

# FOR LEASE

# CS Square Extension

29 - 35 Lake Street, Caroline Springs, VIC 3023

Proudly owned and operated by

**DeGroup**  
Investors & Developers

# Centre overview

## A cornerstone of the community

CS Square is Caroline Springs' dominant shopping hub for everyday essentials.

Anchored by a triple supermarket and DDS offering, the centre features ALDI, Coles, Woolworths, Kmart, Chemist Warehouse, a 900sqm Asian Supermarket and over 80 specialty stores; providing unmatched convenience for its community.

The centre's provision of convenience is further strengthened by an extensive fresh food offer as well as key service retailers including Australia Post, a dentist, two optometrists, four banks and all three major telecommunication providers.



# The community's dominant centre

## Quick facts



**31,283sqm**

**GROSS LETTABLE  
AREA**

Includes CS Commercial & CS Hub.

**7m**

**ANNUAL  
VISITORS**

**+\$265m**

**MOVING ANNUAL  
TURNOVER**

**+1,300**

**CAR PARKING  
SPACES**

**+\$160m**

**IN SUPERMARKET +  
DDS SALES**

Highly desirable triple  
supermarket and DDS offering.

**35,000**

**TRADE AREA  
POPULATION GROWTH**

Projection by 2031.



**coles**



Sales and foot traffic accurate as of April 2025.

# Location

## The heart of Caroline Springs



### Caroline Springs, VIC

CS Square is located in the suburb of Caroline Springs, which has a population of 25,173 and situated approximately 21km from Melbourne's CBD. The suburb is located east of one of Melbourne's largest growth corridors, in which the main trade area will grow by ~35,000 residents by 2031. Median household income for the suburb is \$110,916 (compared to greater Melbourne of \$98,852).

\*Based on total population of the Melton and Brimbank municipalities.

ANCESTRY:	TOTAL POPULATION:
Australian	61,456
English	55,719
Vietnamese	37,506
Italian	22,840
Indian	21,766
Maltese	21,731
Chinese	18,348
Filipino	16,255
Irish	13,616
Scottish	12,011

### City Of Melton (and Brimbank)

CS Square is located in the municipality of Melton, however, it's located on the eastern fringe and has its trade area overlap with the neighbouring municipality, Brimbank. The median household income for the municipalities are \$98,124 and \$78,312, respectively.

