

An aerial photograph of a group of surfers in vibrant turquoise water. The surfers are scattered across the frame, with some in the foreground and others further back. The water's color transitions from a deep teal on the left to a lighter, more vibrant turquoise on the right. The surfers are wearing dark wetsuits and are positioned on their surfboards, which are visible as small white or light-colored shapes against the water. The overall scene conveys a sense of active lifestyle and coastal living.

FOR LEASE

204 Union Street, The Junction NSW 2291

# JUNCTION FAIR

## SHOPPING CENTRE

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Introducing Newcastle's most treasured  
neighbourhood shopping centre

STONEBRIDGE



# STONEBRIDGE PROPERTY IS PROUD TO PRESENT FOR LEASE, JUNCTION FAIR SHOPPING CENTRE, NEWCASTLE.

Junction Fair Shopping Centre is a dominant non-discretionary neighbourhood centre anchored by Coles supermarket and premium local brands, located 1.5kms south of the Newcastle CBD, adjacent to the affluent suburb of Merewether.

This beachside enclave is surrounded by the natural beauty of the beach on one side, parks, and abundant outdoor activities on the other making it truly special.

## KEY FEATURES

- 200 plus undercover car spaces
- Coles (including Liquorland)
- Scoop Wholefoods
- Home to Newcastle's most iconic retailers
- 109 place child care centre under construction, scheduled to open late 2025
- 21 specialties
- Established convenience centre
- Access to fast growing local and CBD residential population
- Main trade area average per capita income levels are approximately 18% higher than the Sydney Metropolitan average\*
- 16 schools within 5km radius with a total school population of 9,980 students

Located at one of the busiest intersections in Newcastle, Junction Fair is offering excellent leasing opportunities in 2025.





## JUNCTION FAIR

Junction Fair is an exciting and vibrant shopping destination with a range of fashion, lifestyle, fresh food and contemporary dining retailers.

The Junction has become the neighbourhood hub for Newcastle. With its easy access, community facilities, cafe's, shops, schools and not to mention the stunning coastline, it's no wonder this hub is an increasingly high-demand suburb.

For beachside living packed with all the lifestyle activities, there are few better places to be!



**\$2,300**

Median weekly household income



**37.9%**

Of households with income > \$3k p/w compared to NSW at 26.9%



**41,500**

People in the main catchment



# THE LOCATION



## THE OPPORTUNITIES

With a 109 place child care centre fully integrated with the shopping centre under construction and scheduled to open in 2025, Junction Fair will only further enhance its position as the dominant convenience centre in Newcastle.

An upcoming vacancy with 21 meters of internal frontage provides an opportunity for the creation of key specialty tenancies suitable for complementary uses.

Anchored by Coles, Scoop Wholefoods and diverse specialty retailers, Junction Fair creates a sense of community in a centre based around convenience, creating a shopping mecca in the suburbs.

Suited for a variety of potential uses including allied health, medical, health & beauty, optometrists, fitness providers, convenience based operators and bespoke retail concepts, this is a unique opportunity to establish your business in a tightly held location.



FOR LEASE

ALIGN YOURSELF WITH THE FOLLOWING ICONIC BRANDS:

ZJOOSH



**SCOOP**  
WHOLEFOODS

*Dough Heads*



STONEBRIDGE





# JUNCTION FAIR SHOPPING CENTRE

To inspect or discuss the  
premises please contact:

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FOR LEASE

