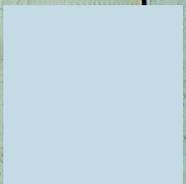
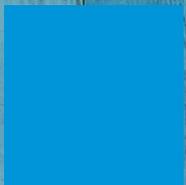


**LAKESIDE
SHOPPING
CENTRE**

Convenience on the Coast

NOW LEASING

on the coast



a prime central coast location

The Entrance is an established vibrant, residential and tourist precinct in the heart of the beautiful New South Wales Central Coast. The Entrance is amongst the top 10 day tourist trip destinations in New South Wales*, being ideally positioned to service the Sydney metropolitan area, only 80kms to the south and New South Wales' largest regional city, Newcastle, some 63kms to the north.



Freeway Access
 Freeway accessibility to Sydney and Newcastle by the M1. The Entrance is a one hour drive to Sydney and Newcastle or one hour and 30 minutes to the Hunter Valley.



Tourist Trade
 The Entrance has long been a haven for holidaymakers and residents to enjoy the unspoilt beaches, recreational fishing and extensive waterways.



Location
 Lakeside Shopping Centre is the dominant community shopping centre serving its Trade Area in The Entrance. Access is provided by the Central Coast Highway, a busy major access route.

Lakeside Shopping Centre is positioned in a dress circle location in the heart of The Entrance town centre. Retailers benefit from prime exposure to The Entrance Road, the major arterial highway leading into the town centre and the waterfront tourist precinct.



*Source: timeout.com/Sydney





centre overview

Positioned in the heart of The Entrance town centre, approximately 250 metres from the waterfront, Lakeside Shopping Centre is located on the corner of The Entrance Road and Dening Street.

Lakeside Shopping Centre is the dominant neighbourhood shopping centre in The Entrance. With a fully enclosed, air-conditioned retail mall it offers excellent customer access with on-grade parking for over 200 vehicles, many of which are shaded.

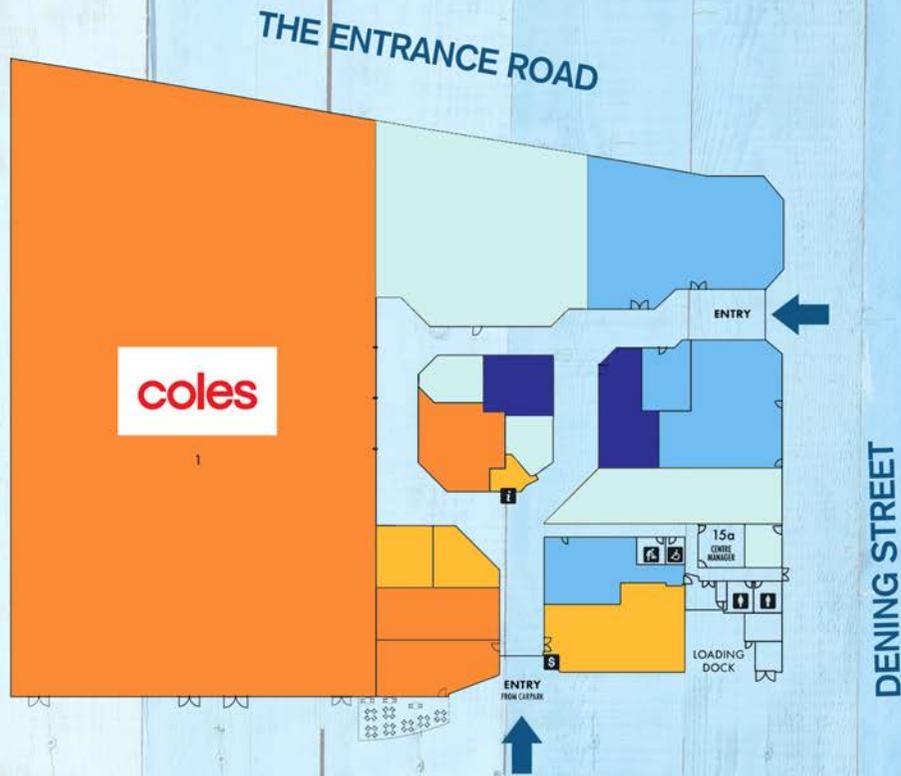
The Centre benefits from an onsite Centre Manager, and active cleaning and security regimes. Lakeside Shopping Centre is under private ownership with an owner who is committed to the ongoing growth and success of retailers and the broader business community.



convenience on the coast

Lakeside Shopping Centre has long been a thriving community hub for an extensive and loyal customer base. In 2019 it benefitted from a significant capital investment with an upgrade to both the internal and external areas of the Centre. In addition, the Coles supermarket was substantially refurbished and became the first Concept Convenience store on the Central Coast. Click and Collect is now available and the store is currently benefiting from substantial sales growth of +5.6% MAT*.

