



FOR LEASE

Somerville Central

Extension

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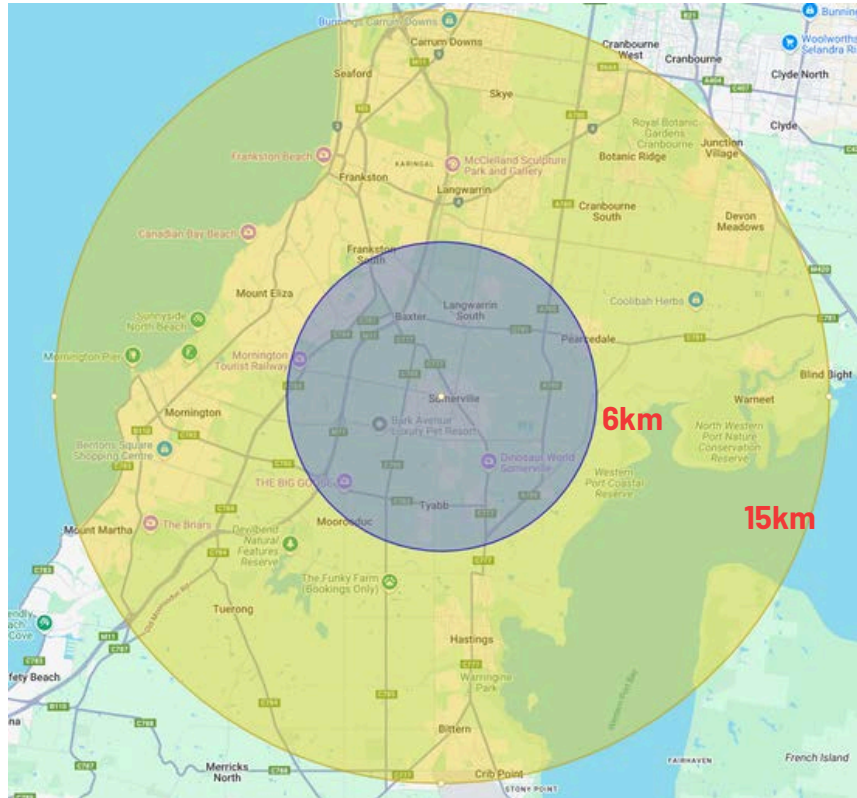
DeGroup
Investors & Developers

Centre overview

Anchored by a Coles and Target, the centre features critical retailers and usages, which provides unmatched convenience for its community. The mix includes Direct Chemist Outlet, a medical centre, an extensive fresh food offer, key service providers and a McDonald's along the boundary of the main road. The centre is also home to an ~800sqm artisanal butcher, which draws customers from the entire Mornington Peninsula region.



Main trade area



AUSTRALIAN BUTCHER STORE

- ✓ Draw-card for entire Mornington Peninsula.
- ✓ 75% of customers are from outside Somerville.
Postcode data from retailer.
- ✓ Extends the Centre's MTA from 6km to 15km.
Postcode data from retailer.

 **Sam Jervis**
15 reviews · 24 photos

★★★★★ 4 years ago

Been getting our meat here for a while now... Everything is always tender, Pork, Lamb, Beef.. and Chicken Schnitzels are exceptional!! Also have a great range of frozen and deli as well. We drive up from Hastings. Well worth the drive here.

 **Ethan Campbell**
6 reviews

★★★★★ 3 months ago

There are many and I mean many Butchers around, But not many if any compare to here. The Quality of the Meats and other assorted goods that are sold here are at the top of the tier of quality as well as extremely affordable pricing for basically everything. If you're able to get a Special for something you are looking for as well there is no better time to pick it up. Even without it the prices are beyond whatever any of the supermarkets could do! Highly Recommend from High Quality to Incredible Pricing to the most wonderful and helpful staff too!

