



SOUTH  
JERRABOMBERRA  
AT TRALEE

## Town Centre

Expressions  
of interest



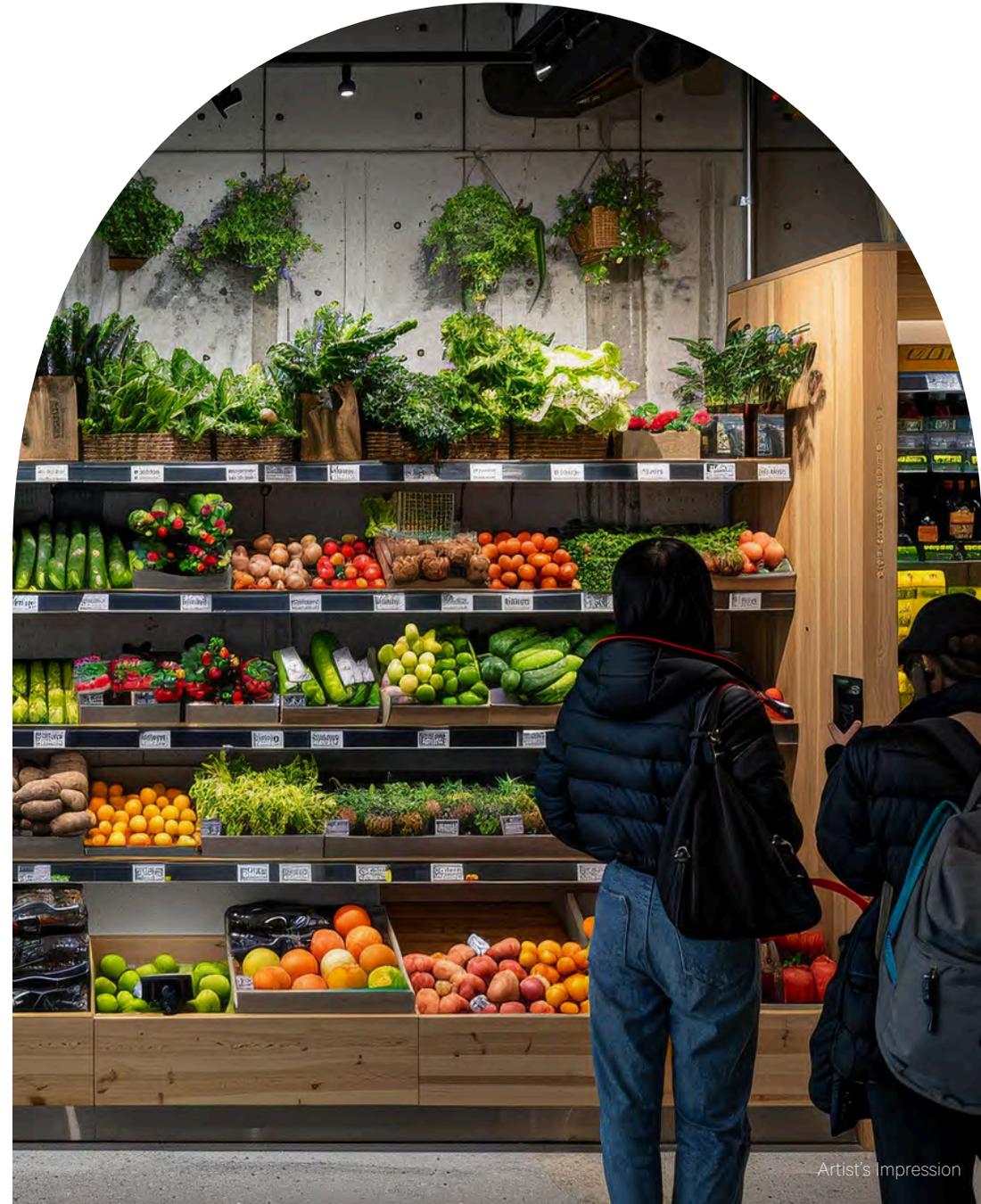
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## Now seeking expressions of interest at South Jerrabomberra Shopping Centre

Unlock the potential of your business at the South Jerrabomberra Shopping Centre, a premier destination for shopping, dining, and community engagement.

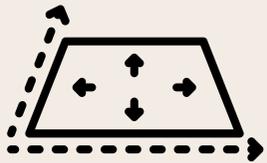
We are excited to offer exclusive leasing opportunities at this vibrant and bustling centre.



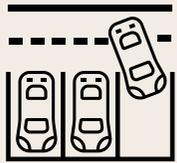
Artist's Impression

## Where Convenience Meets Community

Set to become the beating heart of the South Jerrabomberra community, the Town Centre brings together everyday essentials, lifestyle services and vibrant retail in one thoughtfully planned destination. With easy access, ample parking and a diverse mix of operators, it's a place where locals can shop, connect, work and unwind, while remaining close to home.



**6,062m<sup>2</sup> Net Lettable Area (NLA) delivering a dynamic retail & commercial precinct**



**Over 400 visitor car parks ensuring seamless convenience**



**EV charging stations supporting sustainable living**



**Major supermarket anchor plus 24 specialty stores offering variety and choice**



**Level 1 medical suites, commercial offices & gym facilities creating a true mixed-use hub**





## Be the anchor for the centre

Join us as the cornerstone of the centre. We can customise your space between 1000m<sup>2</sup> and 2500m<sup>2</sup>.

Loading docks and 300 + car spaces for your customers have already been catered for, and with a DA ready to go, we can customise the base build to suit the supermarket's specific requirements.

Benefit from high foot traffic and a large customer base that incorporates South Jerrabomberra, Jerrabomberra and the eastern side of the Tuggeranong valley.

