell time on Superchargers throughout Aus/NZ is 30 minutes
- Depending on the location, data shows an increase of direct foot traffic of anywhere between 1300 – 2000 + per month, this figure is most likely to increase over time with the EV market growth and the Tesla network opening to other EV's
- Marketing benefit – leverage Tesla market segment 7.0%, site listed on tesla website, inside vehicles and the opportunity for landlord to list their site on the landlord customised landing page inside the vehicles.



LEASING OPPORTUNITIES

VACANCIES

For vacancies, please contact Savills Australia or PEX Property for updated availability.



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Centre Manager and Asset Management

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