 **Tania Vann**
Local Guide · 49 reviews · 11 photos

★★★★★ 3 days ago **NEW**

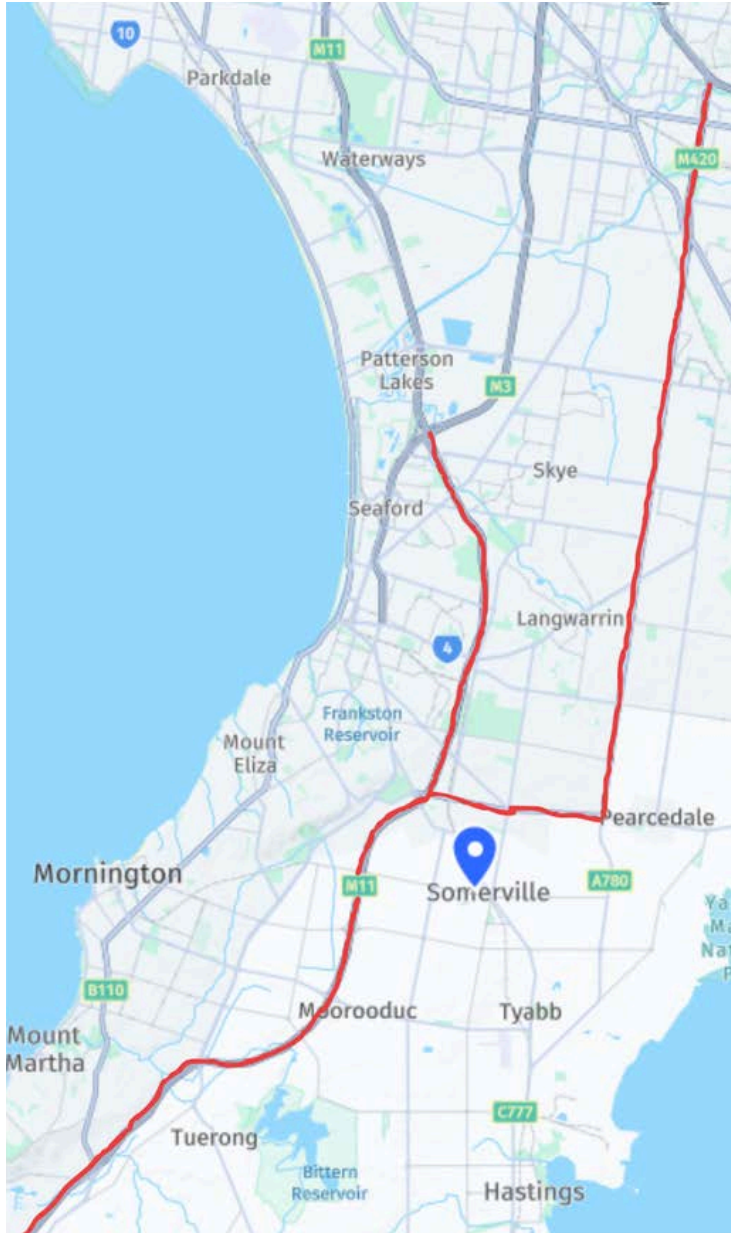
This is seriously good meat. Worth the little drive to Sommie. You know how good a place is by their bbq chops I reckon and theirs are 🍖🍖 their great grass fed rump, mince, casserole beef and loins are also part of the haul and they are all fantastic. Great pricing too!

 **Wayne Martin**
Local Guide · 23 reviews · 10 photos

★★★★★ 4 years ago

Best meat butcher around within a 20km radius. Good selection of meat and ok price.

Prime position on the Peninsula



Somerville

The suburb has a population of 12,084 (16% more compared to Hastings)¹ and is situated approximately 49km from Melbourne's CBD.

Its prime position is serviced by **two critical arterials** to access the Mornington Peninsula:

- Peninsula Link (M11): 7-minute drive from exit
- Western Port Hwy (A780): 9-minute drive from exit

The suburb's liveability is further strengthened by key amenities including a local train station (600m), three schools, numerous parks and reserves, a local library and over 30,000sqm of retail space in the central precinct.