This destination precinct will be the new centre of attention in the area.

## Grocery & Fresh food

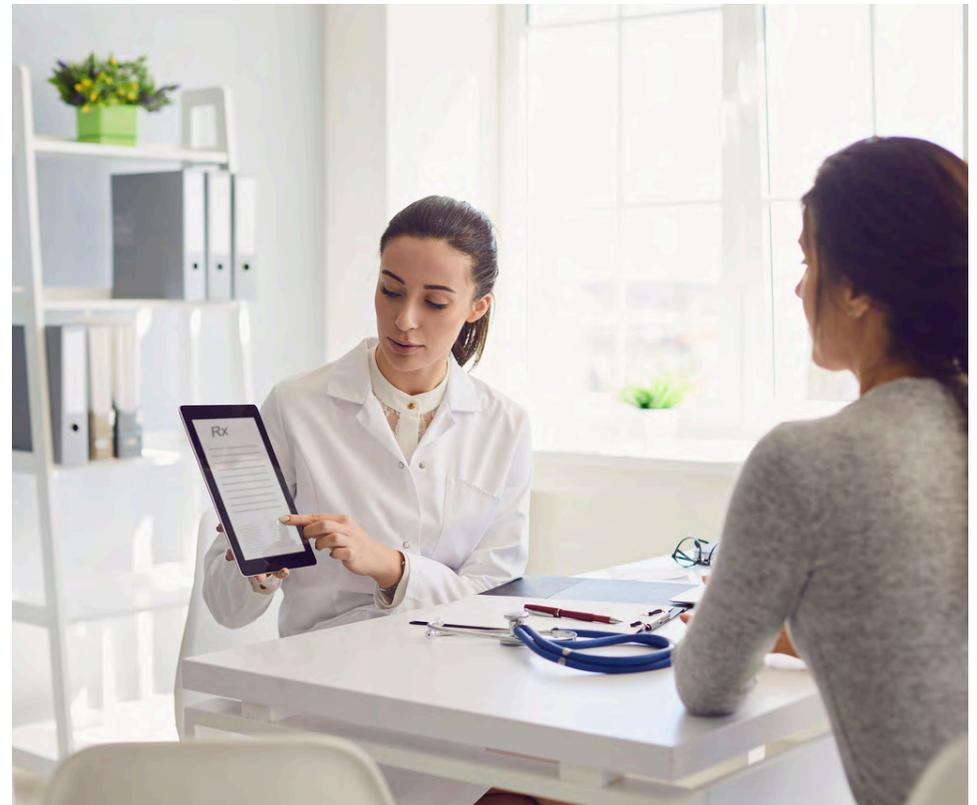
Showcase the best in everyday essentials and fresh, local produce with a dedicated grocery or fresh food offering at South Jerrabomberra Shopping Centre. Perfect for butchers, bakers, greengrocers, delicatessens, and specialty food retailers, these spaces put you in front of a health-conscious and quality-focused customer base.



Artist's Impression

## Extensive Medical Centre Provisions

Position your practice in the heart of the precinct. Situated on the first floor, the centre will cater for a General Practitioner clinic, dental practice, and specialist medical services. With ample space and modern facilities, it's the perfect location to provide top-notch healthcare services to the South Jerrabomberra, Jerrabomberra and the eastern side of the Tuggeranong valley community.



## Prime Location for a pharmacy

Secure a prime spot for your chemist in a high-traffic area of the shopping centre. We can cater for your size needs and have a range of spaces to choose from.





## **500m<sup>2</sup> Pub with Elevated Outdoor Terrace**

Imagine your pub with an elevated outdoor terrace, offering stunning views of the community oval.

This 500m<sup>2</sup> space is ideal for creating a lively atmosphere where patrons can relax and enjoy the scenery. Abundant on-grade parking.



## 5 Dedicated Hospitality Spaces

Take advantage of our five dedicated hospitality spaces, each featuring an outdoor dining area overlooking the community oval. These spaces are perfect for cafes, restaurants, and eateries looking to offer a unique dining experience.





## Gym Opportunities

Tap into the growing demand for health and wellness with our dedicated space for a full-service gym. Positioned in a high-visibility area within the centre, this site offers ample floor space, modern amenities, and convenient access to parking.



## Specialty Fitness Studios

For boutique fitness operators, we offer versatile spaces tailored for specialty studios such as pilates, yoga, barre, functional training, or dance.

Create an intimate, inspiring environment for your clients in a precinct that fosters community connection.

With the shopping centre's strong foot traffic, co-location alongside complementary businesses, and a supportive local market, your specialty studio can thrive and build a loyal client base.



## 12 Specialty Spaces for Premium Business Operators

We offer 12 specialty spaces designed for a selection of premium business operators. Whether you're in fashion, beauty, or specialty retail, these spaces provide the perfect setting to showcase your brand.





# SOUTH JERRABOMBERRA TOWN CENTRE

## GROUND FLOOR



# SOUTH JERRABOMBERRA TOWN CENTRE

FIRST FLOOR



# Why Choose South Jerrabomberra Town Centre?

## High Visibility and Foot Traffic:

Benefit from a strategic location with excellent visibility and a steady stream of visitors.

## Modern Facilities:

Enjoy contemporary amenities and a well-maintained environment.

## Community Hub:

Be part of a vibrant community hub that attracts locals and visitors alike.

## Flexible Leasing Options:

We offer flexible leasing terms to suit your business needs.



# Join Us Today!

Don't miss out on this opportunity to establish your business in one of the most sought-after locations. Contact us today to learn more about our leasing options and secure your spot in our dynamic shopping precinct.

## Contact

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