



Dominant Woolworths supermarket in a growing catchment



Within close proximity to the new Caribbean Business Park



Heavily trafficked intersection passed by 40,000* vehicles daily



Long term lease to secure ASX listed tenants Woolworths and BWS expiring in 2030 plus options

INNER EASTERN MELBOURNE METROPOLITAN WOOLWORTHS SUPERMARKET AND BWS LIQUOR STORE + 2 COMPLEMENTARY SHOPS



Woolworths Supermarket
1381-1387 Ferntree Gully Rd, Scoresby VIC 3179



Strategically located site near the prominent major intersection of Ferntree Gully Road and Stud Road which experiences 40,000 vehicles of traffic daily*



Secure lease to Woolworths Limited expiring on 2030 for 20 years with additional options of 10+5+5 years



Median house price of \$837,000, an increase of 83% over 5 years, plus massive growth in the surrounding suburbs including Wantirna, Knox City and Wheelers Hill



Substantial land holding of 6,977sqm* being easily accessible and with highly convenient at grade car parking for 269 vehicles* (93 on title*)



93% of the income attributable to blue chip tenant Woolworths Limited



Secure Net Income of \$687,000 per annum*

*approx

For further information contact the exclusive selling agents:

Mark Wizel

0409 809 868
mark.wizel@cbre.com.au

Justin Dowers

0438 098 805
justin.dowers@cbre.com.au

Kevin Tong

0422 848 818
kevin.tong@cbre.com.au

Dylan Kilner

0459 396 341
dylan.kilner@cbre.com.au

CBRE

#PortfolioAuctionsDoneDifferently

FREESTANDING
RETAIL INVESTMENTS