



— EPIQ —

# MARKETPLACE

LENNOX HEAD



## LEASING OPPORTUNITIES

### A BUSY RETAIL HUB FOR LOCALS AND HOLIDAYMAKERS ALIKE

EVERYTHING YOU NEED RIGHT IN THE HEART OF THE VIBRANT EPIQ LENNOX COMMUNITY...

Epiq Marketplace is a 5,472m<sup>2</sup> neighbourhood shopping centre with a full line Woolworths and BWS, including 15 service and specialty retail outlets. Epiq Marketplace is located on the corner of the new Hutley Drive connection and Snapper Drive within the Epiq Lennox master planned residential community. Lennox Head is a thriving coastal village located between Byron Bay and Ballina on the NSW far north coast.

With its village vibe, easy access, free Wi-Fi and ample parking, Epiq Marketplace is an exciting new shopping experience for Lennox Head. Local residents now have safer and more efficient access to and from Epiq Marketplace offering the Epiq community the convenience of services and shopping 7 days per week.

### STRONGLY PERFORMING WOOLWORTHS

**290+ FREE**  
CONVENIENT CAR PARKS

**EASY ACCESS**  
VIA NEW HUTLEY DRIVE CONNECTION

**15 MINUTES**  
NORTH OF BALLINA AIRPORT

**25KM SOUTH**  
OF BYRON BAY

**EXTENDED TRADE**  
OPEN 7 DAYS

**CERTIFIED**  
ENVIRO DEVELOPMENT



FREE WIFI | FREE PARKING | OPEN 7 DAYS  
[EPIQMARKETPLACELENNOXHEAD.COM.AU](http://EPIQMARKETPLACELENNOXHEAD.COM.AU)



**CLARENCE  
PROPERTY**



# WHY CHOOSE EPIQ MARKETPLACE?

## REGIONAL PROFILE

- Lennox Head has a population of approx 10,550 and an estimated annual population growth of 2.5%.
- Multiple stages of the master planned Epiq residential estate still to be released.
- Lennox Head is a key tourism destination with the Ballina Local Government Area receiving approx. 1.2 million visitor nights (Tourism Aust).
- Household income levels in the Main Trade Area are 30% higher than the non-metropolitan NSW average.
- At 2018, retail expenditure within the MTA was estimated at \$150.9 million and projected to increase to \$208.4 million by 2028.
- 2020 March Quarter unemployment rate in the Ballina Shire was 2.9%, substantially below Regional NSW (4.8%), & Australian (5.2%) averages.

## CENTRE PROFILE

- Centre built and opened in 2020
- 5,577m<sup>2</sup> of Gross Lettable Area
- Full line Woolworths anchored Centre with 15 plus specialty shops and upper level professional suites.
- Drive-through, undercover, Woolworths online order pickup.
- Bitumen sealed on grade parking for 280 plus vehicles, majority positioned under shade sails
- 2 x Major Double-Sided Pylon Sign
- Public Amenities include Male, Female and Parents / Disabled facilities
- Perfectly located 15 minutes North of Ballina and 25 minutes South of Byron Bay.
- Enviro Development certified

## RETAIL PROFILE

### MAJOR TENANTS

- Woolworths
- BWS
- Chempro Chemists
- Epiq Medical Centre
- The Source Bulk Foods
- Surfit 247 Fitness
- TSG Tobacconist & Newsagency