# Location



# Location



# Trade area snapshot

## Our local customers



**64,942**

Main trade area (MTA) population



**+34,876**

Projected population growth of MTA by 2031



**34**

Average age of MTA resident



**60.8%**

Of MTA is made up of families with dependent children



**\$99,632**

Median household income; +0.8% compared to greater Melbourne



**74.5%**

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

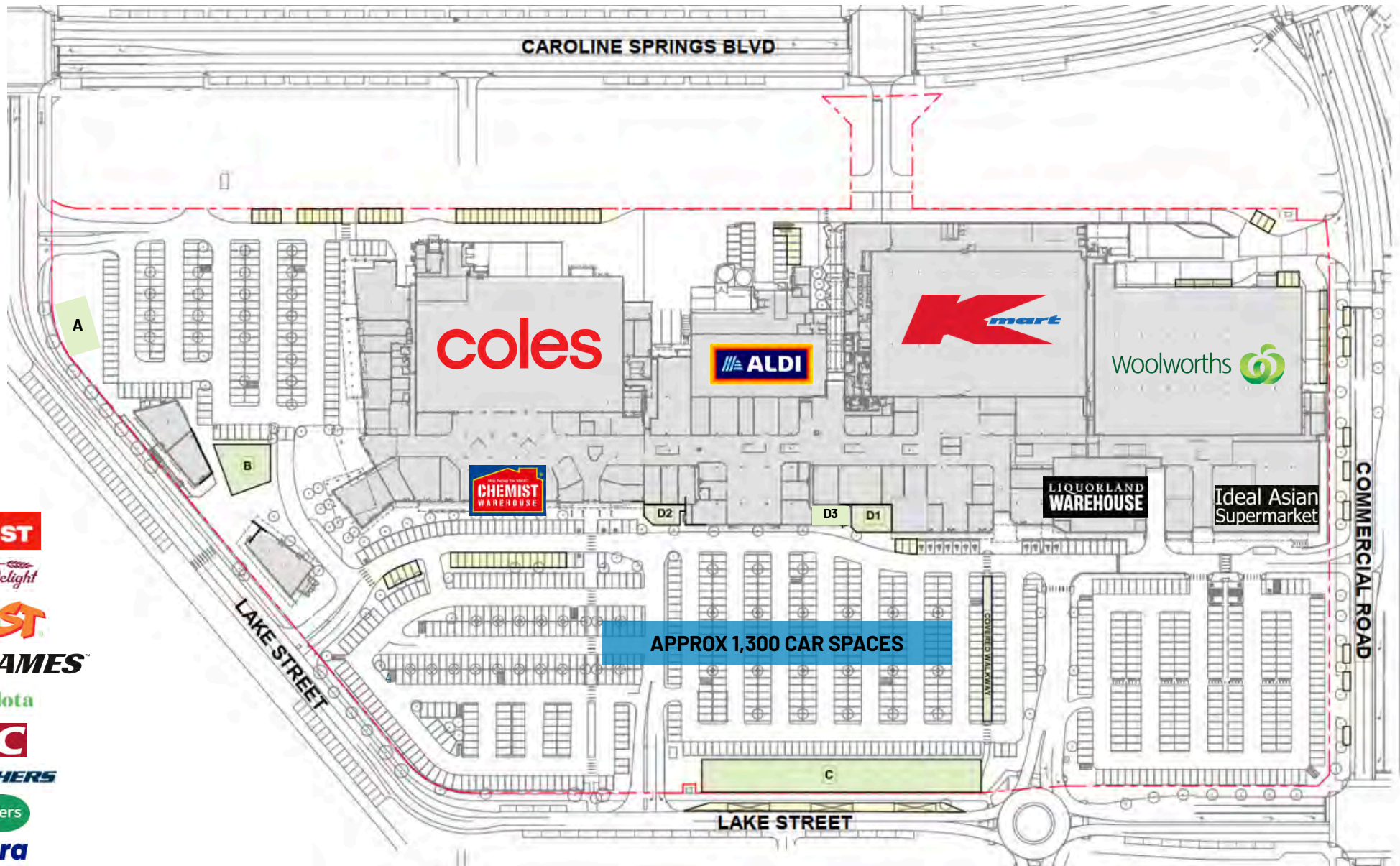
# Centre marketing support



- ✓ Huge annual, traffic-driving events with Easter, school holidays, Halloween, Christmas & more!
- ✓ On-going working partnership with Melton City Council. Involved in massive Council events such as Lakeside Alive, which draws tens of thousands of visitors to the area!
- ✓ Professional video and photo shoots!
- ✓ Extensive marketing support options available!

# Your opportunities

## Site plan



- Australia Post
- Bakers Delight
- Boost
- EB GAMES
- endota
- KFC
- SKECHERS
- Specsavers
- Telstra

