

## Moama Marketplace, NSW



<b>Location</b>	13 Perricoota Road, Moama, New South Wales
<b>Building completion date</b>	August 2007
<b>Parking</b>	213 on grade car spaces including 8 car/boat/caravan bays
<b>LGA/Zoning</b>	Murray River Council. Zone B2 Local Centre
<b>Catchment Area</b>	<p>Moama is located on the northern side of the Murray River within the Riverina District of New South Wales, approximately 230 kilometres north of the Melbourne Central Business District and 800 kilometres south west of the Sydney Central Business District</p> <p>The site is easily accessible on the south western corner of the Cobb Highway and Perricoota Road, Moama. Due to the natural barrier of the Murray River, the property has limited competition within the main trade area. Surrounding development comprises a mixture of retail, commercial and service industries which support the surrounding residential area</p> <p>The centre, the largest within the Moama and wider trade area, is well located to a range of community facilities. The Moama Sports Club is located on the opposite side of Perricoota Road and the Rich River Gold Club Resort is within five kilometres</p> <p>The township services the surrounding rural district which is known for its cattle, dairy, wheat and pastoral agricultural uses.</p>

<b>Type</b>	Neighbourhood
<b>Independent Valuation (\$m)</b>	14.0
<b>Property GLA (sqm)</b>	4,514
<b>Anchor Tenant</b>	Woolworths Group Limited trading as "Woolworths Supermarket", "BWS" and "Woolworths Petrol"
<b>Site area incl parking (sqm)</b>	21,900
<b>Specialty tenants</b>	5
<b>Capitalisation Rate</b>	7.00%
<b>Occupancy</b>	100%
<b>WALE (years)</b>	14.39



# PROPERTY PORTFOLIO



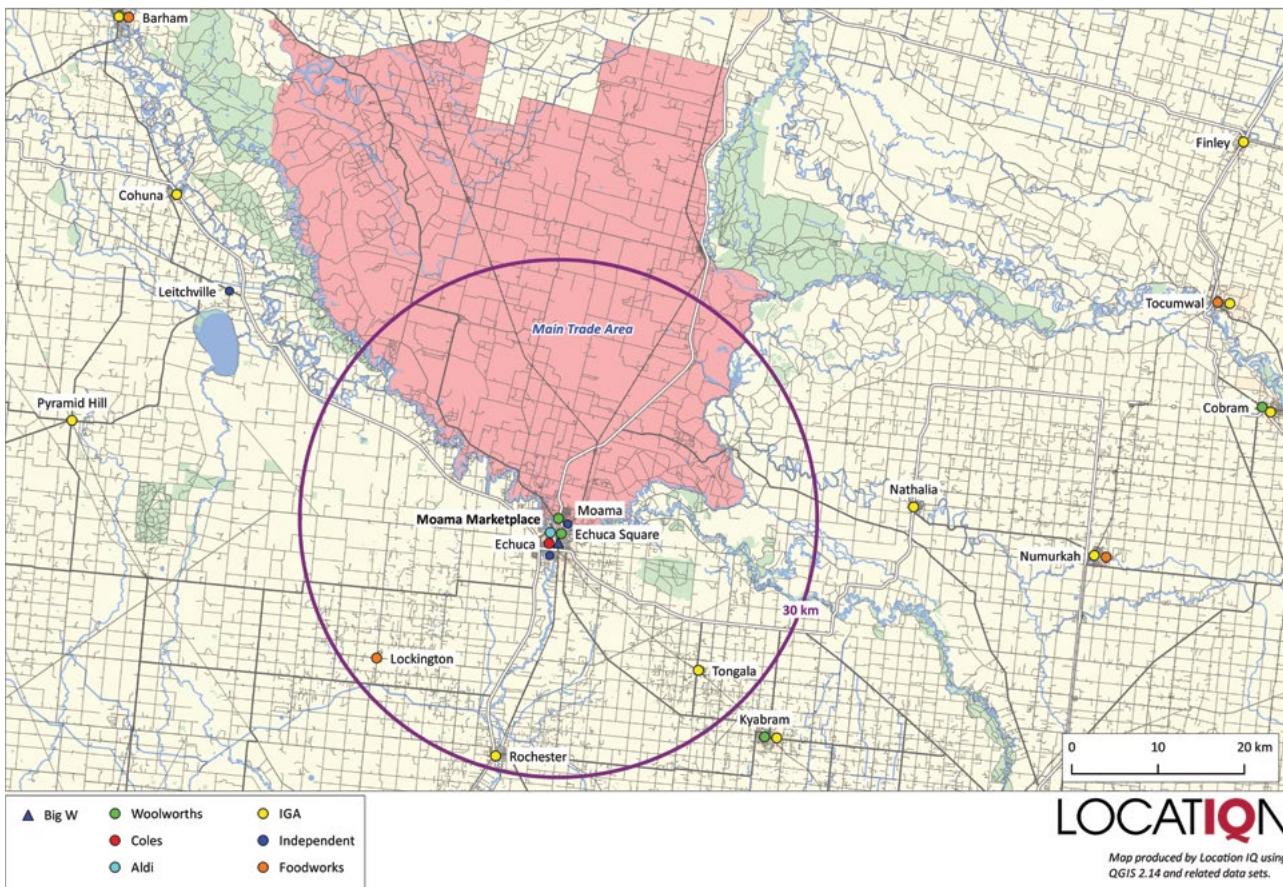
## Moama Marketplace Local Context



# PROPERTY PORTFOLIO



## Moama Trade Area and Competition Map



Trade population 2016	7,970
Trade population growth	9,570 by 2031
Trade population annual growth rate	1.2% to 2031 100-150 persons per annum
Average household size	2.3
Average household income	\$76,933
Average income per capita	\$33,667
Average age	44.3
Average household	40.9% couples with dependent children 32.2% couples without children 12.5% single occupant
Home ownership	75.8% owned/mortgaged 24.2% rented

### Location IQ Commentary

Location IQ, one of Australia's leading economic location advising consultancies, considers Moama Marketplace will serve an extensive main trade area, as set out in the above map. The trade area comprises the Moama urban area and extends north including the surrounding smaller towns of Moira, Womdoota, Thyra, Mathoura, Allandale, Bunnaloo, Tantonan, Thule and Caldwell.

The main trade area population comprises older Australian born population who are typically strongly associated with the local convenience shopping facilities. There is also a greater proportion of retirees in the area, reflecting the attraction of Echuca Moama region as a tourist/ lifestyle destination. New population within the area appears to be attracting younger families within the Echuca Moama market.