

Charter Hall  
Albany Creek Square

EXISTING SITE, PRIME LOCATION

coles

POST

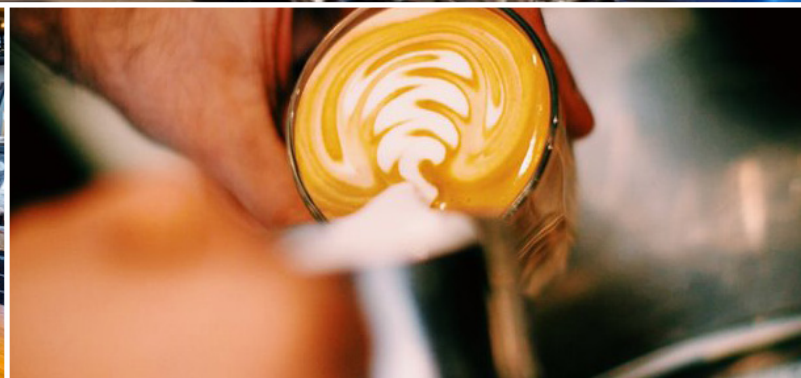
Burbin Centre

SWALLOTT

SUNCORP BANK

Commercial Court

HIGH TRAFFIC  
BUSY SHOPS!



ALBANY CREEK SQUARE, 700 ALBANY CREEK RD  
ALBANY CREEK, QLD

### Busy business hub near schools

Strongly Performing Brisbane Neighbourhood Centre on the northside of Brisbane. Positioned on the major intersection of Old Northern Road and Albany Creek Road.

- Established Coles anchored centre supported by 2 mini majors, 30 specialty tenants, 6 ATMs/Kiosks and a pad site
- Excellent tenancy profile with exceptionally strong trading Coles supermarket and exposure to non-discretionary retail tenants
- Immediate redevelopment and repositioning opportunity

Degani serves fresh food with a friendly attitude. Step in to a successful business model with support and training and the backing of a Melbourne cafe culture brand.

<b>Floor space</b>	100m <sup>2</sup> 25m <sup>2</sup>
<b>Project Status</b>	Available Now
<b>Lease Term</b>	7 Years
<b>Seating</b>	60-70
<b>Operating Hours</b>	7 Days Breakfast, Lunch, Dinner
<b>Licence</b>	N/A
<b>From</b>	\$240,500 +GST

The largest centre in a MTA of **29,000 residents** with household incomes more than **29% greater than Brisbane metro average.**

FOR MORE INFO

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DEGANI™