



NOW
LEASING



wyoming
shopping village

ABOUT WYOMING SHOPPING VILLAGE

Wyoming Shopping Village is a dominant non-discretionary neighbourhood centre anchored by Coles supermarket and premium local brands, 3kms north of the Gosford CBD.

Built in 1972 and subsequently upgraded in 2004, planning is now complete to upgrade the centre with a tailored tenancy mix establishing Wyoming Shopping Village as the key services-based neighbourhood shopping centre.

With huge exposure to the Pacific Highway, Wyoming Shopping Village benefits from ease of access all at grade coupled with a strong customer base, the enhancement strategy will provide opportunities for key speciality retailers and complementary uses to join the Village.

Wyoming Shopping Village creates a sense of community in a centre based around convenience.

Ideally suited for health & beauty services, optometrists, food & beverage, and bespoke retail concepts, this is your opportunity to establish in a tightly held location.

THE STORY BEHIND OUR LOGO

To acknowledge the hard-working spirit of the early pioneers of the Central Coast citrus industry, our logo depicts an orange tree. The early farming settlement of the district included Wyoming, North Gosford, Narara, Niagara Park and Lisarow.

These suburbs and the surrounding areas established the lives of many orchard farming families and their workers.



THE VISION



Improve tenancy mix to provide everyday goods and services providing convenience with retailers that the customers will love



