

Austral North

Exciting New Development Near Western Sydney Airport

RETAIL SHOPPING CENTRE NOW LEASING

**OPENING
Q4 2027**



Introducing Austral North

Austral North presents a fantastic retail opportunity in a rapidly growing and affluent area. With a full-line Woolworths supermarket spanning 3,730sqm, the centre is set to become a vibrant hub in the heart of Austral. The retail space will also include over 1,700sqm dedicated to medical and commercial tenants and more than 1,900sqm available for specialty retail, making it an ideal location for businesses looking to tap into a high-traffic area.

The socio-demographic profile of Austral's main trade area reflects a young, family-oriented population with a strong demand for family-friendly amenities and services. The area attracts a high proportion of young couples and families with children, which makes it an excellent market for businesses catering to this demographic. This dynamic community is ideal for retailers offering services and products suited to modern, active family lifestyles.

Furthermore, the area's appeal to professionals and dual-income households results in a relatively high median household income, providing increased spending power for the local population.

With 342 car spaces available across both on-grade and basement levels and high-quality design and construction, Austral North offers the perfect environment for your retail business to thrive. The centre is scheduled to open in Q4 2027, and now is the time to secure your place in this exciting new development.

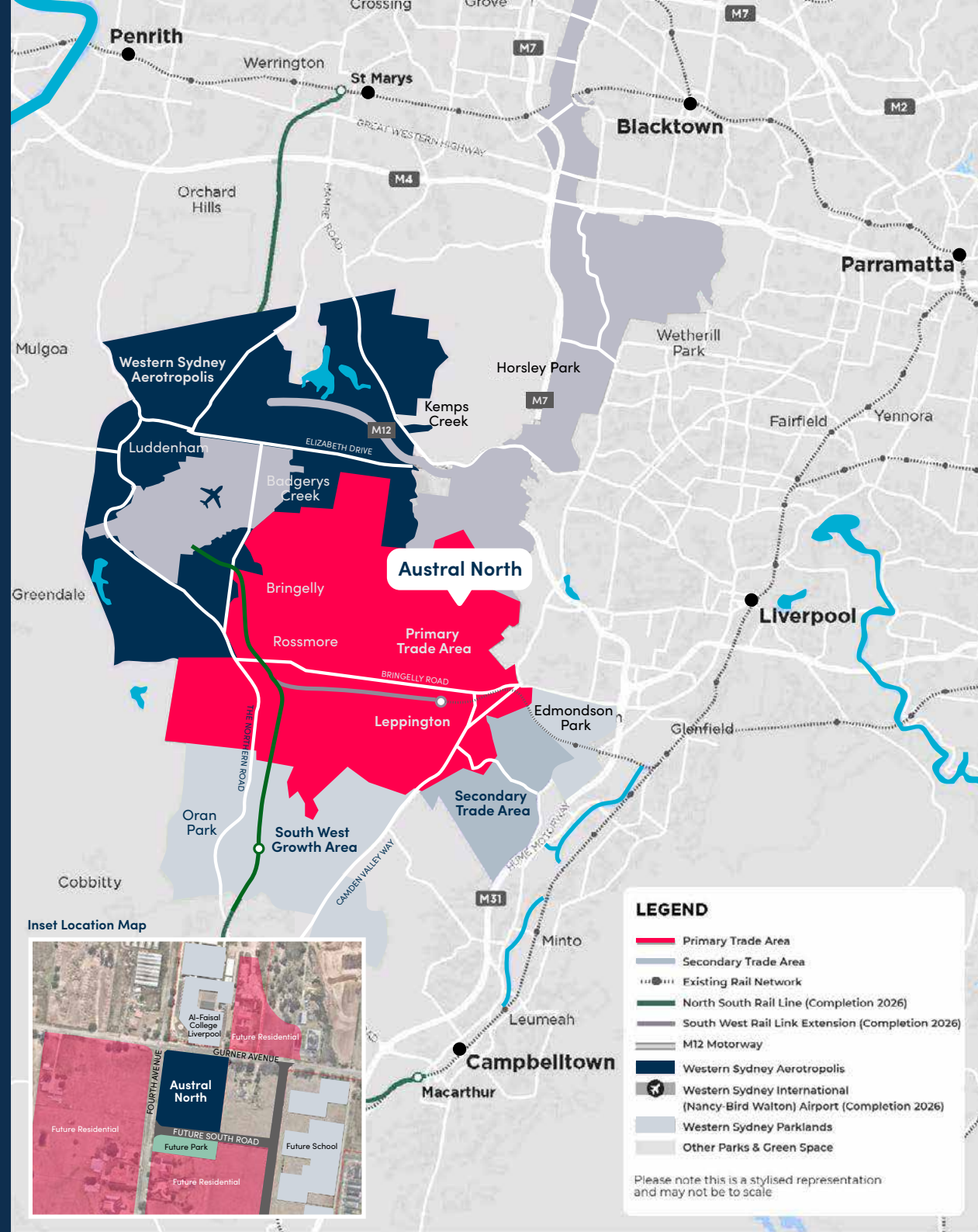


Main Trade Area

Austral, located approximately 40km southwest of Sydney's Central Business District (CBD), is one of Greater Sydney's most rapidly expanding suburbs, situated within the South West Growth Area. This region is poised for significant development, with plans to add 110,000 new dwellings and accommodate around 300,000 people over the next decade, making it a prime location for new retail opportunities.

The population in Austral's main trade area is projected to increase from an estimated 19,993 in 2026 to 57,243 by 2046, growing at an average rate of 5.4% annually¹. This rapid growth is being driven by extensive subdivision and high-density, mixed-use developments. Austral North will be perfectly positioned in a prime, accessible location to serve this thriving community and beyond.

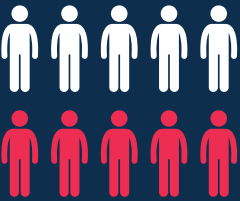
The Western Sydney (Nancy Bird Walton) Airport is projected to service 5 million annual passenger movements upon opening in 2026, increasing to 82 million by 2063. Approximately 28,000 direct and indirect jobs will be supported by the airport by 2031¹.



¹-Location IQ Report - May 2025.

The Residents

POPULATION



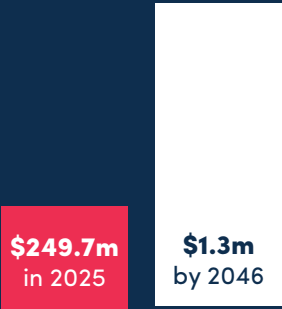
19,993 in 2026
INCREASING
38,743 by 2031
57,243 by 2046

