



Swansea Woolworths, NSW



Location	86 Pacific Highway, Swansea, New South Wales
Building completion date	October 2009
Parking	221 on grade car spaces adjoining leased from Council
LGA/Zoning	Lake Macquarie City Council. Zone B2 – Local Centre
Catchment Area	<p>Swansea is located on the New South Wales Central Coast at the entrance to Lake Macquarie, approximately 26 kilometres south of Newcastle Central Business District and approximately 117 kilometres north of the Sydney CBD. The centre occupies a prominent position along the Pacific Highway within Swansea with rear access and exposure to Josephson Street</p> <p>Swansea is an established residential suburb that is also a popular tourist destination given the surrounding lakes and parklands</p> <p>The Swansea Town Centre is the major retail precinct in the locality, providing a range of shops and services for residents and tourists, including the Lake Macquarie Visitors Information Centre. Swansea Woolworths is the largest retail centre within the Town Centre and enjoys a high profile location at the northern end of the precinct on the intersection of the Pacific Highway and Belmont Street</p> <p>Development in the surrounding area comprises predominantly retail uses along the Pacific Highway. Immediately to the west of the site comprises low-medium density residential dwellings throughout the suburb of Swansea.</p>

Type	Neighbourhood
Independent Valuation (\$m)	\$15.3
Property GLA (sqm)	3,677.2
Anchor Tenant	Woolworths Group Limited
Site area incl parking (sqm)	3,933
Specialty tenants	4
Capitalisation Rate	6.00%
Occupancy	100%
WALE (years)	15.76



Swansea Woolworths Local Area Context



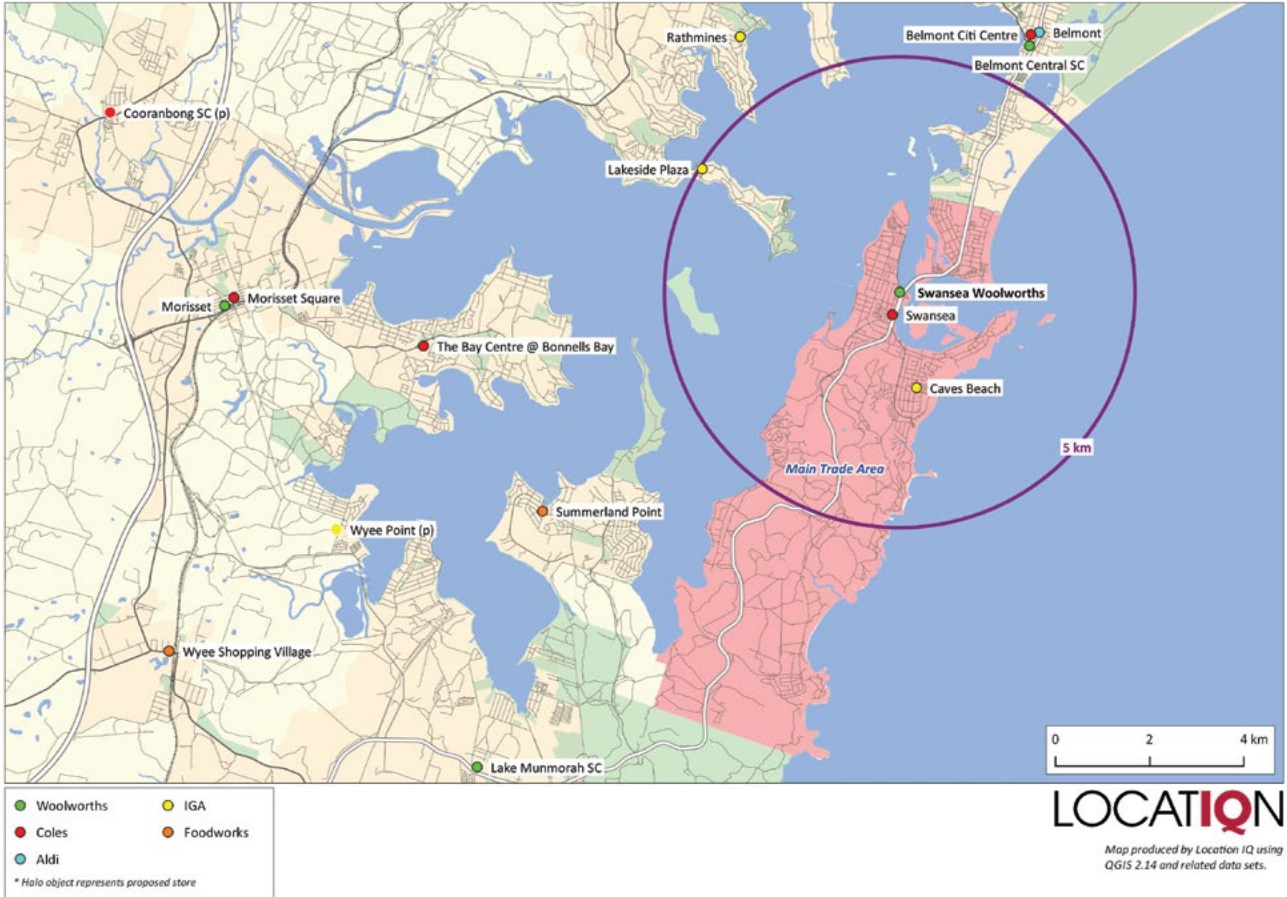
 Woolworths Swansea	 Education
 Retail	 Sports
 Community	 Entertainment

LOCATION IQ

Map produced by Location IQ using QGIS 2.14 and related data sets. PhotoMap by nearmap.com



Swansea Trade Area And Competition Map



Trade Population	14,780
Trade population growth	16,880 by 2031
Trade population annual growth rate	0.9% to 2031 Approximately 150 persons per annum
Average household size	2.4
Average household income	\$83,330
Average income per capita	\$35,030
Average age	44.5
Average household	36.3% couples with dependent children 27% couples without children 12% single occupant
Home ownership	77% owned/mortgaged 23% rented

Location IQ Commentary

In addition to the established main trade area, retail facilities within the defined trade area also generate sales from tourism. Location IQ has reviewed the retail spending and has assessed that Swansea Woolworths would generate an additional 10-15% of sales from tourists.

Overall the main trade area population comprises an older and wealthier born population who would associate strongly with local retail trade facilities.