New amenities including parents' room



Ambient mall upgrade including facades, exterior and new signage



A curated food court offer

QUICK OVERVIEW



Tenancies

29

Anchored by COLES



GROSS FLOOR AREA

7,232.4 SQM



CAR PARKING

240⁺ SPACES



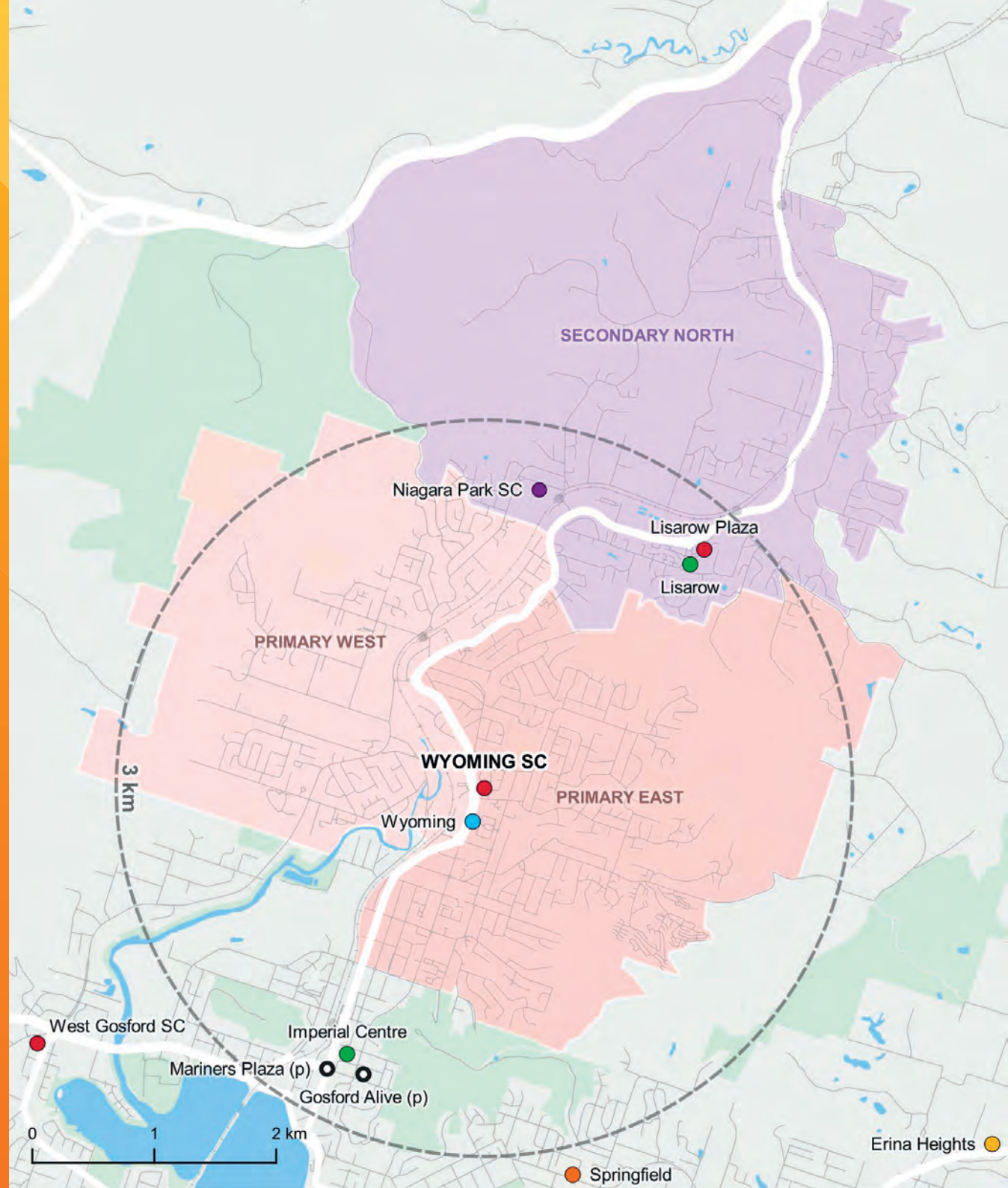
MAIN TRADE AREA POPULATION

33,831



INCOME PER HOUSEHOLD

\$103,566



LOCATION

A HIGH PROFILE SITE

Wyoming Shopping Village is a well-established community centre located some three (3) kilometres north of Gosford and ~80km north of the Sydney CBD.

Wyoming Shopping Village is situated in a high-profile, easily accessible location at the intersection of the Pacific Highway (the major north-south route through the Central Coast) and Kinarra Avenue. Based on the latest available figures from Roads & Maritime Services (2018), some 25,790 daily traffic movements were recorded along the Pacific Highway, which equates to 9.4 million movements per year.

The centre is also easily accessible on foot and via public transport, with a number of bus routes operating along the Pacific Highway, between Gosford and Tuggerah.

Retail facilities in Wyoming are primarily situated along the Pacific Highway, including freestanding Celebrations and Hungry Jacks (located immediately north of Wyoming Shopping Village), together with The Grange Hotel. Other retail facilities include an Aldi supermarket (150 metres to the south) and a number of smaller, independent retailers near Pemell Street, including the Wyoming Medical and Dentist Centre.

Other key features of the local context include nearby education facilities at Wyoming Public School and Our Lady of Rosary Primary School, and several childcare centres.



WHY WYOMING?

STRONG MARKET FUNDAMENTALS

Key attributes of Wyoming Shopping Village include:

High-Profile & Easily Accessible Location: situated in a high-profile, easily accessible location at the intersection of the Pacific Highway (the major north-south route through the Central Coast). Roads & Maritime Services, record over 25,000 daily traffic movements along the Pacific Highway, which equate to 9.4 million movements per year.

