

An aerial photograph of Batemans Bay, Australia. The image shows a coastal town with a mix of residential and commercial buildings. A large, modern bridge with multiple lanes of traffic spans the water, curving along the coastline. To the left of the bridge, there's a harbor area with several sailboats and a small pier. The background features rolling green hills under a clear blue sky. The text 'Village Centre & Bridge Plaza' is overlaid in white on the left side of the image.

Village Centre & Bridge Plaza

The Heart of Shopping for Batemans Bay

Village Centre and Bridge Plaza are the sole community retail destinations. Anchored by ALDI, Coles, Kmart, Woolworths and a range of national specialty stores, the centre is a beacon for The Bay region.

Additional uses include government facilities, fitness and essential services all in a convenient location. Village Centre and Bridge Plaza is a well-established, sub-regional shopping centre that is the only everyday shopping destination in the area.



Village Centre and Bridge Plaza

The Bay Area's Retail Destination

Village Centre and Bridge Plaza is located in the heart of Batemans Bay on the far South Coast of NSW. The township is positioned on the northern border of the Eurobodalla Shire Council at the bay entrance of Clyde River. The area features pristine beaches and sparkling waterways and is surrounded by national parks.

The centre is located on the Princes HWY on the western edge of the town's CBD. Made up of two buildings with unique destination names, Village Centre is the largest of two buildings, hosting three majors and undercover parking, creating a beacon for the community in the CBD. The second, Bridge Plaza, is conveniently located within proximity to the Clyde River esplanade and acts as a convenient location for everyday shopping.

Batemans Bay is the closest seaside town to Canberra and is popular both as a holiday destination and a place of retirement. The town has now become the largest coastal community between Shellharbour and Melbourne. The township acts as an important service centre for a commercial and agricultural region, but primarily, it is an economy driven by tourism. It is both a retirement destination and an activity-based community with bushwalking, fishing, sailing, kayaking, scuba diving, surfing, cycling, boating on the river and visiting the zoos and lookouts involving most visitors.



Village Centre and Bridge Plaza are easily accessible by car and bus.



CAR - 1226 dedicated car spaces

The centre is located on the Princes Highway with access to Village Centre via the Princes HWY and Perry St with 949 under cover carparks. Bridge Plaza is accessible via North St and features on-grade parking for over 277 cars.



EV CHARGING

Four EV chargers are located in the Village Centre carpark.



BUS

A bus stop conveniently located at the Perry St entrance of Village Centre



Why Lease at Batemans Bay

Batemans Bay Village Centre and Bridge Plaza are the retail and lifestyle hub of the South Coast, with two key shopping centres positioned in the very heart of town. The centres capture spend from a wide catchment in the Eurobodalla region as the main retail destination, encompassing the total trade area market making it a vibrant and resilient retail destination year-round.

The centres have a highly localised customer base with 64.7% of customers from the region, creating a stable established trade.

The centres also enjoy an influx of holiday trade from November through to April each year, the retail offer the destination of choice for visitors to the region and locals alike. 33% of greater Sydney visitors belong to the affluent "Leading Lifestyles" demographic, which represents a substantial revenue uplift opportunity from high-spending customers who typically shop at premium retailers. The centre's MAT is supported by Woolworths, Coles, Aldi, Kmart and Priceline, the success of these national brands demonstrates the centre's ability to support retail profitability.



Delivering a powerful mix of convenience, fashion, services and a robust health and lifestyle offer, attracting key national retail interest, Batemans Bay is the go-to shopping hub for the entire region.



Village Centre and Bridge Plaza offer both national + independent retail a rare combination of market monopoly, customer loyalty, seasonal affluence, and proven retail success making it an attractive investment opportunity for expansion into regional NSW.

Catchment Overview

The trade area spans approximately 45 kilometres north to Lake Tabourie and south to Tuross Head.

