

ULTRA RARE FREESTANDING SUPERMARKET DEVELOPMENT OPPORTUNITY

FREESTANDING
Drakes
FOODLAND

CNR WATERLOO CORNER ROAD & WHITES ROAD,
SALISBURY NORTH, SOUTH AUSTRALIA

+ PERMIT APPROVED SUPERMARKET SITE

RETAIL SHOPS
(NOT INCLUDED IN SALE)

Drakes
FOODLAND

AUSTRALIA
POST

Guardian
PHARMACY

PRINCES
HIGHWAY 3KM*

PERMIT
EXISTING SUPERMARKET
CAN CONTINUE TO TRADE
DURING DEVELOPMENT
OF NEW STORE*

APPROVED

ADELAIDE
CBD 20KM* 

WATERLOO CORNER ROAD

WHITES ROAD

OUTLINE INDICATIVE ONLY

FREESTANDING Drakes

FOODLAND SUPERMARKET



Rare existing freestanding metropolitan **Drakes Supermarket**, located only 20km* north of the Adelaide CBD with **plans & permits for construction of new 2,083sqm* store** on surplus landholding opportunity to double the size of existing supermarket footprint



Located in an established inner Adelaide metro location with **extremely high barriers of entry** for any competing retailers



Proven **30 year history** as supermarket location with current tenant Drakes – a national retailer boasting **70 stores – and operation for over 18 years**



Highly exposed, dual frontage land holding of **6,364sqm*** on the corner of Whites Road and Waterloo Corner Road



Including a **massive at grade car park for over 60 vehicles* on title** plus access to 46* more in adjoining fully leased retail centre



Plans and permits approved for new 2,083sqm* supermarket **heads of agreement signed for new 17 year Net Lease** to Drakes with fixed 2.75% annual increases



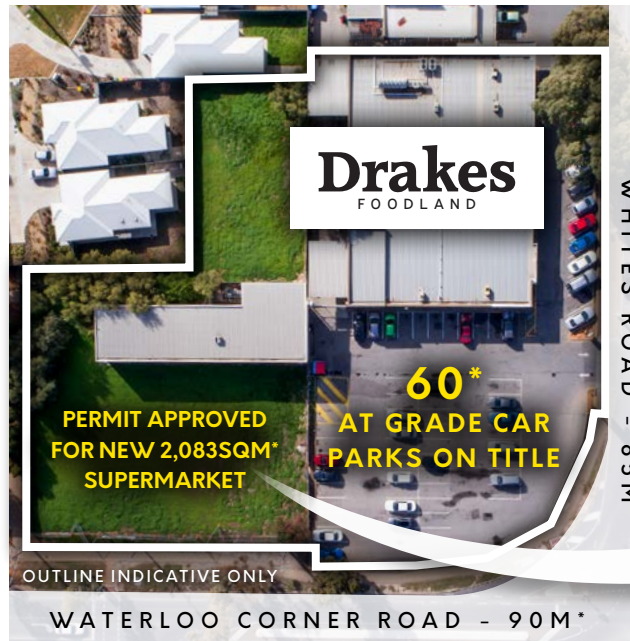
Net passing income of **\$251,300*** per annum (current)



Future net income of **\$609,000*** per annum (upon completion)



EXISTING 1,115SQM* DRAKES SUPERMARKET WITH 18+ YEAR TRADING HISTORY

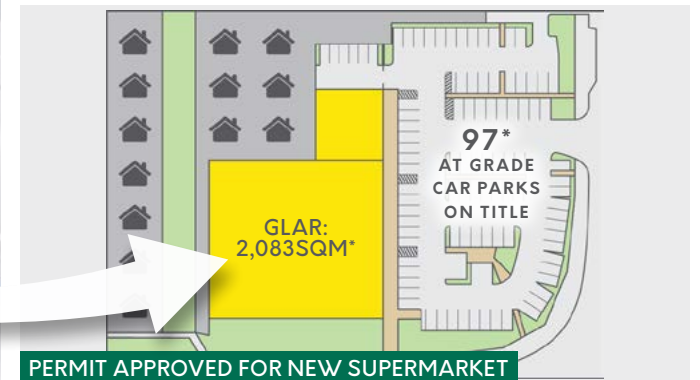


OUTLINE INDICATIVE ONLY

WATERLOO CORNER ROAD - 90M*



ADJOINING THRIVING RETAIL PRECINCT



PERMIT APPROVED FOR NEW SUPERMARKET

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.