

# NOW LEASING

Murray Bridge Marketplace Shopping Centre



50 SHOPS  
NOW AVAILABLE  
IN THIS NEW  
SUB REGIONAL  
CENTRE



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BIGW

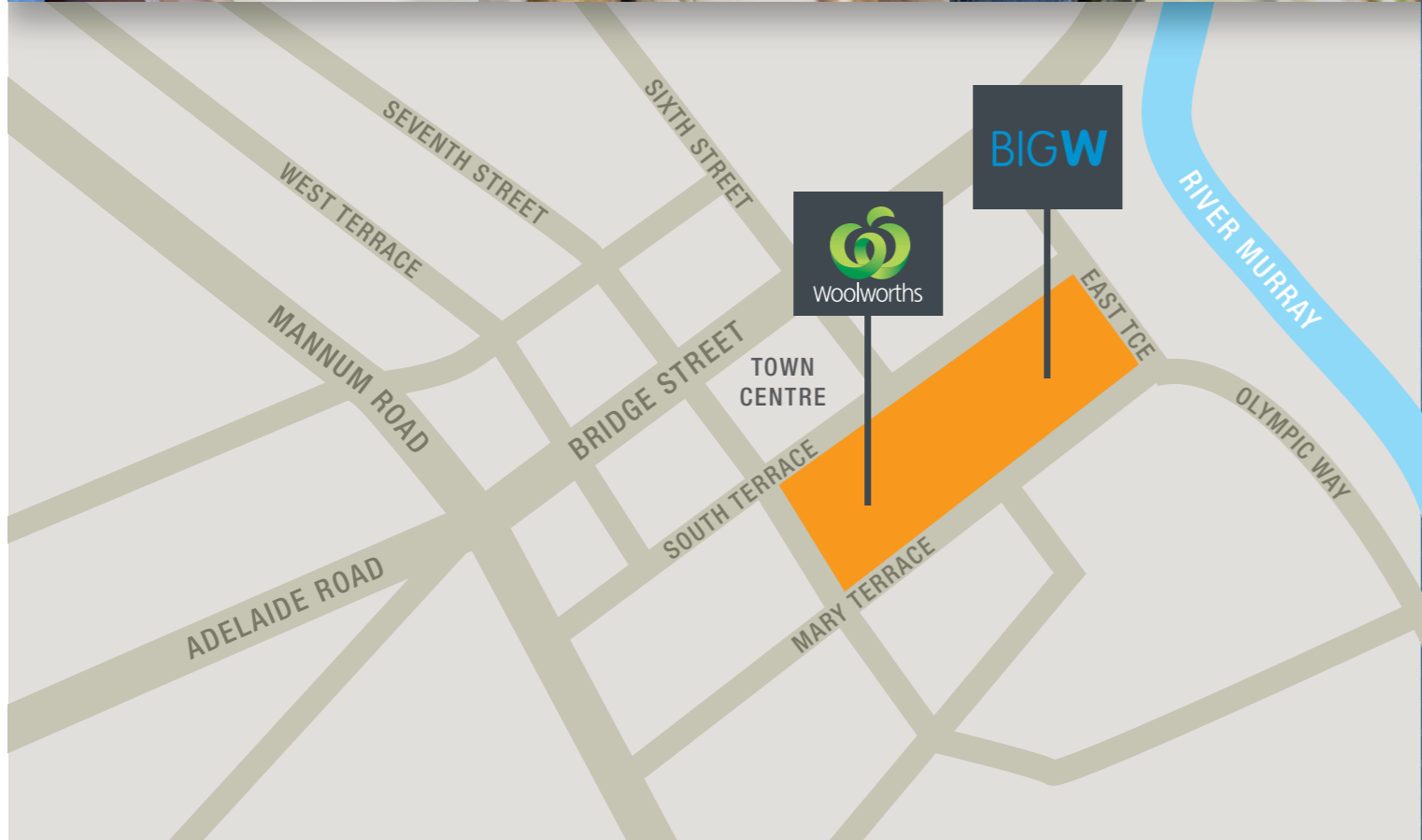
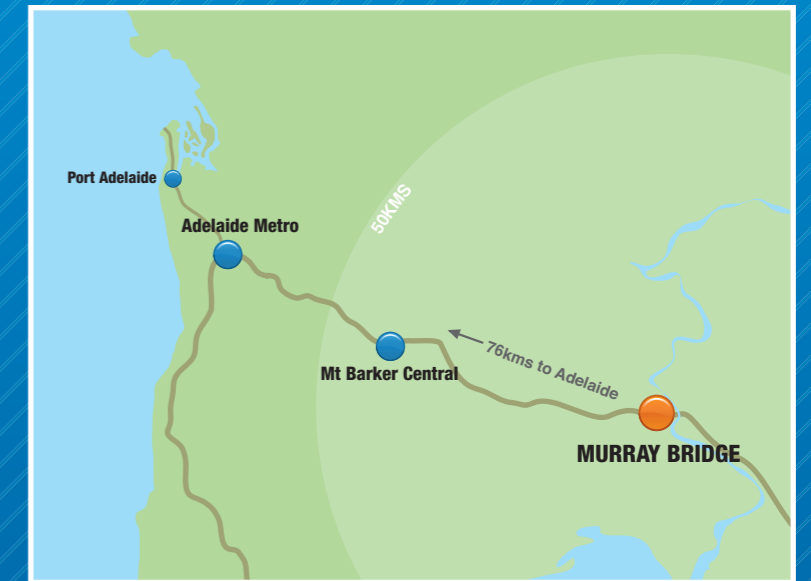
Woolworths  
the fresh food people



# Murray Bridge

Marketplace Shopping Centre

The city of Murray Bridge is located south-east of Adelaide, and 45km east of Mt Barker.