Trade area snapshot



28,690²

Main trade area (MTA)
population



+10.6k²

Projected population growth
of Mornington Peninsula by 2031



43³

Average age of MTA resident



45.7%⁴

Of MTA is made up of families
with dependent children



\$80,860⁵

Median household income of
Mornington Peninsula;
-18% compared to greater
Melbourne



82.6%⁶

Own their own home; compared
to greater Melbourne of 64.3%

Centre marketing support



- ✓ Popular, traffic-driving events with Easter, school holidays, Halloween, Christmas & more!
- ✓ Professional video and photo shoots!
- ✓ Extensive marketing support options available!

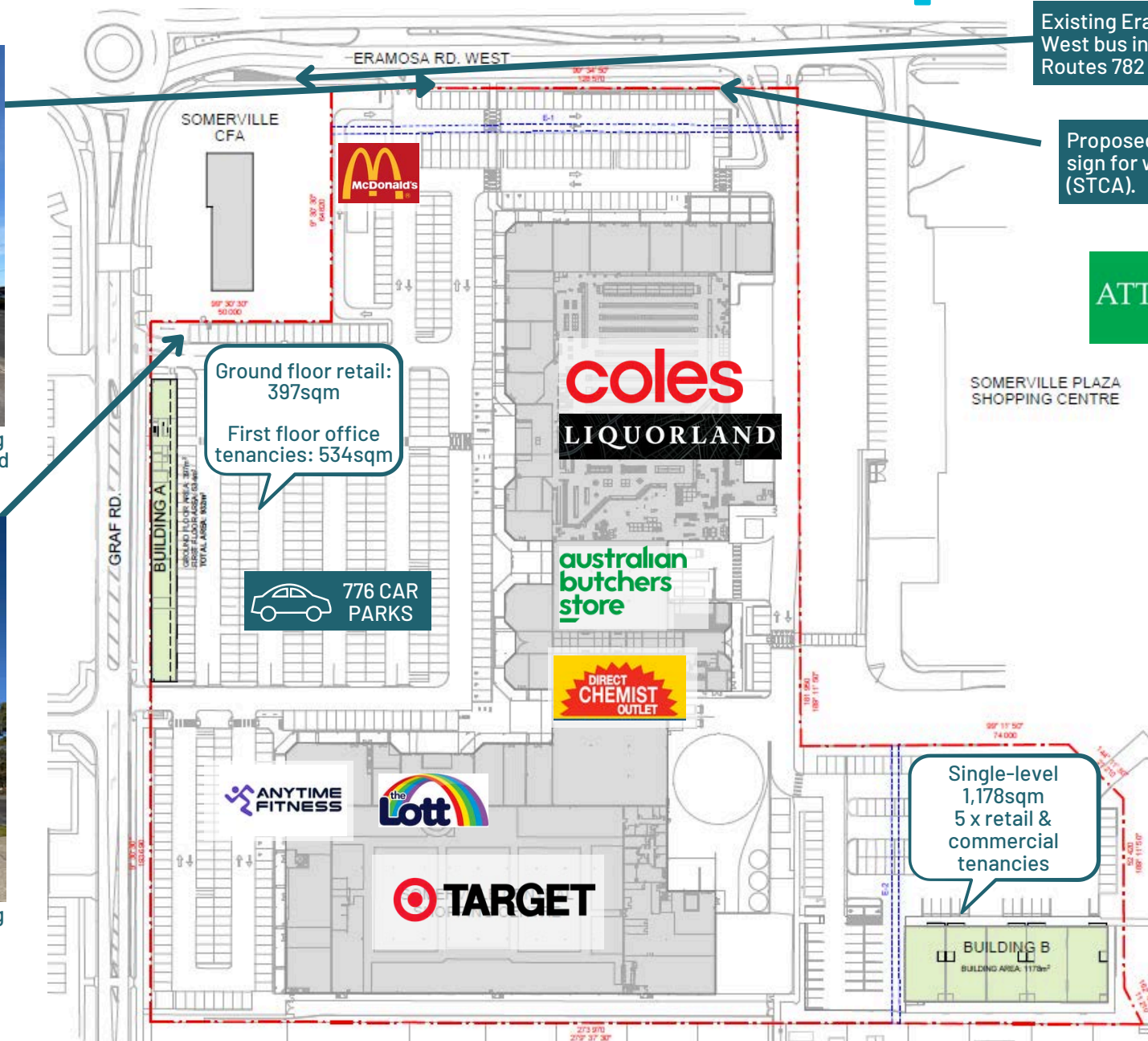
Somerville Central site plan



Prominent pylon signage along Eramosa Road West (main road through Somerville).



Prominent pylon signage along Graf Road.



ATTICUS+HEALTH
Driven by Soul

Bakers
Delight

Cellarbrations

FERGUSON
Plarrie's
BAKEHOUSE

Somerville Central site plan

