



# FOR LEASE

## PRIME LEASING OPPORTUNITY FOR FINANCIAL, MEDICAL AND SERVICE PROVIDERS

An exceptional location opportunity in high growth of Gordonvale

Secure a quality building amongst Gordonvale's busy local shopping district.

Floor Area 237sqm + 140sqm rear private courtyard

Well located commercial / retail building constructed in 1992 in a prime location which has been occupied by the National Australia Bank since construction. Modern internal facilities, ducted air conditioning, prominent signage, internal toilets and kitchen. National Australia Bank fit out is available for new tenants to use or owners will remove.

### LOCAL BUSINESS GROWTH

Over the past 2 years there has been a lot of positive growth in Gordonvale, with the new police station, fire brigade and ambulance. The town hub is Norman and Gordon Streets, with steady leasing growth of boutique shops, cafes and local businesses. The Hedley Group secured 3 hotels in township and redeveloped the sites into contemporary up-market venues, including accommodation which has strengthened the town centre.

### FACTS

- Gordonvale has grown in population by 77% in past 20 years
- A population of 9264 in 2018 with a 2.1% annual growth
- Estimated population of 9860 in 2021
- Gordonvale and Babinda District have a higher population than the Douglas Shire Council
- 5 Schools in Gordonvale

### THE COMMUNITY AND SPORTING HUBS

- Alley Park Sporting Precinct
- Annual Pyramid Race Festival - crowds of over 2,000+
- Gordonvale Turf Club hold 2 big race meetings per year, attracting crowds of 3,000+
- Gordonvale Cottage markets held each month
- The Greenpatch Reserve along the banks of the Mulgrave River provides 40 campsites, brand new amenities block with toilets, hot showers, disabled access, potable water, picnic shelters

0 BED | 0 BATH | 0 CAR

### PRICE:

Contact Agent Scott Green

### OPEN FOR INSPECTION:

N/A



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