62,855

Total trade area
population

1.2% pa

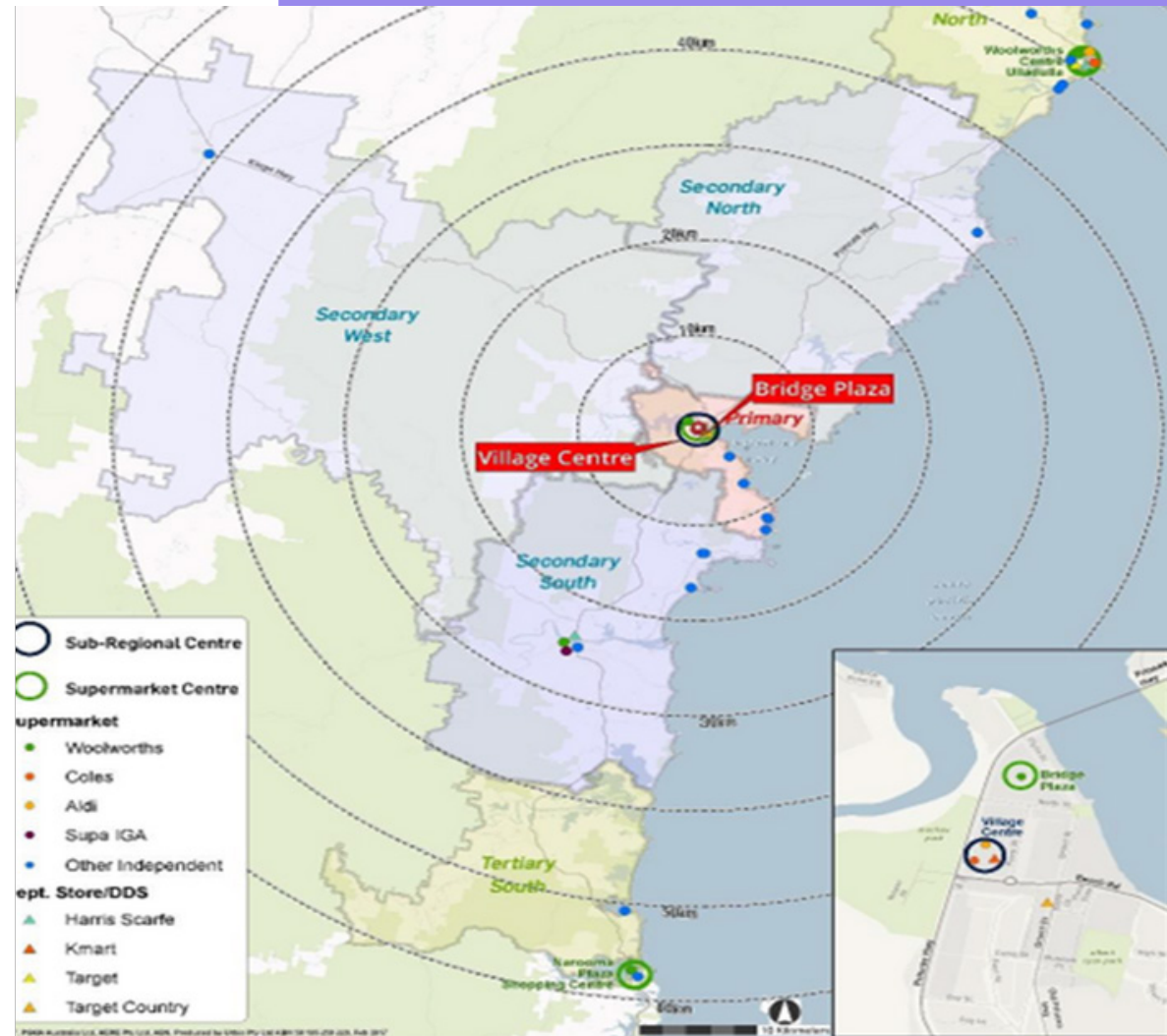
Total trade area
population growth
forecast to 2036

\$294.42million

Total trade area
retail spending
(FY23)

52km

To the closest
shopping centre



Location Map



Village Centre Centre SnapShot

Majors



National Retailers

Anytime Fitness, Bakers Delight, Bras n Things, EB Games, Jay Jays, Just Jeans, Lowes, Mister Minit, Priceline, Prouds The Jewellers, Telstra, The Athlete's Foot, Williams the Shoemen, Amplifon, Cignall, Moe & Co, Ally Fashion, Just Cuts, Lolly Kingdom, Sushi Hub



\$128.7
million

Moving Annual Turnover

3.13
million

Annual Foot Traffic

15,404
m²

GLA

52

Specialty Retailers

\$9,345
per m²

GLA

\$1,100
m²

Government and
Private Office Suites

Village Centre Sustainability SnapShot



6 STAR GREEN STAR - PERFORMANCE

rating from the Green Building Council of Australia for Sustainable building practice.

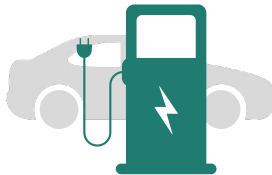


100kw SOLAR PANEL SYSTEM



NABERS FOR ENERGY

This building uses 100.0 % GreenPower
This building is Carbon Neutral Certified.



EV CHARGING STATIONS

Four/ EV chargers are located in the
Village Centre carpark.



NABERS FOR WATER

This building is Carbon Neutral Certified.



RAIN WATER USE

Waterless urinals and rainwater
tanks to reduce water usage.



Village Centre and Bridge Plaza

Bridge Plaza Centre SnapShot

Majors



National Retailers

Connect Hearing, KFC, NAB, The Reject Shop, NBN and Zambrero



\$64.7
million

Moving Annual Turnover

1.6
million

Annual Foot Traffic

6,552
m²

GLA

14

Specialty Retailers

\$10,622
per m²

GLA

Bridge Plaza Sustainability SnapShot



6 STAR GREEN STAR - PERFORMANCE

rating from the Green Building Council of Australia for Sustainable building practice.



80kw SOLAR PANEL SYSTEM



NABERS FOR ENERGY

This building uses 100.0 % GreenPower
This building is Carbon Neutral Certified.



REVERSE VENDING MACHINE

TOMRA Return and Earn recycling station



NABERS FOR WATER

This building is Carbon Neutral Certified.



RAIN WATER USE

Waterless urinals and rainwater tanks to reduce water usage



Our Customers



53

Average age of resident²



\$61,568

Average household income²



70.5%

Occupied private dwellings²



5,353

Families in trade area²



3.84m

Domestic Visitor nights in 20/21¹



646,863

Domestic Daytrips in 20/21¹



¹ Sources: .idcommunity
² Australian Census 2021

Bridge Plaza – Centre Plan



Directory

PO1	KFC
PO2	Zambrero
PO3	National Australia Bank
PO4	Southern Cross Housing
PO5	VACANT
PO6	Spaces 2536
ZO8	Gold Blade Barbers
ZO9	Terry White Chemmart
Z10A	Elegant Nails
Z11	Jade Tree Massage
Z12	VACANT
Z14	Connect Hearing
Z17	3 Fish Café
Z20	Reject Shop
ZMO1	Woolworths
ZV11	Tomra

Be a part of Our Community

Do you want your brand to join the key retail destination for the far South Coast of NSW?

We'd like to invite you to contact Vanessa to discuss leasing opportunities available at Village Centre & Bridge Plaza.

Vanessa Di Mauro

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BRIDGEPLAZA VILLAGECENTRE BATEMANS BAY

♥ of the Bay

1 Perry St, Batemans Bay NSW 2536

village
centre
Batemans Bay



Pedestrian Access
to Car Park