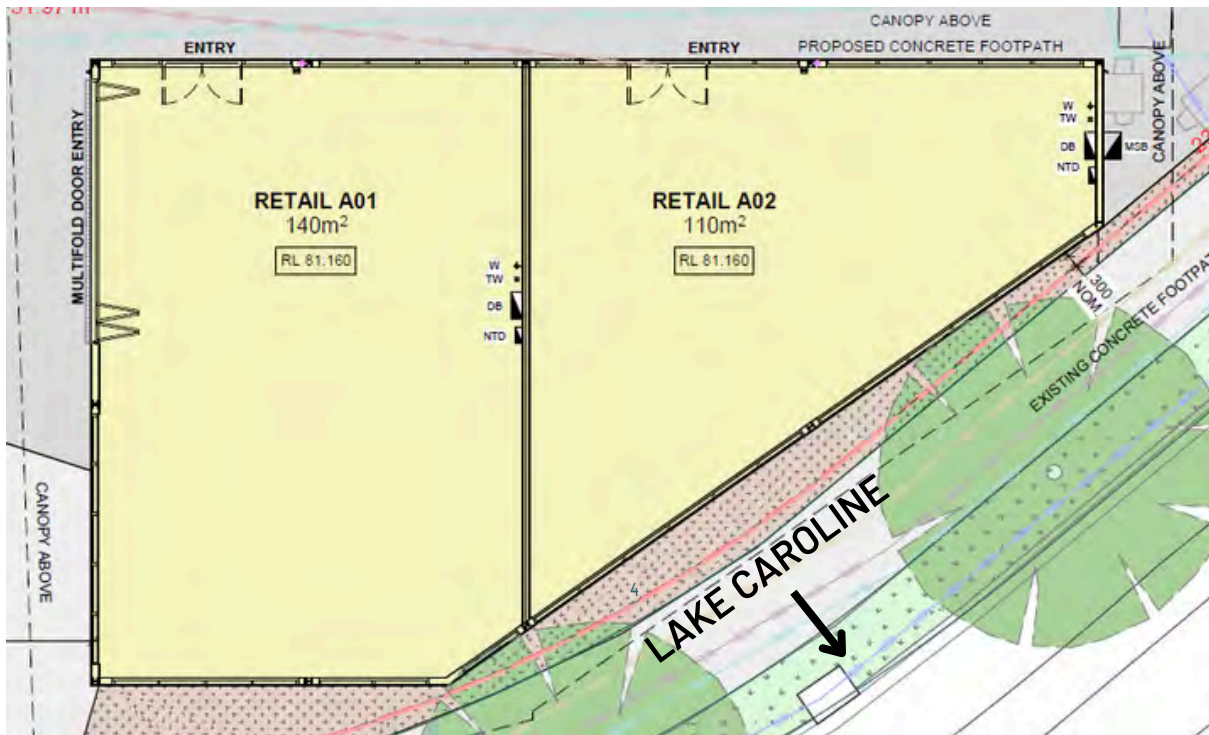
APPROX 1,300 CAR SPACES

\*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.

## Retail A1 & A2

- ✓ Retail A1: 140sqm
- ✓ Retail A1 includes 55sqm outdoor seating area
- ✓ Located at the centre's busiest entry
- ✓ In the heart of the outdoor dining precinct
- ✓ High-profile location just off main boulevard
- ✓ Retail A2: 110sqm
- ✓ Retail A2 includes 15sqm outdoor seating area
- ✓ Restaurant services to be provided
- ✓ Outdoor dining capability with bi-fold door opportunities
- ✓ Perfect views of Lake Caroline



# Your opportunities cont.

## Retail A1 & A2



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# Your opportunities cont.

## Retail B1 & B2



- ✓ Retail B1: 137sqm
- ✓ Retail B2: 140sqm
- ✓ Located at the centre's busiest entry
- ✓ In the heart of the outdoor dining precinct
- ✓ Restaurant services to be provided
- ✓ Outdoor dining capability with bi-fold door opportunities



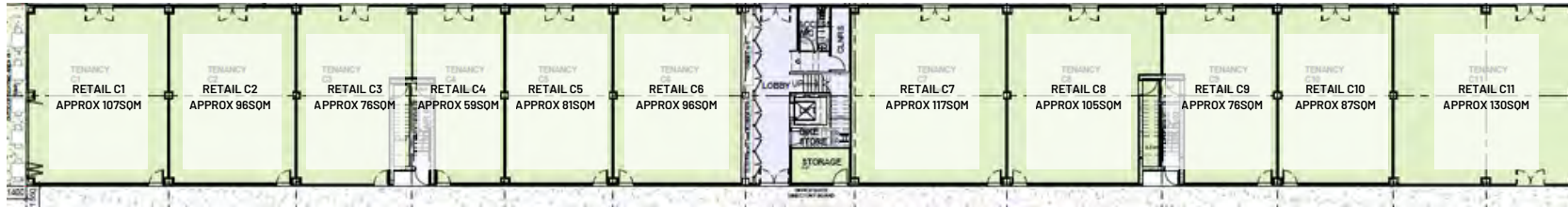
# Your opportunities cont.

