



# Affordable Gladstone

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INVESTORS and developers are making a beeline for the central Queensland city of Gladstone, as the sale of a CBD shopping centre for more than \$7.5 million proves.

Palms Shopping Fair in Goondoon St has sold on a yield of 7.2 per cent, which is extremely firm for a provincial Queensland region, according to Rick Bird of Ray White Commercial.

Mr Bird negotiated the sale of the neighbourhood shopping centre to a Sydney-based investor, who has other properties in Queensland provincial areas and on the Gold Coast.

Private family company Van Chief Pty Ltd had pre-

viously owned and renovated the property.

Mr Bird would not reveal the sale price, but market sources believe it achieved between \$7.5 million and \$8 million.

The centre houses 11 tenants, including Retravision, Robins Kitchen, Dick Smith Electronics and Medibank Private.

Palms Shopping Fair comprises 2445sq m of net lettable area on a 3818sq m site.

The existing centre has been extensively renovated and the balance has been recently constructed and leased.

Mr Bird said the centre's excellent tenant mix and its location in the new activity "hub" of Gladstone were its

major selling points. "There's a weighting towards this side of the CBD now, rather than the traditional sector, because of the Woolworths-anchored shopping centre opposite the centre," Mr Bird said.

He said the population, employment and infrastructure growth in Gladstone due to the mining boom had made it an increasingly popular place to invest in.

Ingles Group is the latest developer to announce it is on the prowl for land acquisitions in the Gladstone region, after enjoying success with its Kaleentha Heights residential project.

The latest research into the

Queensland retail market by forecaster BIS Shrapnel has found that retail development continues to grow in this state, particularly in bulky goods.

It found completions in Queensland had outstripped activity in both NSW and Victoria during 2006.

Close to 230,000sq m of new bulky goods floorspace was built.

"Rental and capital growth have eased markedly over the last year across the eastern seaboard," the report said.

"Indicating investment is starting to come back to earth."



GLADSTONE ... popular to investors because of its population, employment and infrastructure growth due to the mining boom