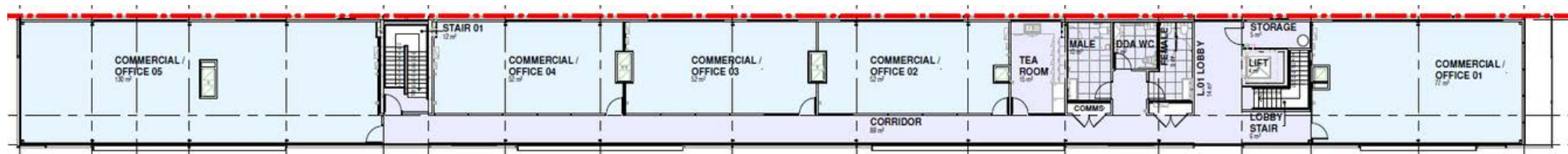


Your opportunities

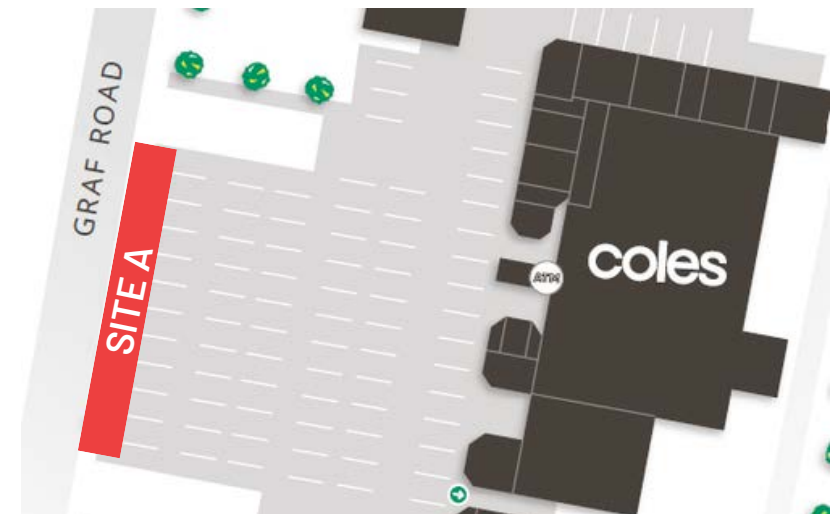
Site A - Ground Floor Retail & Office Spaces



Site A - First Floor Commercial & Office Spaces



- ✓ Eight ground floor retail or office tenancies ranging from 35sqm - 185sqm
- ✓ Five first floor office or commercial tenancies ranging from 52sqm - 156sqm
- ✓ Located on centre boundary with exceptional visibility along main road - Graf Road
- ✓ Ultimate convenience with access from adjoining car park
- ✓ Prominent signage opportunities (STCA)
- ✓ Warm shell office spaces with communal toilets, tea room and polished concrete hallways, with carpet tiles and ceiling grid within each suite



Your opportunities cont.

Site A



*All measurements or areas listed are approximations only and are subject to change without notice and should not be relied upon as part of any lease negotiation until final surveyed plans are issued.

Your opportunities cont.