## Retail B1 & B2

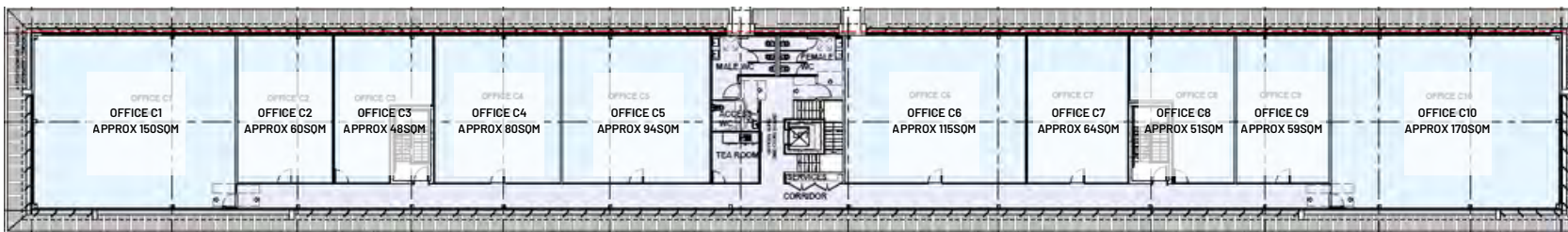


# Your opportunities cont.

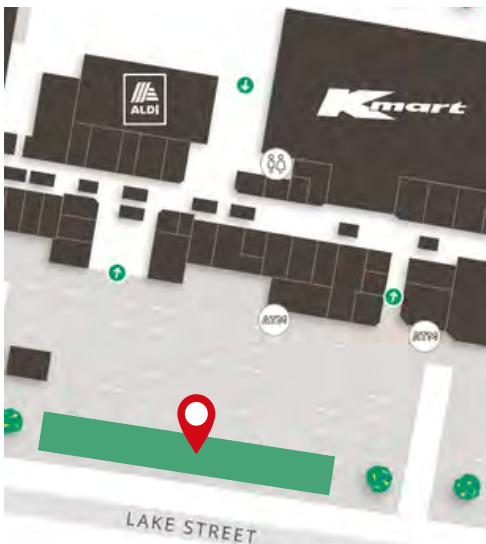
## Retail C1 - C11 & Office C1 - C10



**GROUND FLOOR**  
11 retail tenancies,  
59sqm - 515sqm



**FIRST FLOOR**  
10 office tenancies,  
48sqm - 1,000sqm



- ✓ Perfect for a variety of uses including hospitality, retail, professional services & more (STCA)
- ✓ Prominent signage opportunities (STCA)
- ✓ Storage space available with retail tenancies C3, C4, C8 & C9
- ✓ Offices include a shared tea room and toilet areas
- ✓ Located on boundary with enhanced access from adjoining car park, and exceptional visibility
- ✓ Major bus interchange with four terminals located directly outside, servicing multiple bus routes