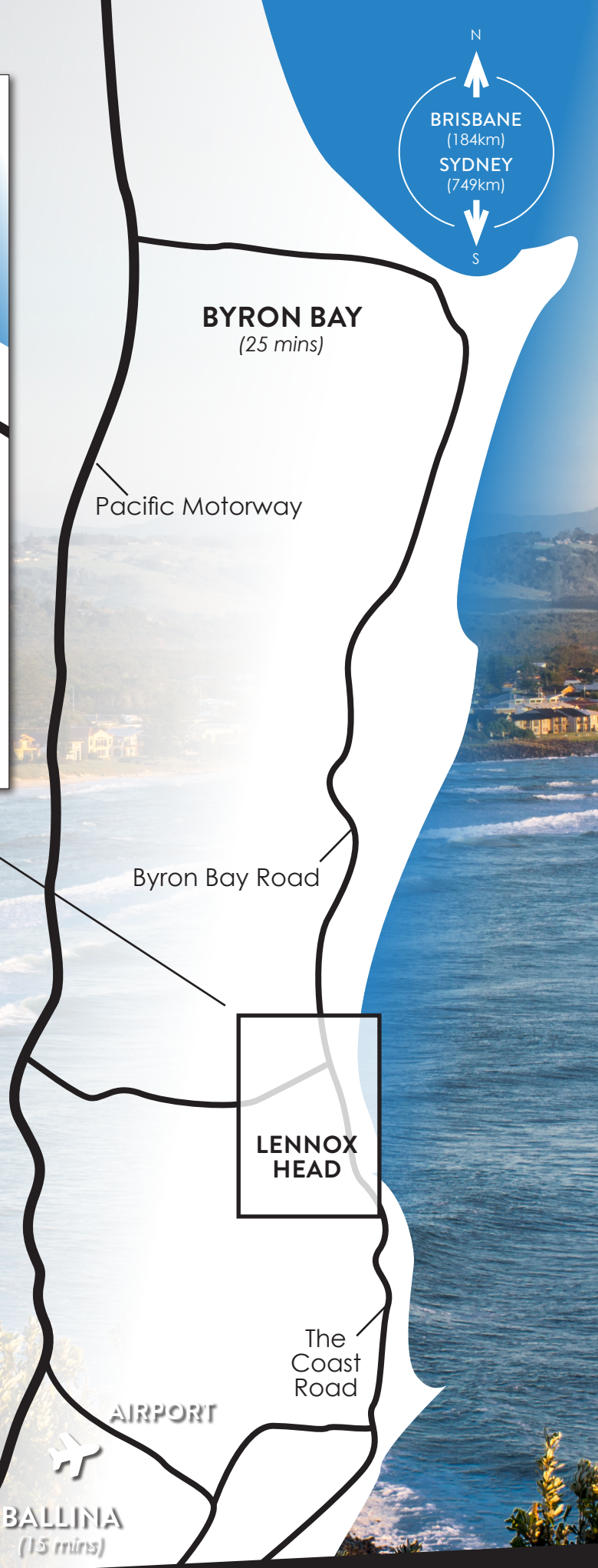
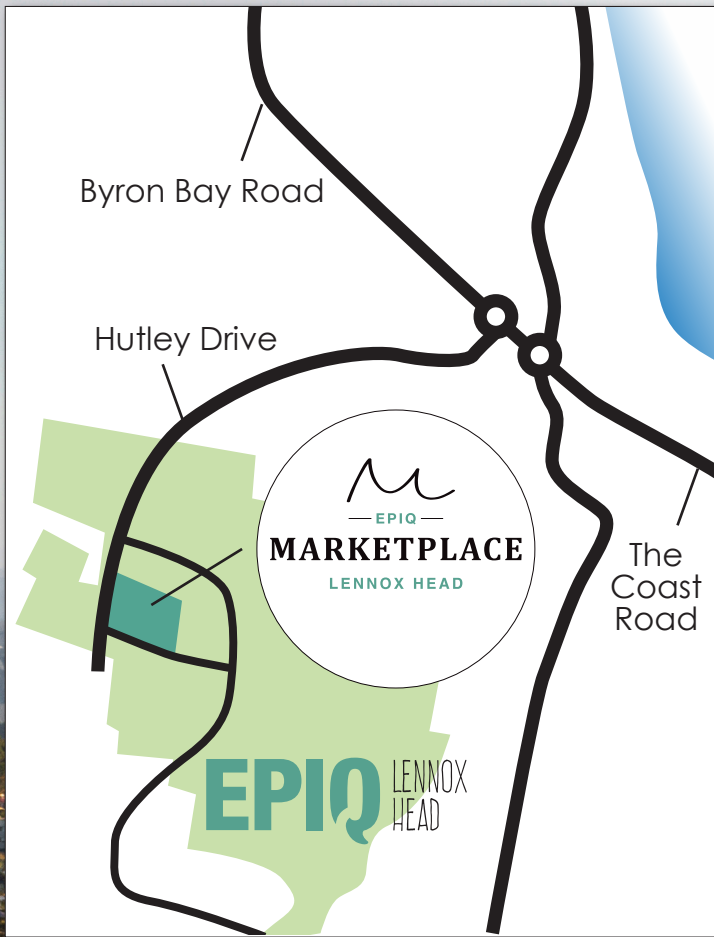
### MAJOR SERVICES

- Lennox Head Public School & Community Preschool
- Holy Family Catholic Primary School
- Xavier Catholic College
- Ballina Byron Gateway Regional Airport
- Harmony Early Learning Centre



FREE WIFI | FREE PARKING | OPEN 7 DAYS  
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**40** YEARS

AVERAGE AGE

**2.5%**

PROJECTED ANNUAL POPULATION GROWTH

**7+**

STAGES OF MASTER PLANNED COMMUNITY

**2.9%**

LOW UNEMPLOYMENT (BELOW NSW AVERAGE)



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# FURTHER INFORMATION

## LEASING OPPORTUNITIES

Clarence Property is seeking interest from retailers for an exciting new development opportunity on the site.

Shop 10 available – totals 79m<sup>2</sup>. Suitable for most retail uses.

Contact us today to discuss leasing opportunities further.

## FOR FURTHER INFORMATION

CLARENCE PROPERTY

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## CLARENCE PROPERTY

### A HISTORY OF SUCCESS

Clarence Property is a market leading funds management business combining people, capital and ideas to help our investors, shareholders and the community we serve, to prosper.

Clarence Property has a strong and consistent track record in successful property investment. This success is delivered through an experienced team, extensive leasing capabilities, a strong development track record and access to off-market opportunities. The key foundation driving everything Clarence Property undertakes is to deliver enduring property income to unitholders. Clarence's portfolio includes commercial, retail, logistics, industrial and residential developments and properties from Townsville in Queensland to Grafton in Northern NSW.

Today the business has approximately \$500m of real estate assets under management, with both significant investment and development opportunities.

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