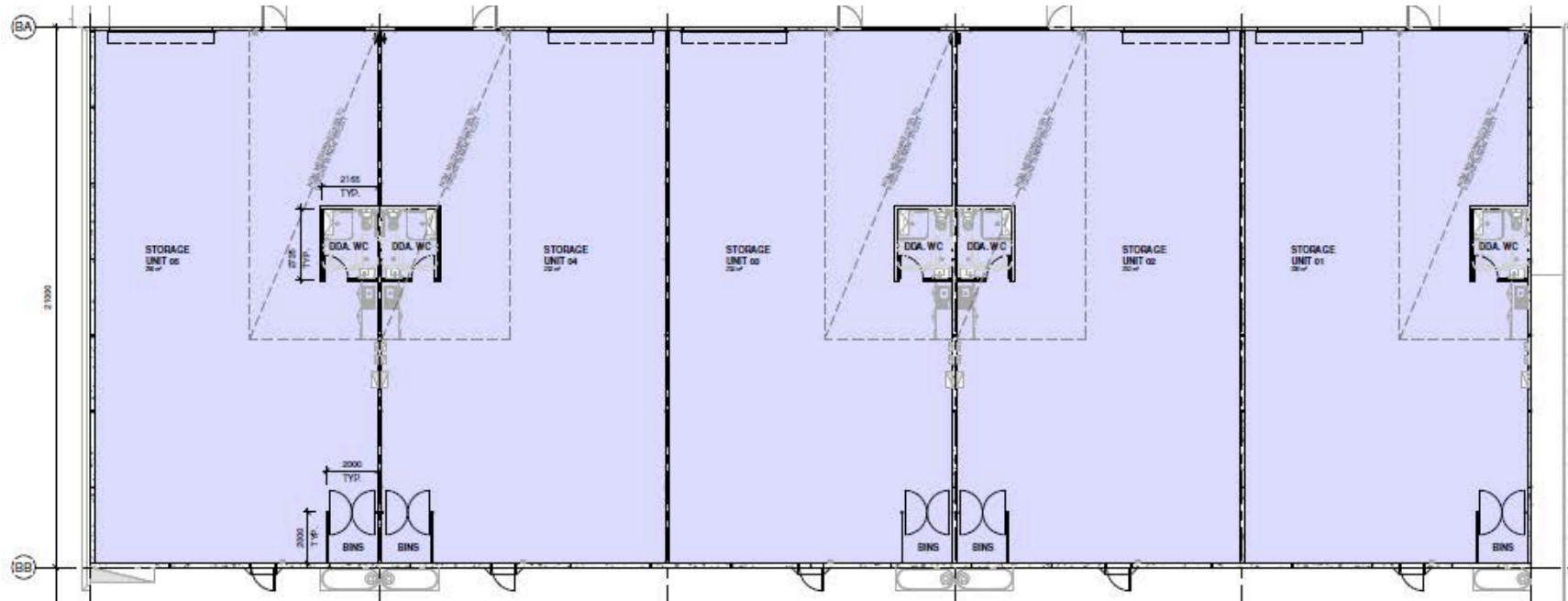
Site A



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Your opportunities cont.

Site B - Warehouses



- ✓ Five warehouse tenancies, each approx 230sqm
- ✓ Perfect for a variety of uses including warehousing, storage and showroom spaces (STCA)
- ✓ Prominent signage opportunities along Eramosa Road West (STCA)
- ✓ Ability to add mezzanine office/showroom space
- ✓ Container-height roller doors



SITE B

*All measurements or areas listed are approximations only and are subject to change without notice and should not be relied upon as part of any lease negotiation until final surveyed plans are issued.

Your opportunities cont.

Site B



Your invitation

Do you want your brand to be in the most dominant shopping centre at the heart of Somerville? We invite you to contact Matthew Rogan or Ben Marples to discuss leasing opportunities.

Matthew Rogan
0419 995 714
matthew@degroupp.com.au

Ben Marples
0419 425 457
benjamin@degroupp.com.au