# Your opportunities cont.

## Retail C1 - C11 & Office C1 - C10



# Your opportunities cont.

## Building C Digital Screens & Retailer/Office Signage (STCA)

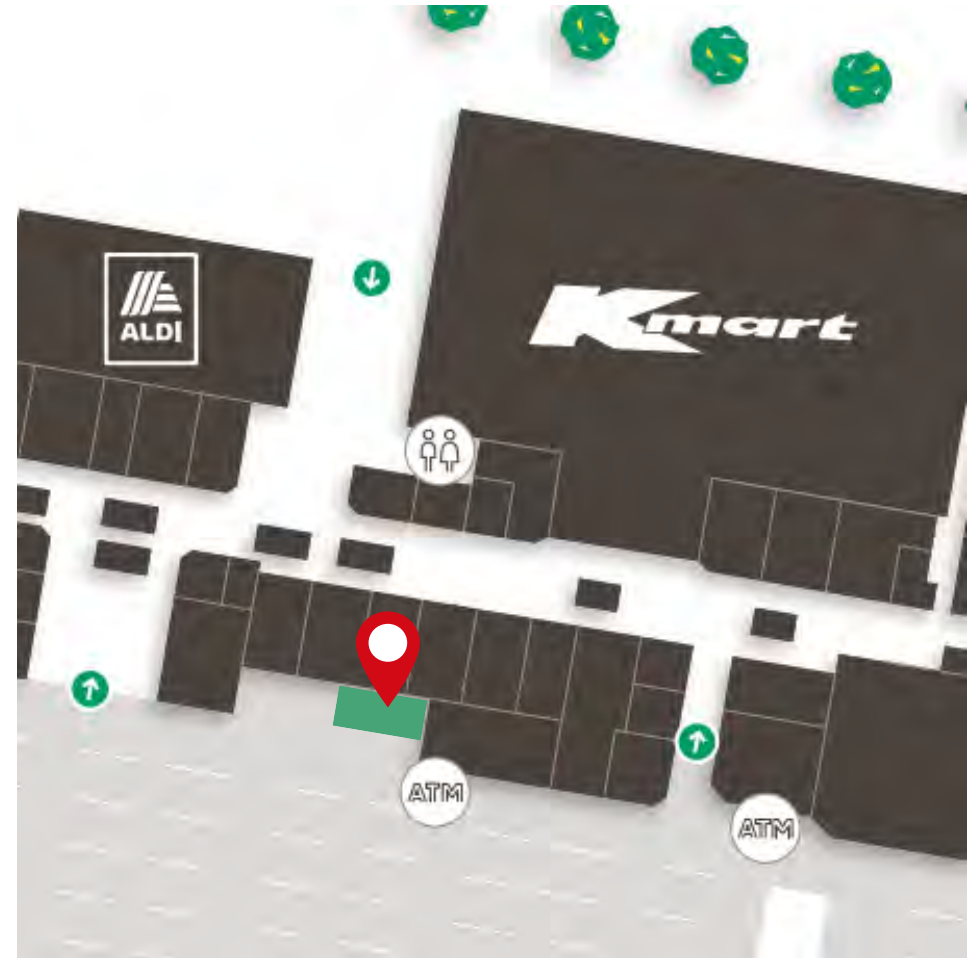
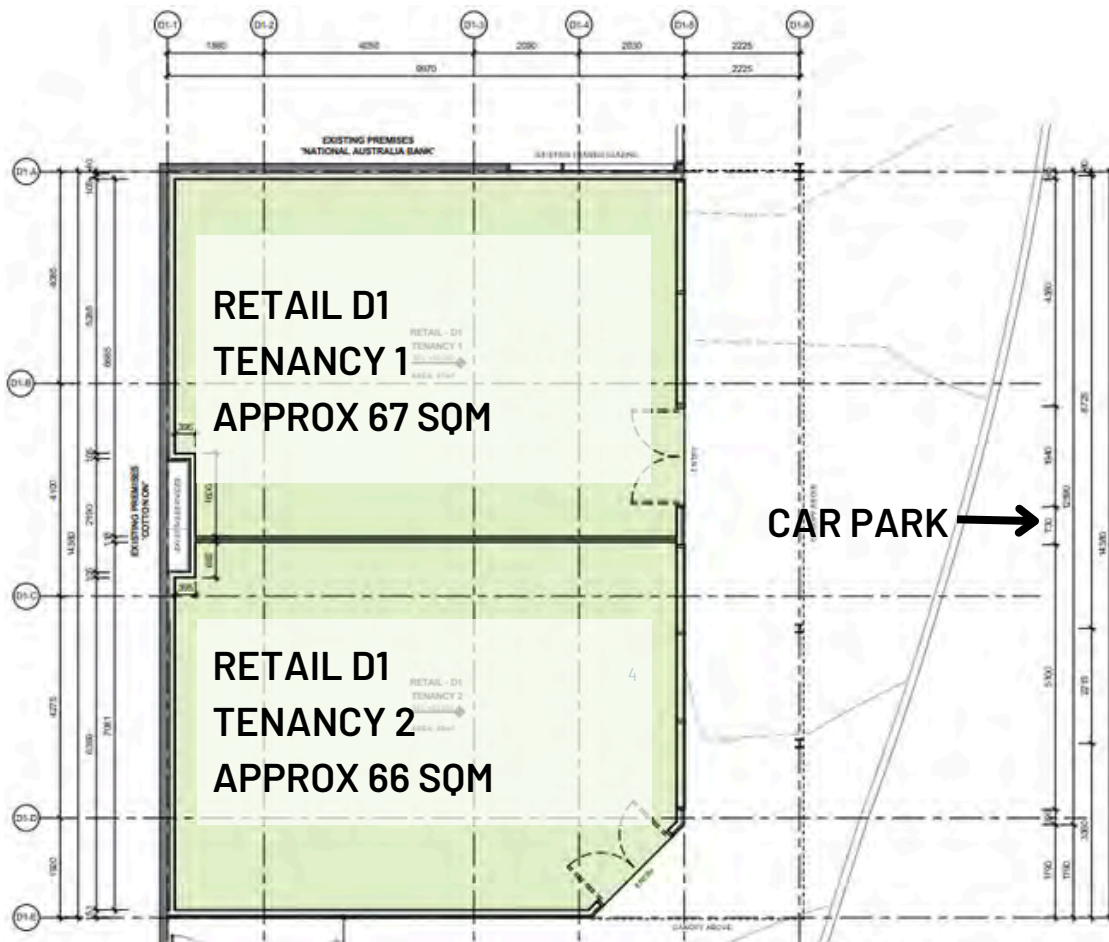


