



**19TH AVENUE**  
SHOPPING

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Newsagency

THE AUSTRALIAN

NEWSAGENT

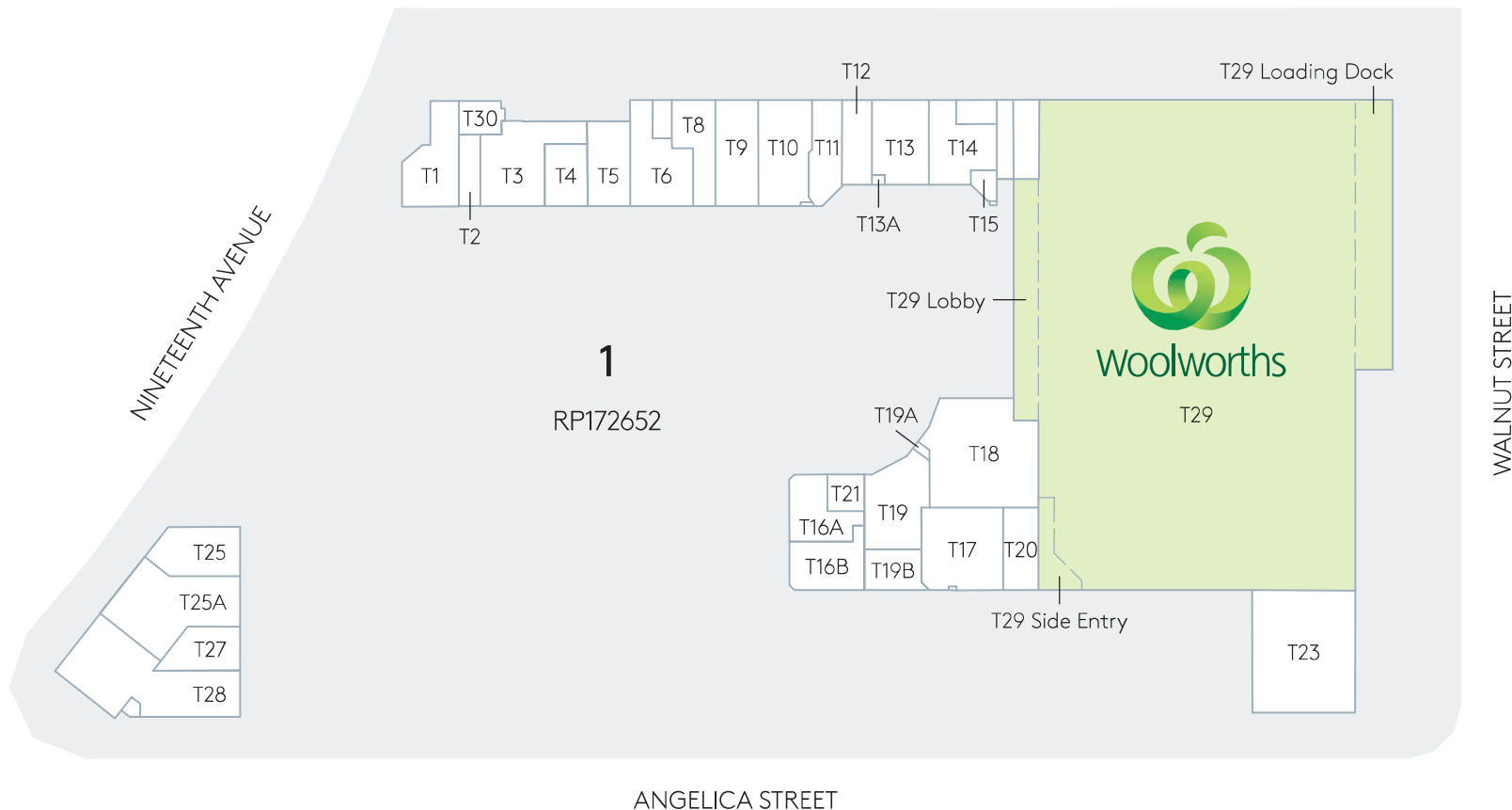
FINANCIAL REVIEW



# PROPERTY DESCRIPTION

19th Avenue is a well-established 5,920 sqm neighbourhood shopping centre located on the border of the metropolitan suburbs of Palm Beach and Elanora in the Gold Coast. The convenience focused, single level retail centre is anchored by a strong performing Woolworths, which is achieving turnover rent, and complemented by 27 specialties.

Set on a substantial site area of 18,820 sqm, the Centre benefits from three street frontages, two of which provide access to approximately 300 external car parks. The loading dock is accessed via a separate vehicular entry point off Walnut Street.

