

## Woodford Woolworths, QLD



Location	71-75 Archer Street, Woodford, Queensland
Building completion date	April 2010
Parking	170 on grade car spaces
LGA/Zoning	Moreton Bay Regional Council. Zone Township Centre Precinct
Catchment Area	<p>Woodford Woolworths is a single level neighbourhood centre comprising a primarily open mall (including an enclosed central forecourt). The centre is anchored by Woolworths together with the large format Discount Drug Store plus 2 specialties and a kiosk. There is an additional standalone building (shop 9) positioned to the western border of the site</p> <p>Woodford is located approximately 26km north-west of Caboolture and 74km north-west of Brisbane Central Business District. The centre occupies a prominent position along the D'Aguiar Highway and is situated on the intersection of Archer and George Streets</p> <p>Woodford is located in the Local Government Area administered by the Moreton Bay Regional Council. It is renowned for its annual folk festival that occurs in December</p> <p>Archer Street is the town's 'high street', providing a variety of older-style, low density strip retailing. Other surrounding development comprises low-density residential housing, Woodford Memorial Hall, Library and Community Museum and Arts Centre. The Woodford Village Hotel and Motel is located adjoining the centre.</p>

Type	Neighbourhood
Independent Valuation (\$m)	\$12.6
Property GLA (sqm)	3,668
Anchor Tenant	Woolworths Group Limited
Site area incl parking (sqm)	11,900
Specialty tenants	4
Capitalisation Rate	6.25%
Occupancy	100%
WALE (years)	8.39



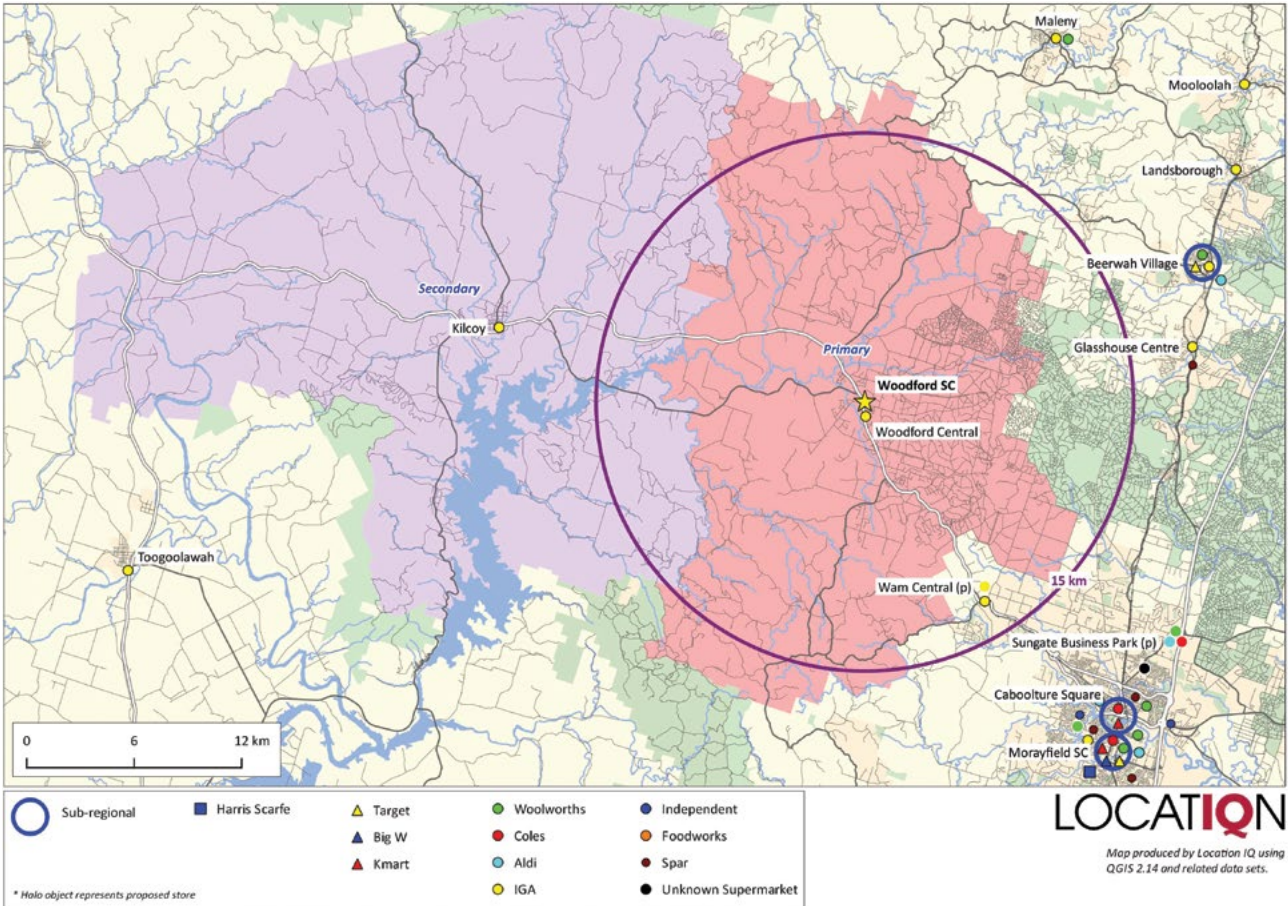
Woodford Woolworths Local Context



<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Shopping Centre	<span style="border: 1px solid brown; display: inline-block; width: 15px; height: 10px;"></span> Community
<span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px;"></span> Retail	<span style="border: 1px solid orange; display: inline-block; width: 15px; height: 10px;"></span> Education

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

Woodford trade area and competition map



Trade Population	13,380
Trade population growth	17,130 by 2031
Trade population annual growth rate	1.7% to 2031 Approximately 250 persons per annum
Average household size	2.8
Average household income	\$91,533
Average income per capita	\$32,579
Average age	40.2
Average household	41.0% couples with dependent children 29.4% couples without children 7.4% single occupant
Home ownership	80% owned/mortgaged, 20% rented

Location IQ Commentary

Woodford Woolworths enjoys a prominent location and is easily accessible for the significant surrounding population base.

The main trade area is characterised by an Australian born traditional family based population who would have strong affinity with convenience based food and grocery facilities.

Location IQ has assessed the main trade area retail spending and advise that the spending is projected to increase at an average annual growth rate of 5.0% per annum.