Coles is supported by a convenient and diverse specialty mix, including dine-in and takeaway food, health, beauty, medical and service-based retailers.



food convenience
health + medical



Food Outlets

Ziva's Café
Norro's Bakehouse
Seawave Eat-in & Takeaway



Retail Services

Greater Bank
Lakeside Newsagency
Freechoice Tobacconist



Health Services

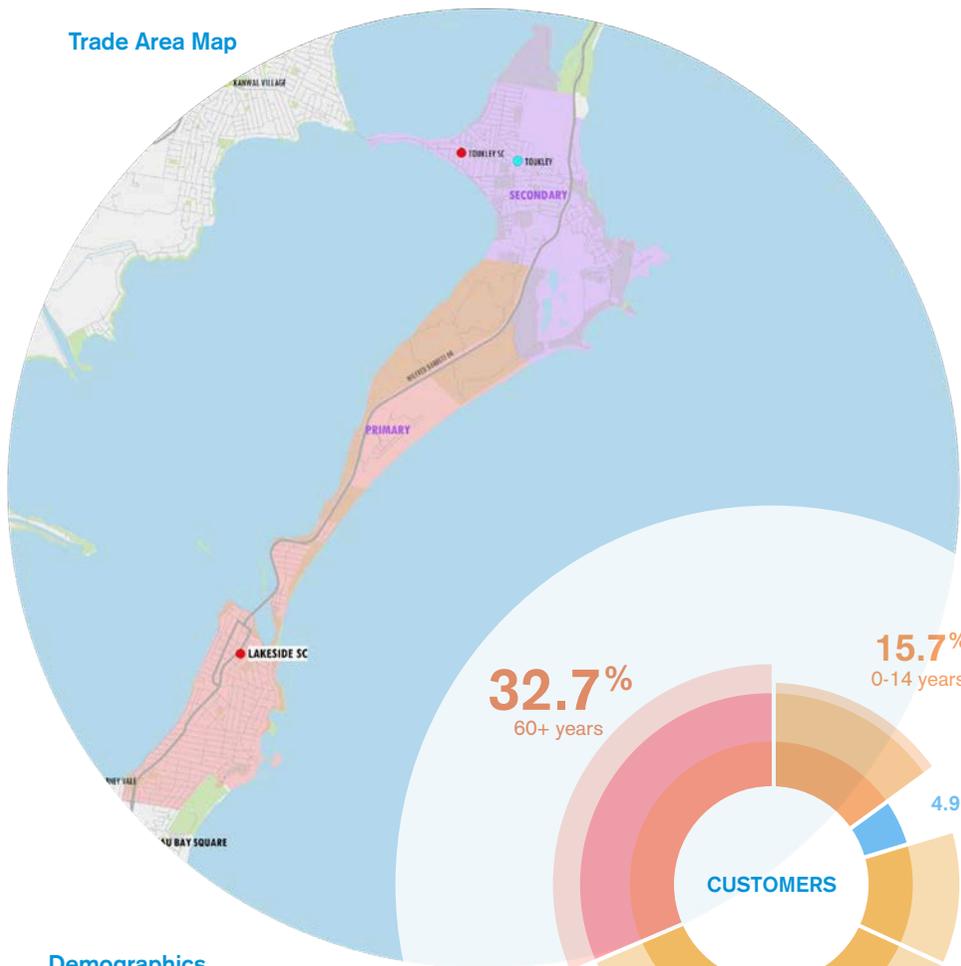
Coastal Health Medical Centre
Simply Pharmacy
Audika
National Hearing Care



Beauty

Rampaige Hair Studio/Barber
Hollywood Nails

Trade Area Map



main trade area profile

Lakeside Shopping Centre is the only supermarket anchored, convenience centre in both its Primary Trade Area (PTA) and Main Trade Area (MTA) benefiting from:

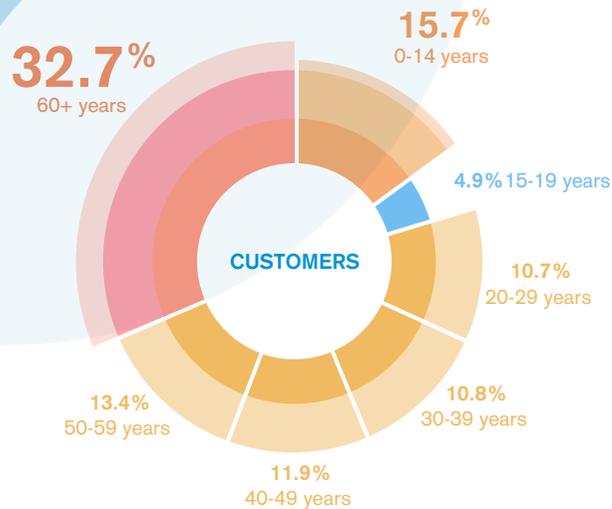
	Population[^] PTA 14,400 MTA 24,000		Population Growth[^] +15.8% MTA 27,800 Estimated by 2026
	MTA retail spend[^] \$295.7m Estimated 2016 \$455.6m Projected by 2026		Mature Residents[^] Average age of 45 years as at 2016

tourist area profile

The Entrance was recently featured as one of the top 10 NSW* holiday day-trip destinations from Sydney. As a major destination for local and international visitors, tourism plays an important part in the local economy:

	42,000 International visitors**		361,000 Domestic day trip visitors[^]
	Estimated \$55Mpa retail spend[^]		1,939,000 Domestic visitors**

Demographics



Place of Birth

Australia	92.8%	Europe.....	5.1%
New Zealand	1.6%	Asia	0.5%

Source: ABS 2016



[^]Source: MacroPlan Dimasi March 2017. 2016 Tourism Research Australia. *Source: www.timeout.com/Sydney. ** NSW, National Visitor Survey YE Dec19

tenant feedback



"In mid-2015, we opened our very first medical practice at Lakeside Shopping Centre, and have not looked back! It was always our intention to expand, however we didn't expect the practice to grow so rapidly.

After just one and a half years, we knew that we required additional space. We were fortunate to be able to lease an additional 160 sqm next door. This doubled Coastal Health Medical Centre by early 2018! We're very proud to be part of Lakeside Shopping Centre."

Dr Philip Crook and Dr Vijay Varsani



"I have recently opened my doors at Lakeside Shopping Centre in June 2020.

The entire process from negotiation to fit-out was a smooth transition. I knew immediately that I was in the right place and that this was the right location to make my business a success. The landlord was committed, understands retail and was instrumental in my decision to open at Lakeside Shopping Centre.

After just 2 months in business, I couldn't be happier with the results. It's nice to know that Lakeside is owned by a Landlord who takes pride in their Centre and more importantly understands the key fundamentals of what it takes to make a business truly successful."

Sokleng Seav

the opportunity

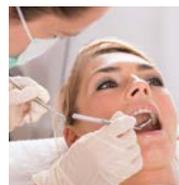
Lakeside Shopping Centre has recently experienced a significant upgrade, reflecting colours and theming befitting the Centre's superb coastal location.

As part of the ongoing evolution of the Centre limited retail leasing opportunities are now available.

Join this top performing Coles and 17 convenient specialty stores in a well-established, dominant neighbourhood shopping centre. This is your opportunity to work with a private owner who enjoys a proven track record of achieving mutual success.

If your business has the potential to service the day-to-day convenience needs of this vibrant residential and tourist trade area, we want to discuss your ideas and future aspirations.

Excellent commercial packages are available to suitable retail and service retail concepts that either wish to establish or expand a presence on the beautiful NSW Central Coast.



contact

For more information about leasing opportunities at Lakeside Shopping Centre:

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T: 02 4333 5115

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or

Neil Proudlove

Director

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nproudlove@stonebridge.com.au

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The Entrance NSW 2261**

lakesideshopping.com.au

  [lakesideshopping](https://www.facebook.com/lakesideshopping)

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