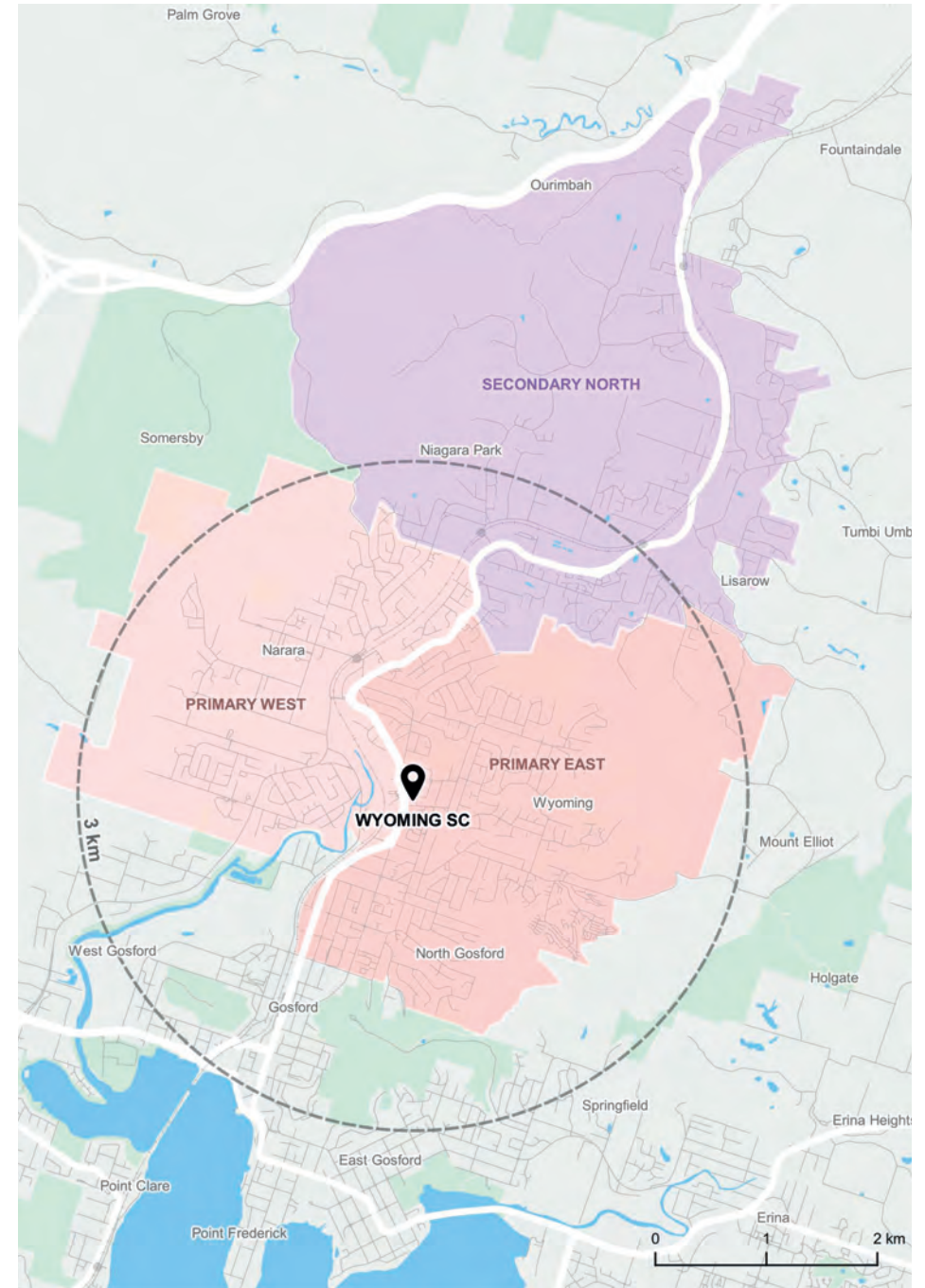
Strong Anchor Tenant: Coles is a strong performer, 33% above the benchmark for similar centres.

Large Primary Sector Population: the centre serves a combined primary sector population of over 23,000. Typically, full-line supermarket-based centres serve a smaller primary sector population of 15,000 – 20,000.

Catchment Population Socio-Economic Profile: the main trade area population is characterised as an established, family-based population who would likely associate strongly with convenience-based retail facilities.

Limited Existing and Future Competition: there are limited competitive facilities within the main trade area – particularly in the key primary sectors.