- The city is the regional centre for the Murraylands region of S.A.
- The Murraylands hosts more than one million visitors each year. (Pitney Bowes Map info Feb 2008)
- The Murray Bridge urban centre services surrounding towns including Wellington, Jervois, Woodpoint, Callington, Myponga, Mannum and Pinnaro.
- The diverse regional economy is based upon broadacre agriculture, horticulture, light and heavy industry, manufacturing, transport and tourism.
- The city also acts as a commuter suburb for some residents.
- Murray Bridge has a major meat processing sector with companies such as T&R, Big River Pork and Inghams Chickens who are significant employers.

SUPERMARKET LEVEL



# Fabcot – a proven track record

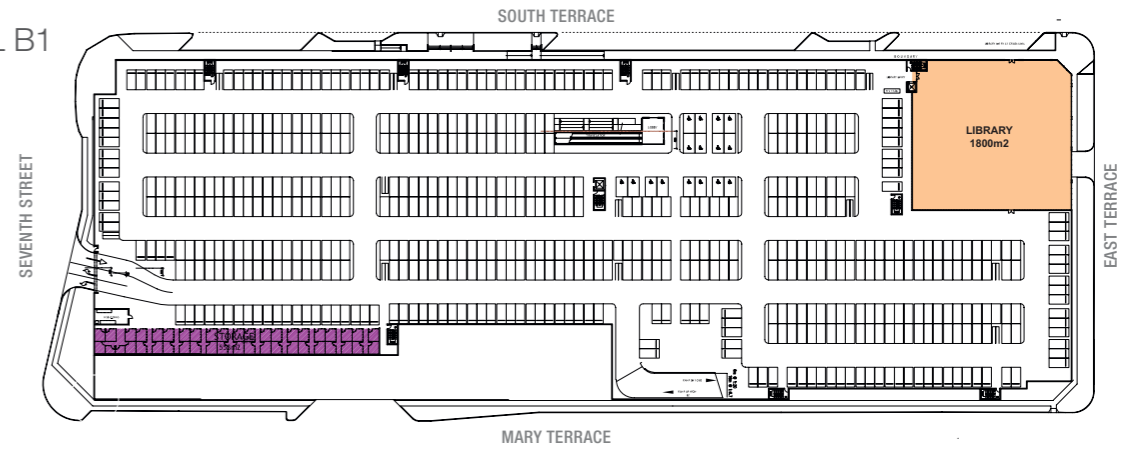
Fabcot Pty Ltd is Woolworths' own in-house Retail Property Development division and has a track record of delivering successful and sustainable centres for both specialty tenants and major anchors. The success of a centre, for both landlord and specialty tenants, is an important consideration for all Fabcot projects.

The foremost publication for the shopping centre industry in Australia and New Zealand (Mini Guns Survey' SCN 2009), annually lists and ranks Australian retail centres between 6,000m² and 20,000m², titled the 'Mini Guns'. Centres are ranked by Moving Annual Turnover (MAT).

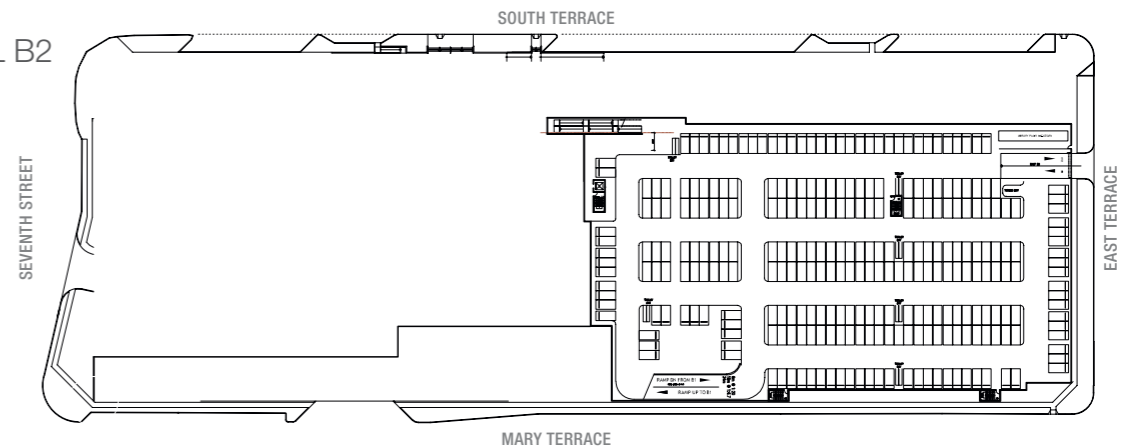
Fabcot has nine centres listed in the top 100 with West Ryde Marketplace ranked number one (MAT/m²). Fabcot Developments included in the top 100 are listed in the adjacent table. This demonstrates Fabcot's ability to deliver strong performing retail assets through its extensive knowledge and in-house expertise.