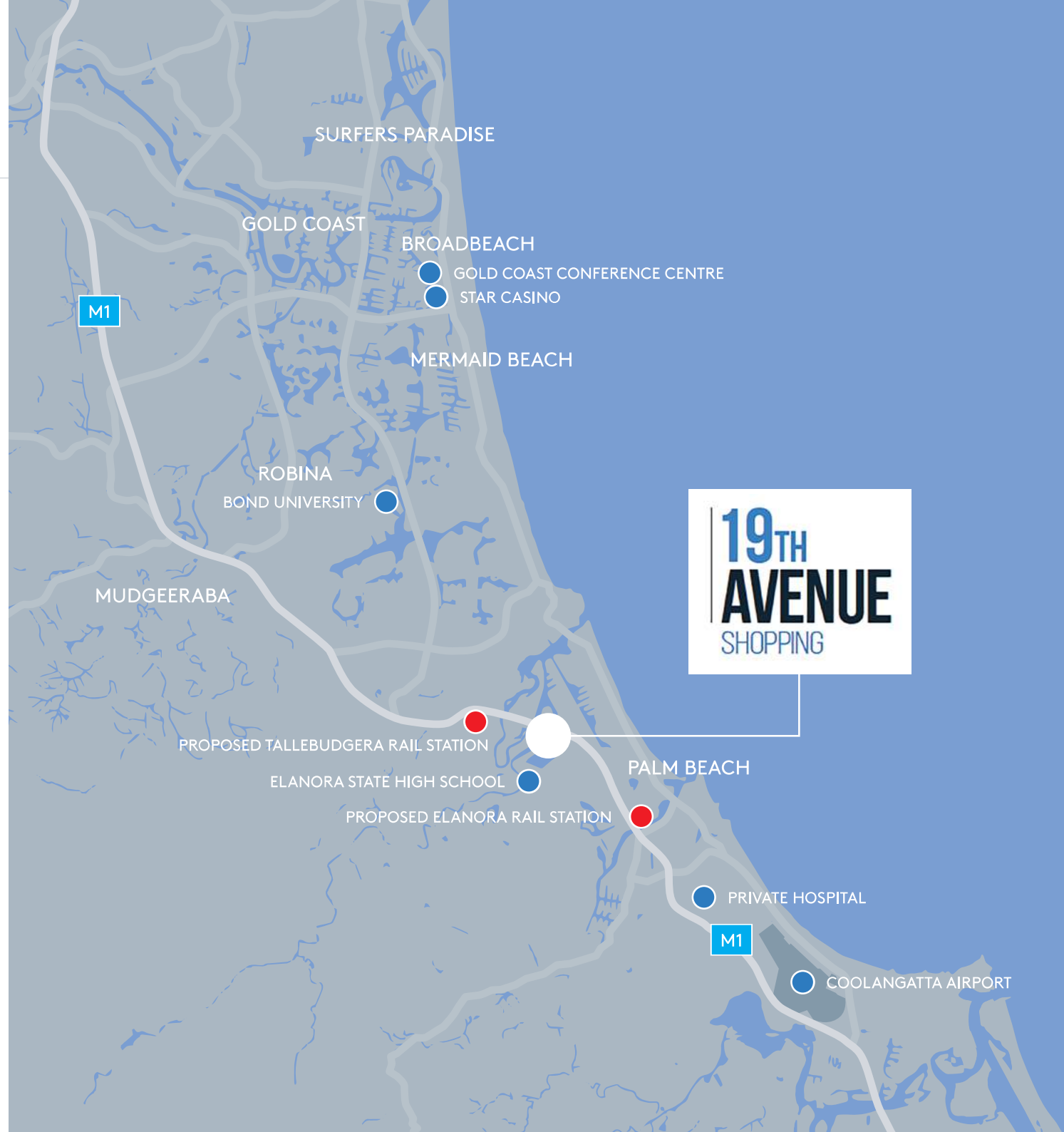


# LOCATION

19th Ave is ideally located on the border of the Gold Coast metropolitan suburbs of Elanora and Palm Beach.

With 3 street frontages, the Centre has excellent visibility and is easily accessed via the Pacific Highway to its immediate east.

At only 7 kms to Coolangatta airport to the south and 13kms to Surfers Paradise to the north, 19th Ave is ideally positioned to benefit from a significant infrastructure programme in the Gold Coast region.