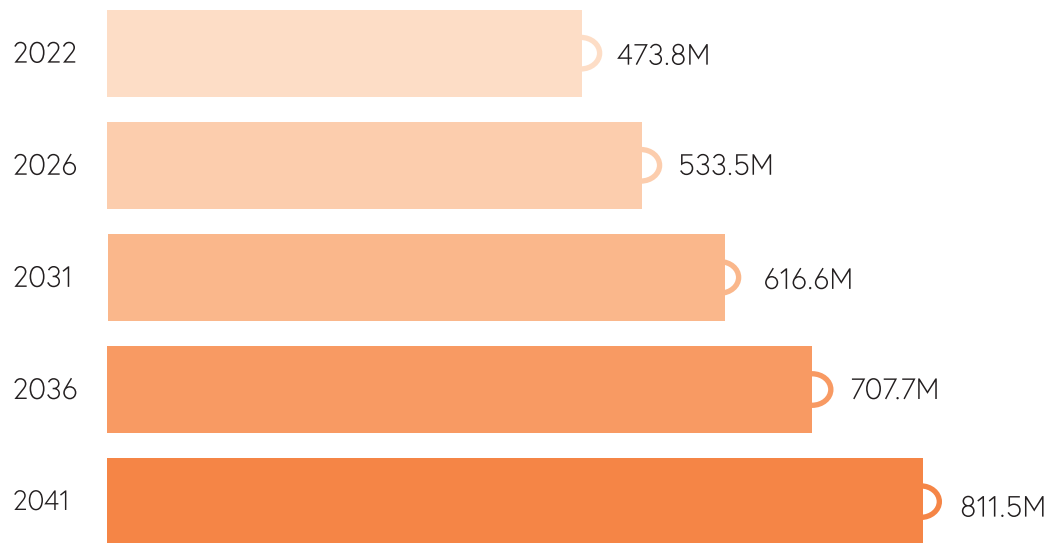
Low Provision of Supermarket Floorspace: particularly in the combined primary sectors, is almost half the non-metropolitan New South Wales benchmark. Over time, with no additional supermarket floorspace planned – this undersupply will continue to increase.



	MAIN TA	SECONDARY SECTOR	NSW AVERAGE
POPULATION 2021			
Per Capita Income	\$49,967	\$52,638	\$56,809
Var. from Syd Metro benchmark	-12.00%	-7.30%	-
Avg. household income	\$103,566	\$113,566	\$114,208
Var. from Syd Metro Benchmark	-9.50%	-0.60%	-
Avg. household size	2.60%	2.70%	2.60%
POPULATION 2021			
Aged 0-14	19.2%	20.2%	18.0%
Aged 15-19	6.4%	7.4%	5.6%
Aged 20-29	11.5%	10.9%	13.1%
Aged 30-39	13.5%	12.8%	14.5%
Aged 40-49	13.0%	13.8%	12.9%
Aged 50-59	13.0%	14.5%	12.3%
Aged 60+	23.4%	20.3%	23.5%
Average Age	39.7%	38.5%	39.8%
POPULATION 2021			
Couple with dep't children	43.8%	48.6%	44.6%
Couple with non-dep't children	8.9%	9.8%	8.4%
Couple without children	21.6%	19.7%	23.2%
One parent with dep't child	10.3%	9.6%	8.3%
One parent with non-dep't child	5.0%	4.1%	4.2%
Other Family	0.7%	0.8%	1.0%
Lone Person	9.7%	7.5%	10.3%

A THRIVING LOCAL ECONOMY

Main trade area resident retail spending is currently estimated at \$473.8 million and is projected to increase to \$811.5 million by 2041 at a rate of 2.9% per annum (inflated dollars and excluding GST).



TOTAL RETAIL EXPENDITURE GROWTH 2022 - 2041





pantry goods

MAIN TRADE AREA LARGE PRIMARY SECTOR POPULATION

The main trade area population is currently estimated at almost 34,000 and is projected to grow to over 37,000 persons by 2041.*

Overall, the main trade area is characterised by an established, family-based Australian-born population who would likely associate strongly with convenience-based facilities.