RANK	FABCOT CENTRE	STATE	MAT m²
1	West Ryde Marketplace	NSW	18,640
7	Thornleigh Marketplace	NSW	13,277
14	Rutherford Marketplace	NSW	10,792
25	Plumpton Marketplace	NSW	9,416
32	Beenleigh Marketplace	QLD	9,250
33	Menai Marketplace	NSW	9,224
47	Richmond Marketplace	NSW	8,357
74	Carnes Hill Marketplace	NSW	6,991
85	Highlands Marketplace	NSW	6,544

PARKING LEVEL B1



PARKING LEVEL B2



# The New Murray Bridge Marketplace will feature

- A Big W 6930m<sup>2</sup> - which will be the only Big W east of Adelaide
- Full line Woolworths supermarket of 4200m<sup>2</sup>
- Three mini majors including Dick Smith
- The largest specialty retail offer in the trade area
- New public library 1800m<sup>2</sup>
- Including new food precinct with restaurants and cafes overlooking the scenic Murray River
- Undercover parking for over 900 cars with undercover access into the centre



*'Murray Bridge has been forecast to emerge as the largest city in South Australia outside Adelaide with a doubling of its population within 25 years.'*

(Nigel Austin, Rural Editor, Adelaide Advertiser - dated 12 June 2010)



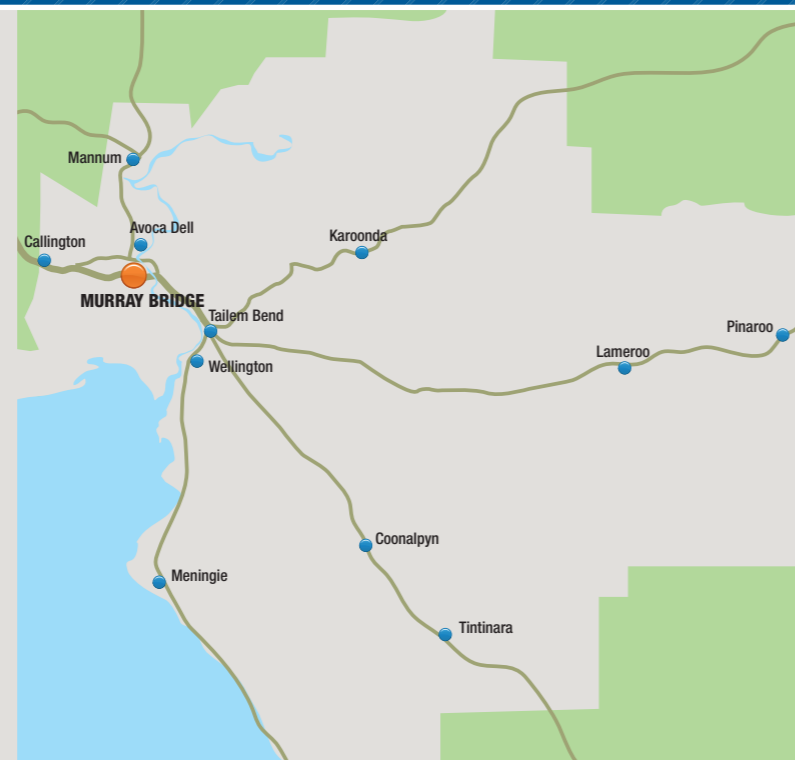
Murray Bridge is also expected to become major hub for the state's horse racing industry with the announcement of plans for a multi-million-dollar equine precinct.

A major residential development of 3500 homes is also in advanced planning.



## Trade Area Facts

- Forecast population of 33,500 (2011) – Census 2006.
- Population growth forecast above non-metro (S.A.) average
- Proposed 'Murray Bridge Urban Growth Plan' objective is to establish Murray Bridge as a key regional satellite city for S.A. This growth plan sees potential for the population to double in 20 years (Map Info Dimasi)
- Average age of main trade residents 39.8 years
- Average income levels slightly below average
- Mainly Australian born residents
- Main trade are retail expenditure of \$327.6 million



**Murray Bridge**  
Marketplace Shopping Centre

For all leasing enquiries contact  
the exclusive leasing agents:

ADAM SHEUMACK

M: 0411 287 869

E: [adams@brookfieldpartnership.com.au](mailto:adams@brookfieldpartnership.com.au)

RLA 230214

BROOKFIELD  
RETAIL

SUNNY JANKOVIC

M: 0408 426 489

E: [sunny@metierconsult.com](mailto:sunny@metierconsult.com)



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BROOKFIELD  
RETAIL

WOOLWORTHS LIMITED

PO Box 10063 Adelaide BC SA 5000

PO Box 644 Crows Nest NSW 2065

T: 02 9432 0340 F: 02 9439 5399