

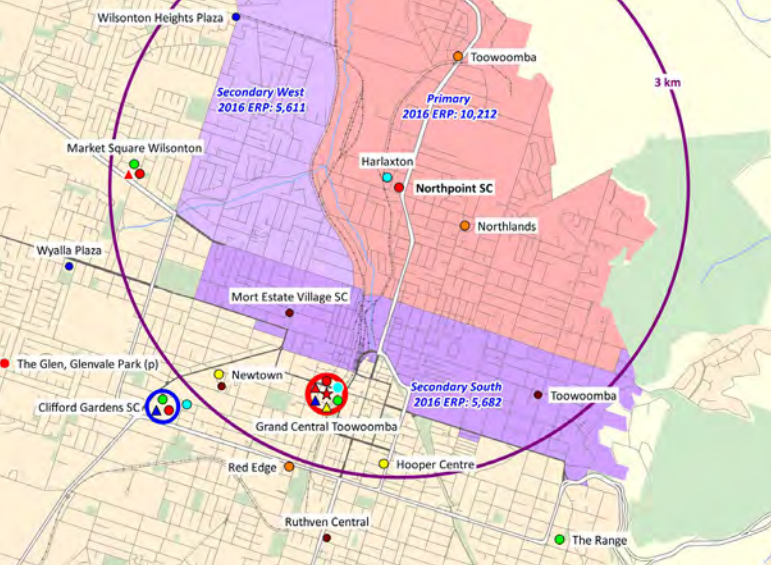
Northpoint Toowoomba

Busy, modern, and superbly located, Northpoint commands a prime, high-exposure position on the New England Highway in North Toowoomba.

The centre was completed in 2014 and purchased by Fort Street Real Estate later that year. Since then, it has become the community's dominant shopping precinct, benefitting from the affluent East Toowoomba catchment which lies within the main trade area.

Fast facts

- Strongly performing Coles anchor: 3,691m²
- Adjacent Aldi and medical centre in the precinct
- Over 20 shops and service outlets
- Currently includes Priceline, The Reject Shop, Australia Post, BWS plus newsagent, eateries, fresh food and health services
- Gross leasable area (GLA) 6,876m²
- Parking for 300 cars
- Main trade area population in excess of 21,600
- Excellent opportunity for food and service enterprises



The region and the people

Encompassing a diverse region of more than 21,600 residents, the main trade area includes well-heeled and family-oriented neighbourhoods, and a healthy 15-19 age group. The area is well served by amenities, and boasts a number of primary and secondary schools with combined enrolments in excess of 3,000 students.

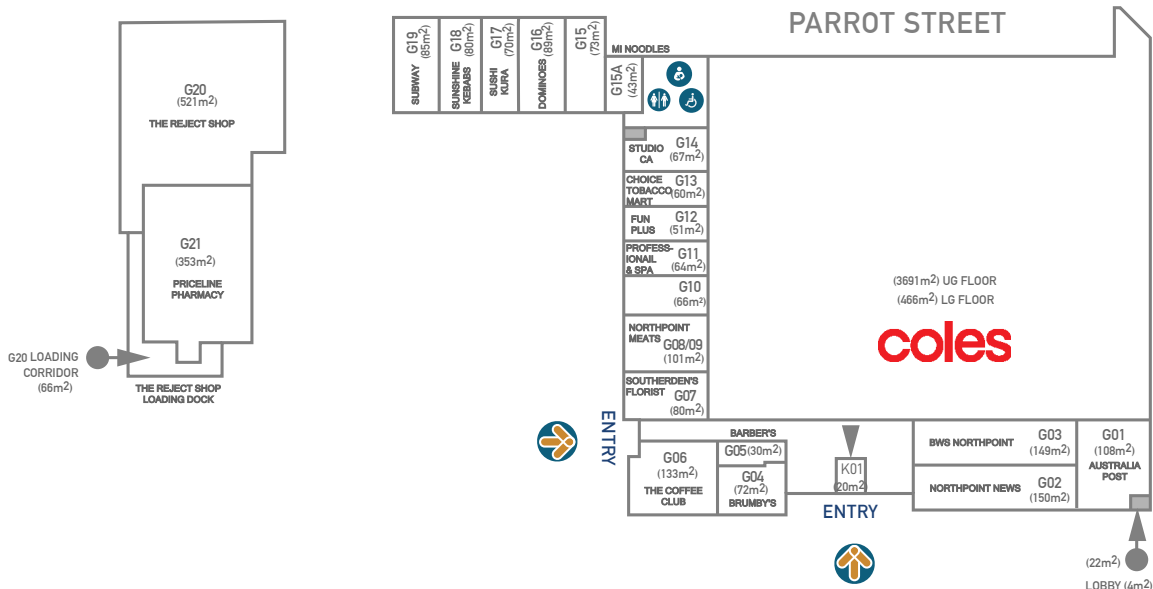
Predominantly Australian-born, the area's population is forecast to grow by 0.7% per annum in the next few years, and current data indicates that per capita and household incomes in the primary trade area exceed the Queensland average for non-metropolitan sectors and reflect the broader Australian average.



Demographics*

- Higher average per capita income than the non-metropolitan Queensland.
- Per capita and household incomes are growing at almost double the rate of the non-metro benchmark.
- A mean age of just over 38 years in the main trade area is on par with the national average and slightly younger than Queensland's non-metro average of 39.3 years.
- Compared to other non-metropolitan areas in Queensland (6.2%), a higher proportion of 15-19 year olds live in the main trade area (7.5%), rising to 8.3% in the primary trade area.
- Slightly more over-50s live in the main trade area compared to the national average.
- At 90.4%, most of the population is Australian-born.
- Households are predominantly couples, either with children (38.2%), without dependent children (5.9%) or with no children (23.8%). There is also a higher than average proportion of sole residents (14.7%) compared to Queensland and nation-wide figures of 10.8% and 10.2% respectively.
- Almost 65% of residents in the primary trade sector live in their own home, while the entire main trade area sees a slightly higher renter percentage (38.7%) than the state's non-metro average (35.1%).

*Source: Location Report, September 2018. ABS Census Data 2011 and 2016 Queensland Government Statisticians Office.



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