

A photograph of a man and a woman smiling and eating food in a restaurant. The woman is on the left, wearing a white top, and the man is on the right, wearing a dark blue shirt. They are both holding small food items. The background is a blurred restaurant interior with warm lighting. The image is overlaid with a white diagonal shape on the left and a green diagonal shape on the bottom right.

NOW LEASING

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ROTHWELL  
**EDGE**

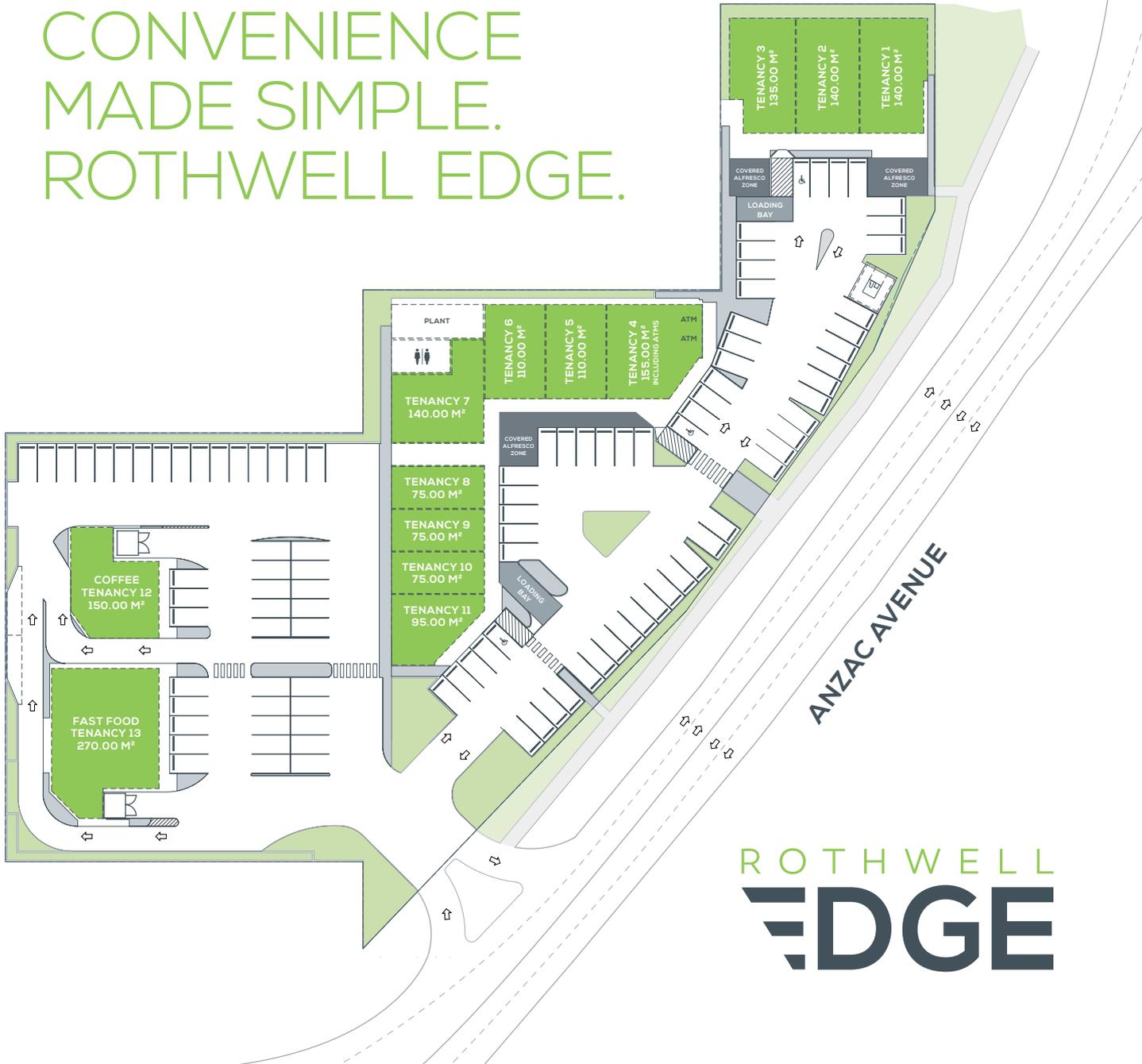
EXCITING NEW LEASING  
OPPORTUNITIES IN ROTHWELL.

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+ THE PROJECT

CONVENIENCE  
MADE SIMPLE.  
ROTHWELL EDGE.



ROTHWELL  
**EDGE**

+ ROTHWELL EDGE

A PLACE TO  
DINE OUT.



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+ THE VISION

# TAKE A FRESH LOOK. CONVENIENCE REIMAGINED.

**Setting the new standard for lifestyle and convenience,  
a brand new Centre is coming to Rothwell.**

Rothwell Edge will bring together the immediate catchment and beyond to meet, explore, shop, eat and grab the necessities.