POPULATION GROWTH



INCREASING
5.4%
per annum

RETAIL EXPENDITURE GROWTH



\$249.7m in 2025
\$1.3m by 2046
INCREASING
8.3%
per annum

RETAIL EXPENDITURE PER PERSON 2024/2025



AVERAGE AGE



32.2
years old

AVERAGE HOUSEHOLD SIZE AND HOME OWNERSHIP

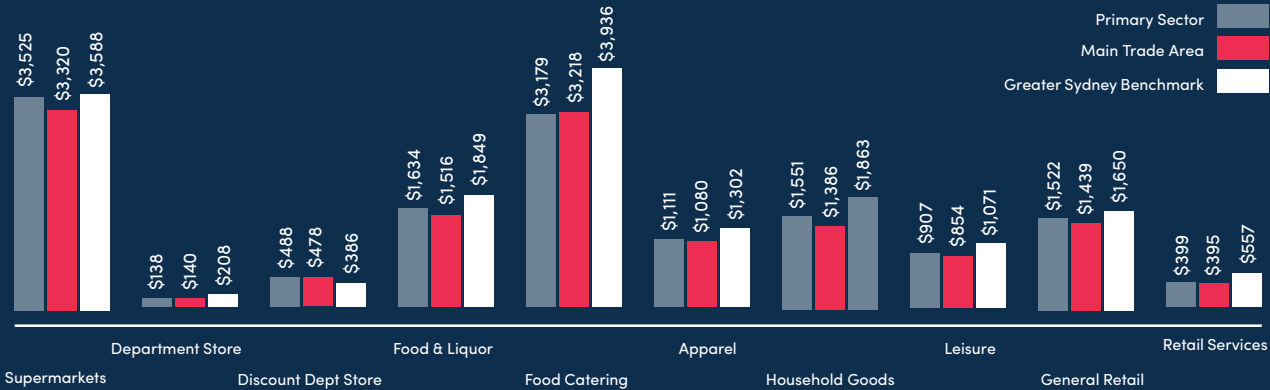


3.5
people per household



74.1%
total homeowners

RETAIL EXPENDITURE PER CAPITA 2024 / 2025



³-Location iQ May 2025

Be part of
Austral North



Artist's Impression

Lower Ground Floor



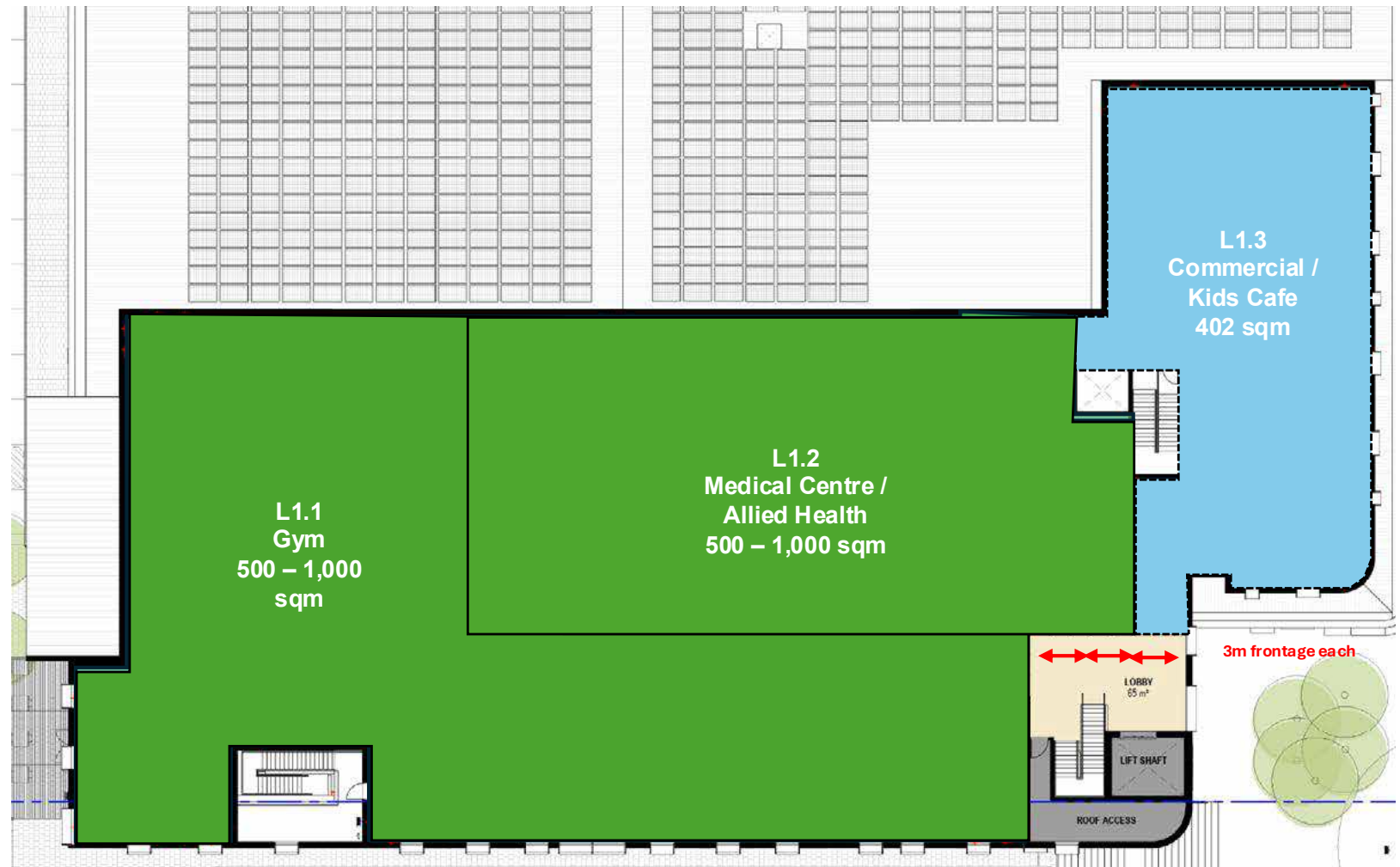
■ Leasing Opportunity

Upper Ground Floor

Leasing Opportunity



First Floor



Leasing Opportunity

Come Join Us

You're invited to be a part of Austral North—the next growth hotspot and the perfect platform for showcasing your retail vision. This is your opportunity to be part of a dynamic precinct set to transform Austral and Greater Sydney.

The community buzz around the precinct's development ensures Austral will become a popular destination, where people can enjoy shopping, dining, exercising, and relaxing with friends and family.

CONTACT

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Artist's Impression

Austral North

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