

ASCOT



NOW LEASING



The Eagle Farm Residential Precinct will be built alongside the Eagle Farm Racecourse. It's one of Brisbane's most exciting lifestyle developments to date. The development will directly link to the new shopping centre.



## INTRODUCING

A brand new convenience based shopping centre in the blue-chip suburb of Ascot, just five kilometres from the Brisbane CBD. The 5,000sqm of retail on the 19,000sqm site offers a premium retail opportunity in a thriving part of the city's northeast.

The Centre is part of the new \$1.2 billion master-planned Eagle Farm Racecourse redevelopment, which may include some 1,200 apartments, upmarket bars and restaurants, a hotel and a neighbourhood shopping centre.

Ascot will boast a state of the art 3,800sqm Woolworths Supermarket and approximately 1,200sqm of specialty retail space plus 1,215sqm of level 1 commercial space.

**Woolworths will be the only on-grade full-line supermarket in the catchment.**



# WHY ASCOT?

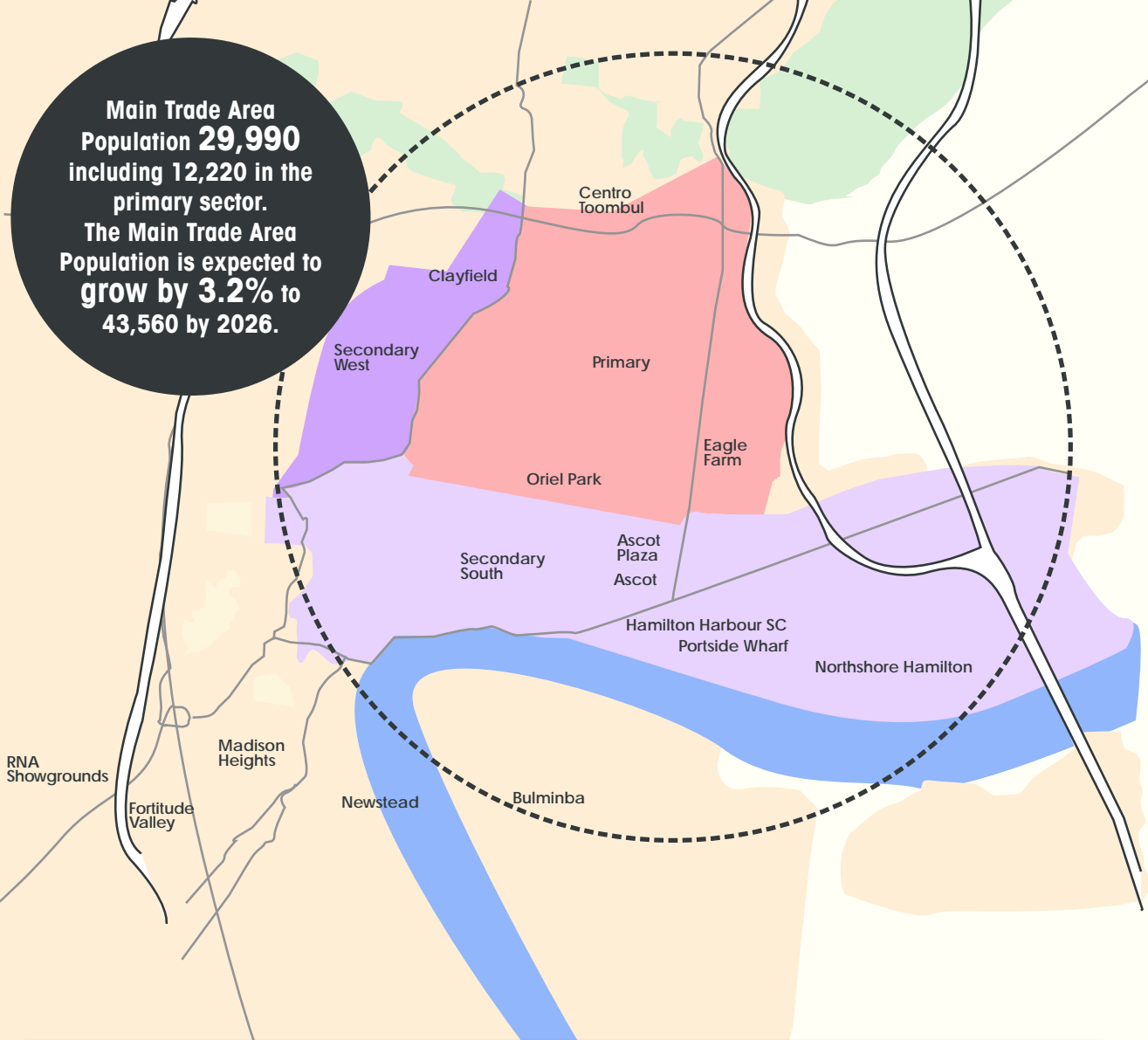
The right blend of retail...