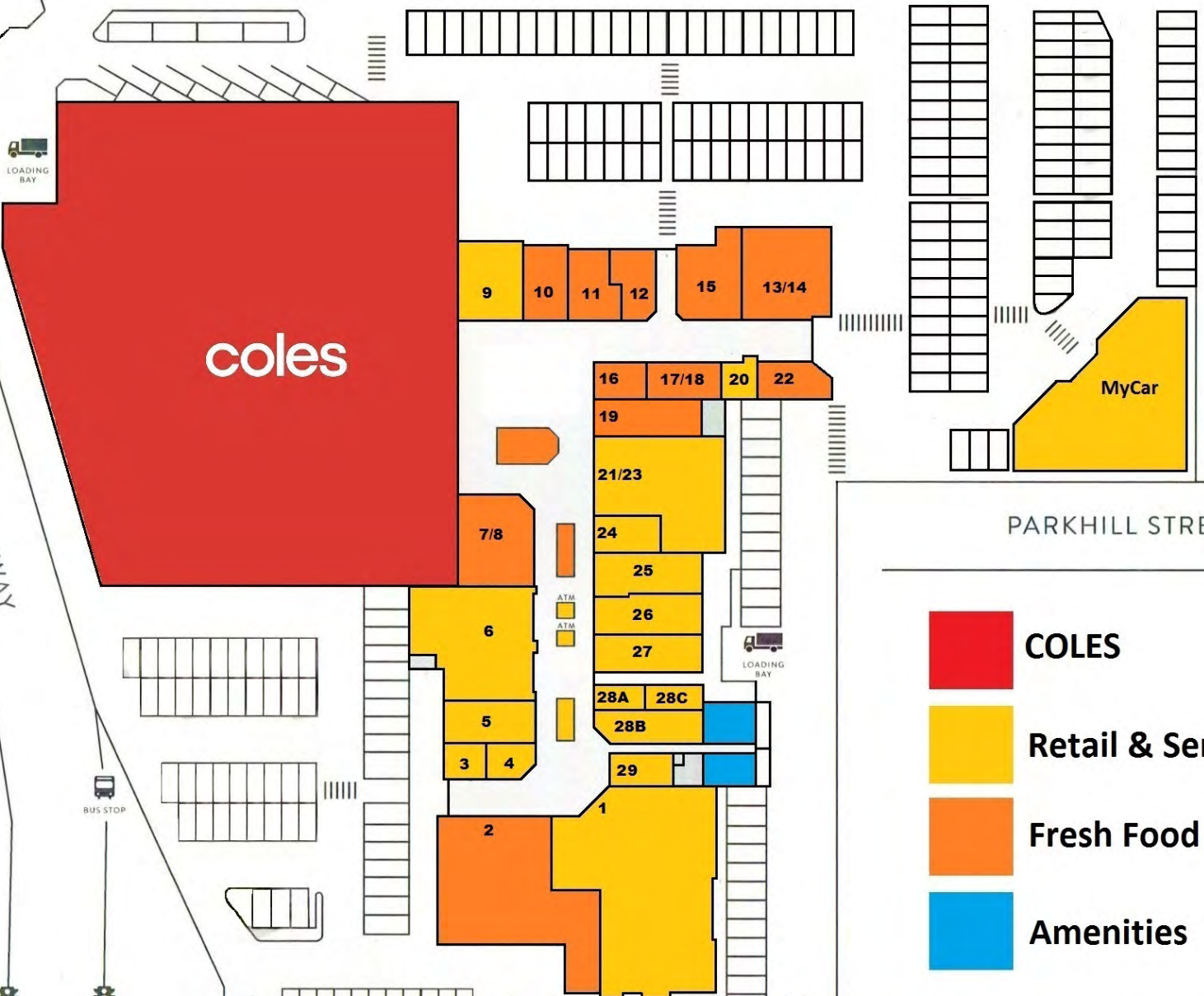
MAIN TRADE AREA POPULATION, 2016 - 2041

POPULATION	ACTUAL			FORECAST			
	2016	2021	2022	2026	2031	2036	2041
Primary Sectors							
• East	15,145	15,071	15,221	16,021	16,771	17,271	17,771
• West	7,932	8,230	8,280	8,360	8,460	8,560	8,660
Total Primary	23,077	23,301	23,501	24,381	25,231	25,831	26,431
Secondary North Sector	10,307	10,310	10,330	10,410	10,510	10,610	10,710
Main Trade Area	33,384	33,611	33,831	34,791	35,741	36,441	37,141
AVERAGE ANNUAL CHANGE (NO.)	ACTUAL			FORECAST			
	2016 - 2021		2022	2026	2031	2036	2041
Primary Sectors							
• East	-15		150	200	150	100	100
• West	60		50	20	20	20	20
Total Primary	45		200	220	170	120	120
Secondary North Sector	1		20	20	20	20	20
Main Trade Area	45		220	240	190	140	140

↑
2.3KM TO
NARARA
TRAIN STATION



PACIFIC HIGHWAY



MyCar

PARKHILL STREET

-  **COLES**
-  **Retail & Services**
-  **Fresh Food / Dining**
-  **Amenities**

Indicative Layout Subject to Change

KINARRA AVENUE

↓
2.6KM TO
GOSFORD CBD &
TRAIN STATION





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