# 19<sup>TH</sup> AVENUE SHOPPING

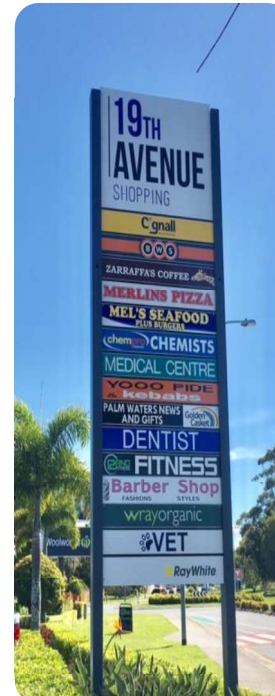
“The Best Little Centre on the Gold Coast”

Cnr. 19th Avenue and Angelica Street Palm Beach, 4221

## About Us

We pride ourselves in providing Friendly, Personalized Service, Easy Undercover Parking and One Level Shopping to our local community and visiting tourists. The newly renovated Woolworths supermarket, BWS bottle shop, Chem Pro pharmacy, Newsagents, Bakers delight bakery, Zarraffas Coffee plus over 20 specialty stores are at your service with the best selection of eat in or takeaway options in the area. We are

located on the corner of 19th Avenue and Angelica Street, on the Elanora / Palm Beach border and only minutes from the beautiful beaches of Palm Beach on the Gold Coast. 19th Avenue Shopping Centre is a warm and friendly local shopping experience, extremely convenient and has all that you require to suit your everyday needs.



## Facilities include

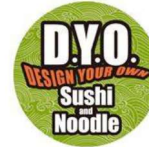
- ATM
- TAXI ZONE
- POST BOX
- DVD HIRE
- PUBLIC TELEPHONE
- PARENTS ROOM
- DISABLED FACILITIES
- BUS STOP
- LOST AND FOUND
- ASSISTED SHOPPING





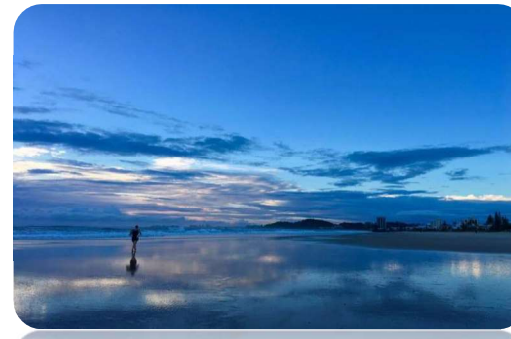
## Retail Amenity

**"19<sup>th</sup> Avenue Shopping centre has everything you need and most of what you want"**



## Prime Location

*19th Ave Shopping Centre is a community neighbourhood centre located on the Elanora / Palm Beach border on the Sunny Gold Coast, minutes away from the beautiful beaches of Palm Beach.*



## Suburb Demographic / Socio-Economic Information

(This information should only be used as a guide – and is provided in good faith)



### Palm Beach / Elanora

Codes: 30902124 (SA2) / 309221233 (SA2)

From 2016 Census post code 4221

<b>Postcode</b>	Population	26,802	<b>Industry of Employment</b>	Primary Education	2.9%
<b>Age</b>	Median	41 years		Cafes, Restaurants, Takeaway food services	2.8%
				Hospitals	4.3%
<b>Labour Force Status</b>	People employed	13,474		Supermarket & Grocery Stores	2.6%
	Full time	7,319		Secondary Education	2.1%
	Part time	4,634			
	Employed away from work	681	<b>Individual Income</b>	Weekly Median	\$647.00
	Unemployed	840			
			<b>Families</b>	Total families	7,136
<b>Occupation</b>	Professionals	19.9%		Couple families without children	2,746
	Technicians/Trades	16.3%		Couple families with children	2,947
	Clerical/Administrative	12.7%		One parent families	1,342
	Sales	11.7%		Other families	98
	Community/Personal Workers	13%			
	Managers	11.6%	<b>Household</b>	Family	6,989
	Labourers	9%		Single/Lone person	2,785
	Machinery Operators & Drivers	4.2%		Group	462

Meet friends for a coffee, come and spoil yourself at our experienced health and beauty stores, visit our specialised health and medical providers or just call in for a quick bite to eat with a vast selection of delicious food to tantalise the taste buds from our selection of takeaway food stores. 19th Avenue Shopping centre gives shoppers access to fresh food, convenient amenities, friendly and helpful staff.

### 19th Avenue Shopping Centre

Cnr. 19th Avenue and Angelica St  
Palm Beach QLD, 4221



#### LEASING ENQUIRIES PLEASE CONTACT:

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