- A brand new premium grade retail centre
- Woolworths Supermarket and 12 specialty stores on the ground floor
- 1,215sqm of medical and commercial space on level 1
- A new fresh food & entertainment hub for Ascot
- High profile and easily accessible site location
- First-class customer amenities
- Affluent trade area
- Strong population growth
- 297 carparking spaces at grade with the majority undercover
- Open mid-2018
- Limited competition in trade area



BRISBANE  
RACING CLUB

**Main Trade Area  
Population 29,990**  
including 12,220 in the  
primary sector.  
The Main Trade Area  
Population is expected to  
grow by 3.2% to  
43,560 by 2026.



# MAIN TRADE AREA

The Main Trade Area incorporates a primary sector and two secondary sectors as follows:

- Primary - Bordered by Shultz Canal to the North and incorporates Hendra, and parts of Eagle Farm and Clayfield.
- Secondary South - Extends along the Brisbane River to include Hamilton and parts of Eagle Farm, Ascot and Albion.
- Secondary West - Is bordered by the North Coast Railway Line to the West and includes parts of Clayfield and Woolloowin.

Trade Area	Estimated Resident Population				Forecast Population		
	2014	2016	2021	2026	2014-2016	2016-2021	2021-2026
Primary	12,220	12,620	13,870	15,120	1.6%	1.9%	1.7%
Secondary: South	11,190	12,490	17,490	21,490	5.6%	7.0%	4.2%
Secondary: West	6,580	6,700	6,850	6,950	0.9%	0.4%	0.3%
Total Secondary	17,770	19,190	24,340	28,440	3.9%	4.9%	3.2%
Main Trade Area	29,990	31,810	38,210	43,560	3.0%	3.7%	2.7%
Australian Average	-	-	-	-	1.4%	1.3%	1.2%

## ASCOT SNAPSHOT

- Median age - 37 years
- 73% Australia born
- 65.6% work full time & 25.4% work part time
- Occupation - Professionals 32.4%, Clerical and Administrative Workers 16.9% and Managers 16.6%
- Median individual income \$898.00 per week
- 27.2% of homes are fully owned, and 27.5% are in the process of being purchased



# FUTURE GROWTH

The main trade area is predicted to grow by 3.2% per annum to 43,560 in 2026. Population growth in the primary sector will be driven by the redevelopment of the Eagle Farm Racecourse which is planned to accommodate some 2,800 persons.

Construction of the first residential tower Ascot House, a nine-story, 91 apartment tower is underway. Altogether approximately 1,200 trackside apartments will be built on the site.

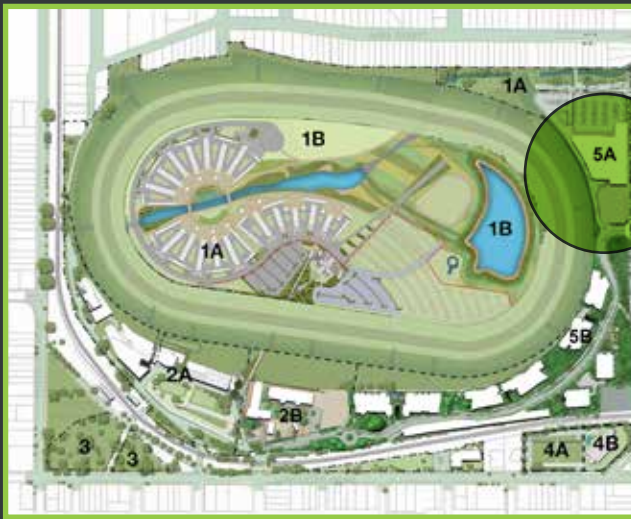
In addition a number of major residential developments are planned or underway within the Hamilton Harbour urban development area (secondary south sector) which is planned to include approximately 7,000 new dwellings or approximately 13,000 residents by 2030.

Source: LocatIQn August 2014



Ascot will provide a vibrant and innovative hub where people can live, work and relax.





# EXPLORE YOUR POTENTIAL...

Be part of this exciting new retail development perfectly located in blue-chip Ascot just five kilometres from the Brisbane CBD.

## INTERESTED? PLEASE CONTACT:

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RACE PROPERTY

# ASCOT

Nudgee Road, New Farm

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