- ✓ Large format digital screens available for lease to digital network advertisers (STCA)
- ✓ Prime locations on Lake Street - the main frontage of CS Square's new development.
- ✓ Unmatched exposure to high volumes of vehicle, pedestrian, and public transport traffic; including direct visibility from the centre's main entry and adjoining bus interchange.
- ✓ Access a captive audience within one of Melbourne's fastest-growing residential catchments.
- ✓ Benefit from strong synergies with a high-performing, convenience-led sub-regional shopping centre.
- ✓ Strong addition to any national digital advertising portfolio, with high exposure and strategic suburban positioning.

# Your opportunities cont.

## Retail D1

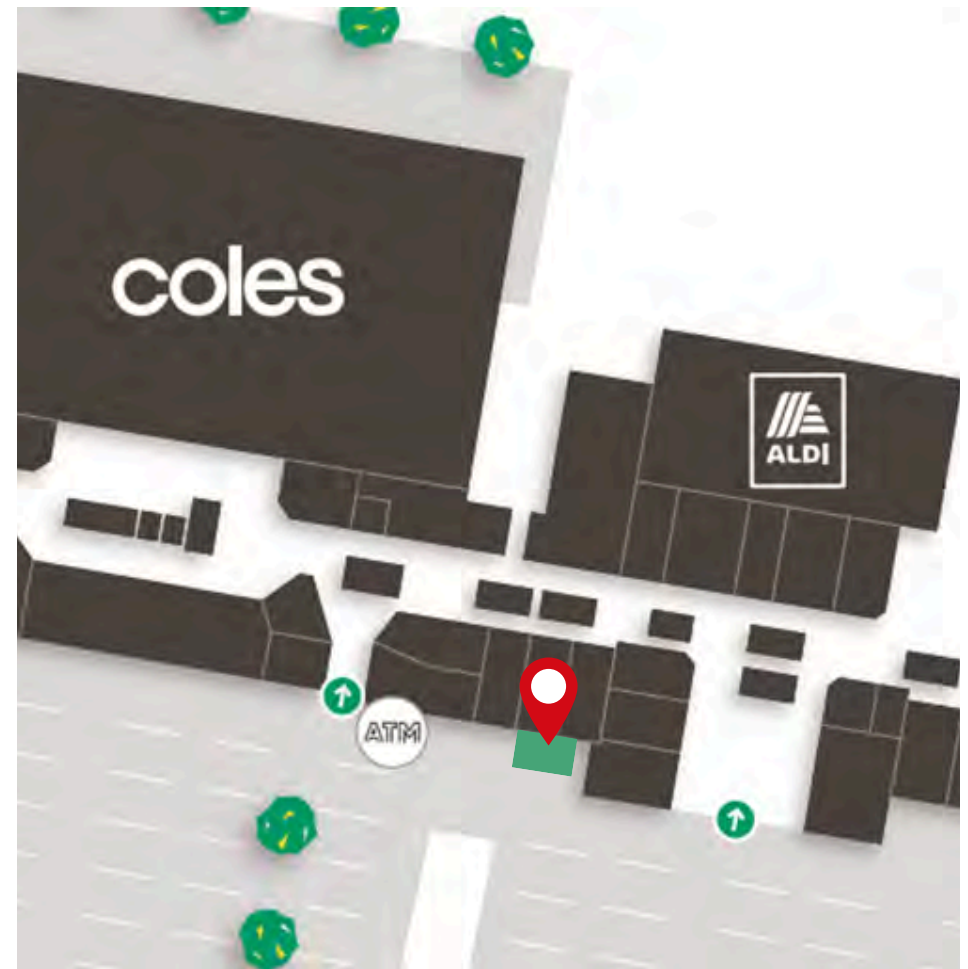
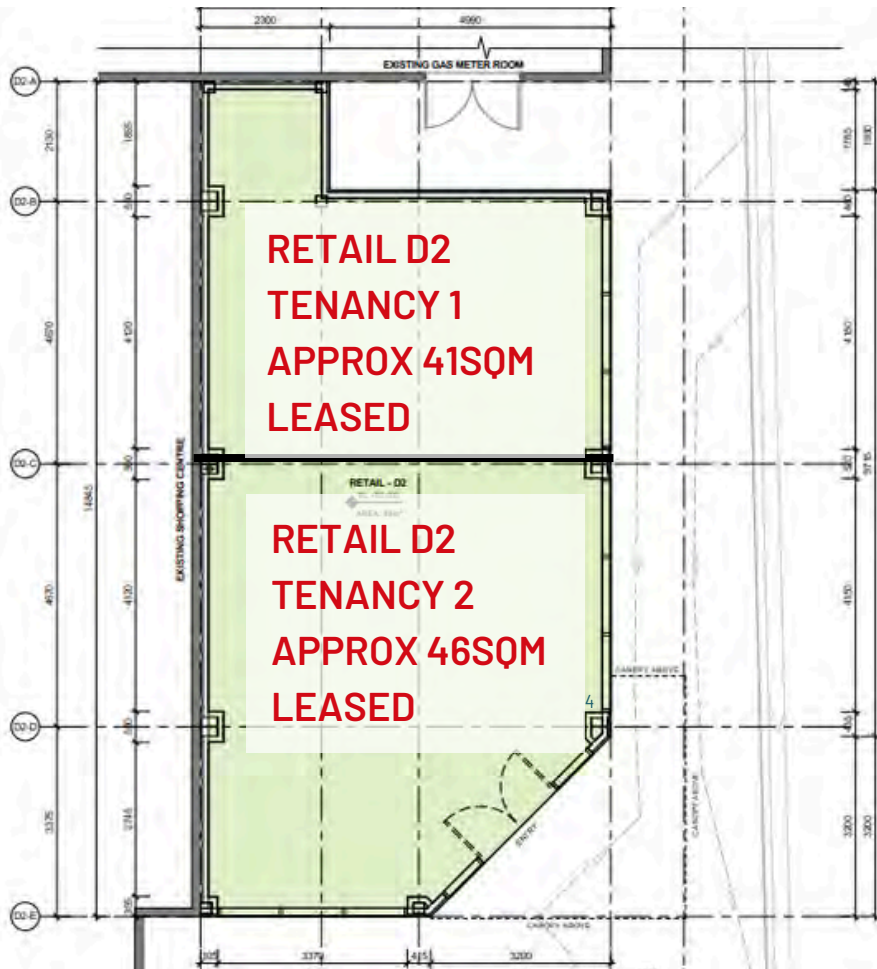
- ✓ Tenancy 1: 67sqm
- ✓ Tenancy 2: 66sqm
- ✓ Restaurant services to be provided
- ✓ External exposure to main car park, Lake St and Westwaters Hotel
- ✓ Located near the bustling Food Court entry
- ✓ Prominent signage opportunities (STCA)