Located at **560 Anzac Avenue**, this exciting new development includes tenancy opportunities for fast-food restaurants with drive-through capacity, as well a carefully curated mix of tenants to ensure a vibrant, new convenience destination.

Designed to create a true lifestyle destination with a massive 160m frontage to bustling Anzac Avenue, the Centre will not only revolutionise the surrounding community's access to food and convenience shopping, it will provide an expedient stop-in opportunity for passing motorists.

 <b>ALFRESCO AREAS</b> + OVER <b>100</b> CAR PARKS	 <b>160m FRONTAGE TO ANZAC AVENUE</b>	 LEASING AREAS FROM <b>25M<sup>2</sup> - 420M<sup>2</sup></b> AVAILABLE	 <b>HIGH PROFILE HIGH TRAFFIC</b>
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+ ROTHWELL EDGE

A PLACE TO  
MEET OUT.



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## + THE LOCATION

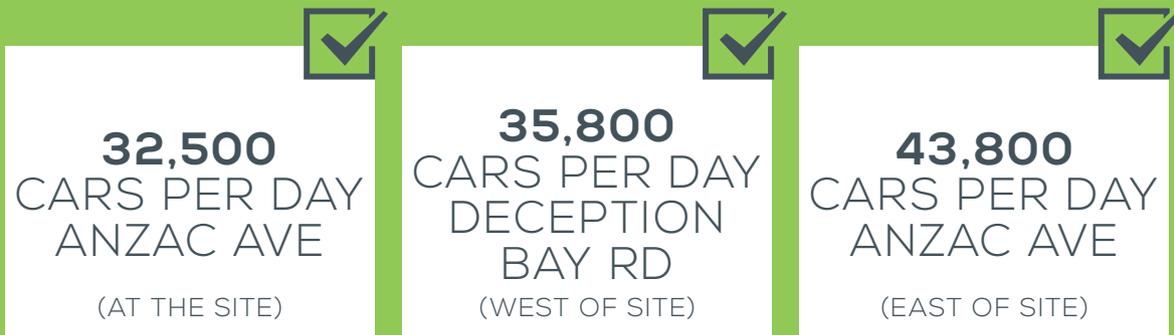
# IDEALLY LOCATED ON ANZAC AVENUE - THE HEART & HUB OF ROTHWELL.

**Celebrating convenience, community and connectivity, this prime site is situated in a significant growth area.**

With links to Deception Bay Road and ultimately the Bruce Highway, the development's position means retailers will not only be able to tap into the growing local community, but the 40,000+ commuters that utilise Anzac Avenue on a daily basis.

*Grace Lutheran and Mueller College are located a short distance from the proposed Rothwell Edge site and are large schools with enrollments in excess of 1400 students each and are significant traffic generators. Rothwell Edge is ideally placed to service the immediate and broadening community's food and convenience needs. The Moreton Bay Region is experiencing significant levels of commercial, educational and infrastructure investment in response to the strong residential growth being experienced.*

**- Source: Urban Economics Report 2017**



THE SUNSHINE COAST  
(VIA THE BRUCE HIGHWAY)

MORETON BAY

DECEPTION BAY  
STATE HIGH SCHOOL

PRIMARY  
WEST CATCHMENT

ROTHWELL  
EDGE

AT THE SITE

> 32,500  
CARS PER DAY

DECEPTION BAY ROAD

> 35,800  
CARS PER DAY

ANZAC AVENUE

> 43,800  
CARS PER DAY

MULLER COLLEGE

GRACE LUTHERAN  
COLLEGE

SOUTHERN CROSS  
CATHOLIC COLLEGE

PRIMARY  
EAST CATCHMENT

NORTH LAKES

REDCLIFFE

ROTHWELL STATION

THE  
LAKES COLLEGE

MANGO HILL EAST STATION

BRISBANE CITY (VIA THE BRUCE HIGHWAY)

+ THE OPPORTUNITY

LOCATE YOUR BUSINESS IN  
THIS SUPER HIGH PROFILE  
LOCATION WITH 32,500+  
CARS DAILY AT YOUR DOOR.



+ ROTHWELL EDGE

A PLACE TO  
CHECK OUT.

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## + THE BENEFITS



## TRADE AREA PROFILE

- Source: ABS Census 2016, Building Approval Data, QGSO and Urban Economics Estimates.

+ ROTHWELL EDGE

A PLACE TO  
WORK OUT.

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# ROTHWELL EDGE

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GIVE YOUR BUSINESS THE EDGE.

**560 ANZAC AVENUE, ROTHWELL QLD**

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This brochure has been based upon the most up to date readily available information at this point in time. The developer and its consultants including Urban Economics has applied due professional care and diligence in accordance with generally accepted standards of professional practice in undertaking the analysis contained in this report from these information sources. As this report involves future market projections which can be affected by a number of unforeseen variables, they represent our best possible estimates at this point in time and no warranty is given that this particular set of projections will in fact eventuate. Source: ABS Census 2016, Building Approval Data, QGSO and Urban Economics Estimates.