# Your opportunities cont.

## Retail D2 LEASED

- ✓ Tenancy 1: 41 SQM
- ✓ Located at busy entry
- ✓ Restaurant services to be provided
- ✓ Tenancy 2: 46 SQM
- ✓ Prominent signage opportunities (STCA)
- ✓ External exposure to main car park, Lake St and Westwaters Hotel



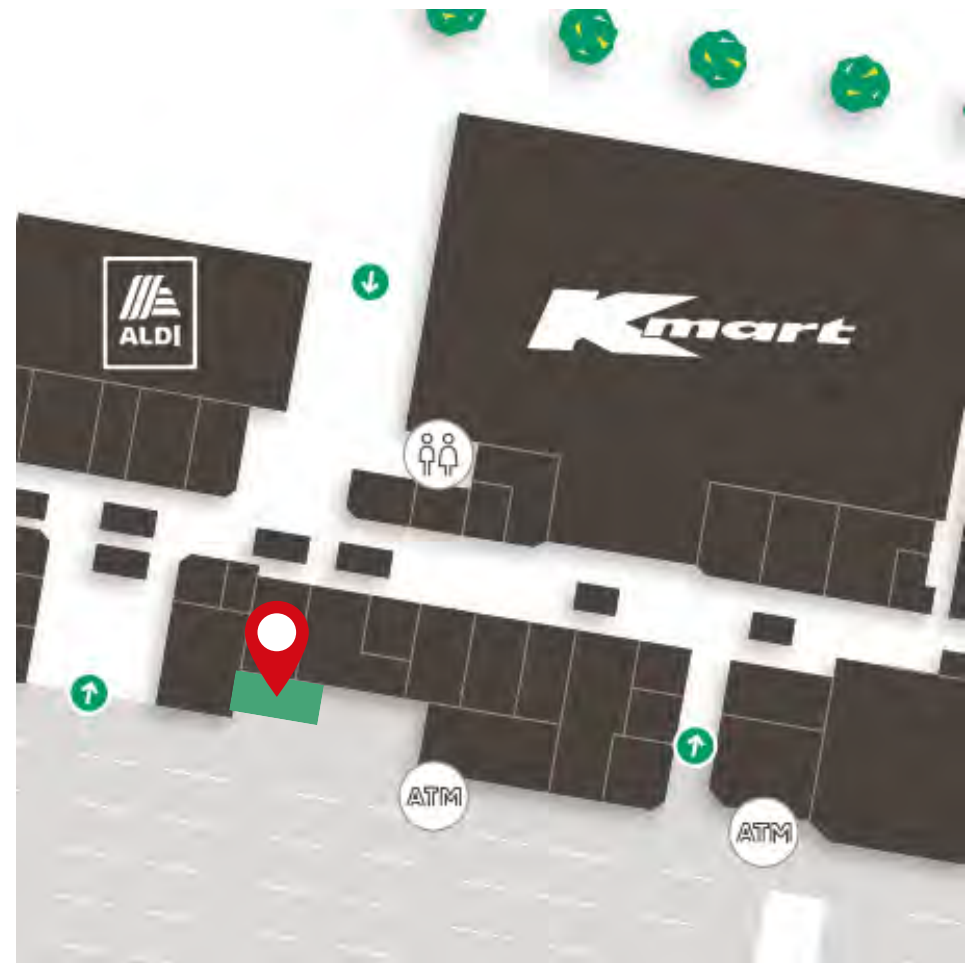
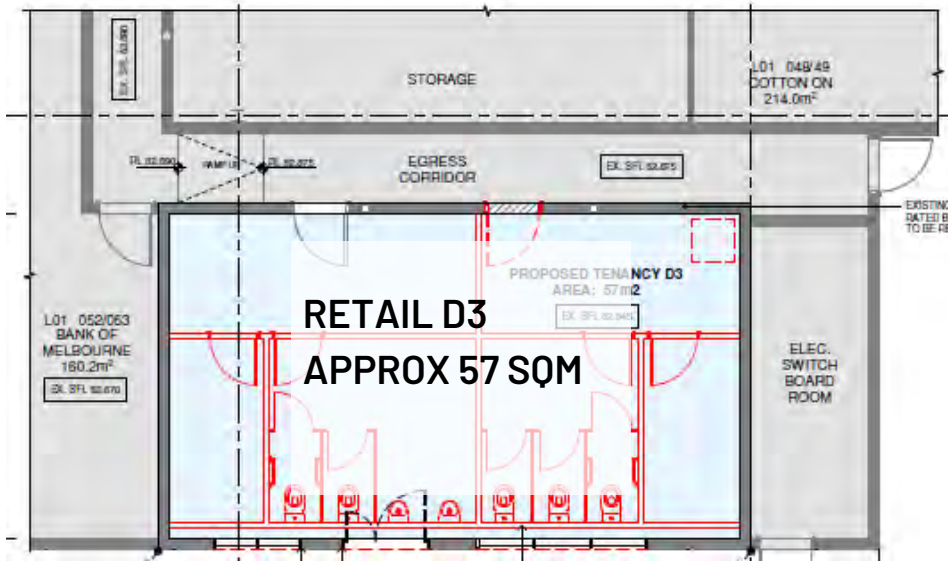
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# Your opportunities cont.

## Retail D3

- ✓ 57sqm
- ✓ External exposure to main car park, Lake St and Westwaters Hotel

- ✓ Restaurant services to be provided
- ✓ Located near the bustling Food Court entry
- ✓ Prominent signage opportunities (STCA)



# Your invitation

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

Matthew Rogan  
Leasing Executive  
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Data supplied by Australian Bureau of Statistics and Profile id.

