

Forster Centre Overview


Stockland Forster, a bustling regional centre on the mid-north coast of NSW, stands as a hub of community and convenience.

Hosting major retailers such as ALDI, Coles, Kmart and Woolworths, along with mini-majors such as Cotton On Mega, Priceline and The Reject Shop, the centre offers a diverse range of choice across more than 65 specialty stores. Embracing the coastal lifestyle, Stockland Forster features an inviting outdoor food and cafe precinct, complete with a children's play area. Adjacent to the centre, the retail park houses seven large-format tenancies, including Bunnings Warehouse, Hungry Jacks, Jax Tyres, Petbarn and Super Cheap Auto.



 **39,569sqm**
GLA

 **1,412**
Car spaces

 **67**
Specialty no.

 **4.20M**
MAT traffic

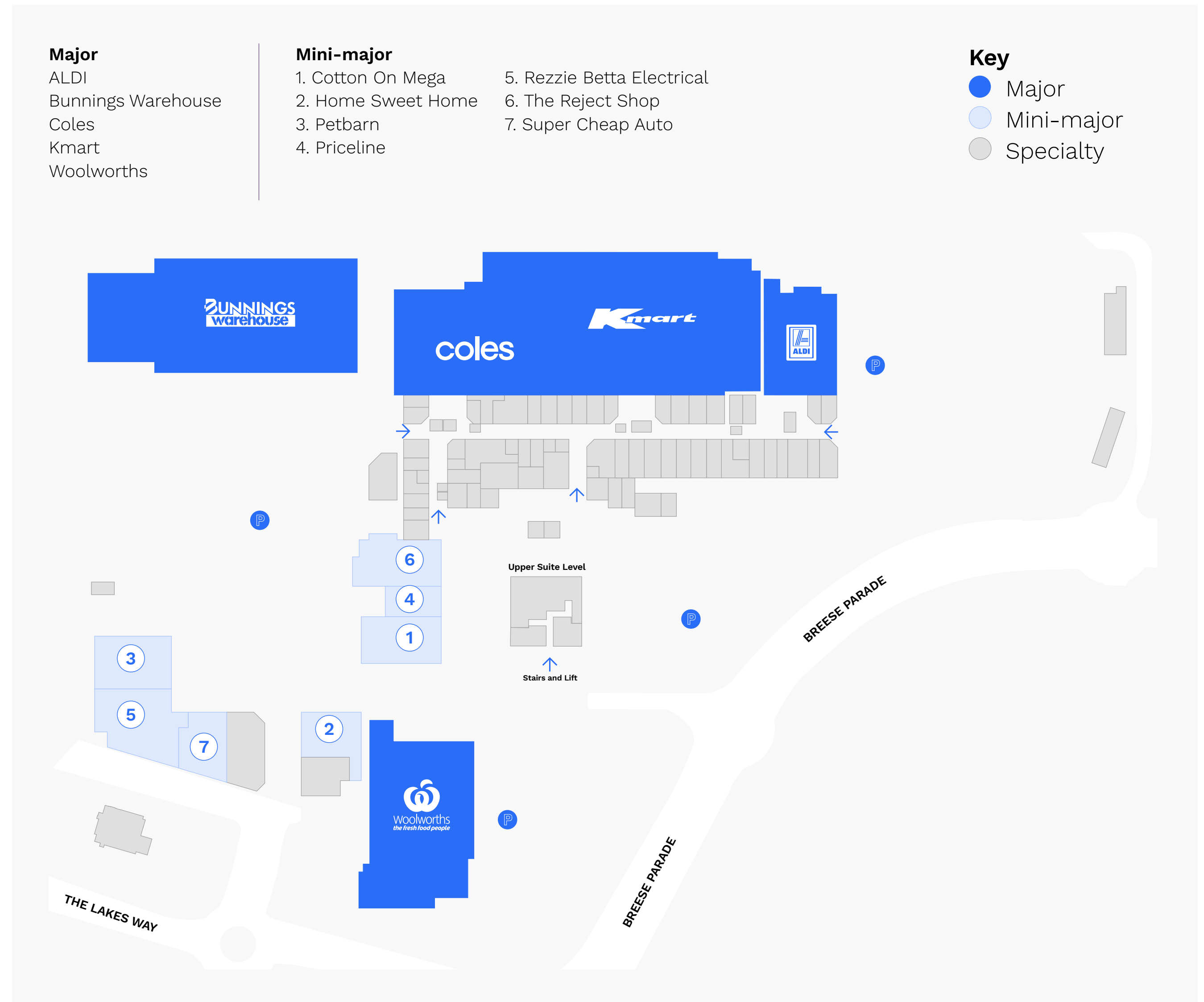
 **\$290.65M**
MAT sales

 **\$9,270**
Specialty sales \$PSM

 **\$69.11**
Average spend

Stockland Forster
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Stockland Forster,
Breese Parade, Forster NSW 2428

Information is accurate as at 30 June 2023. Centre map is indicative only and subject to change. Does not include ATMs. Cinemas are included as majors. Specialty stores are less than 400 square metres GLA. Mini-majors are greater than 400 square metres GLA. Pad and S Connect sites are not included in the specialty count. Specialty sales \$PSM as per MLA. Figures provided are inc GST.

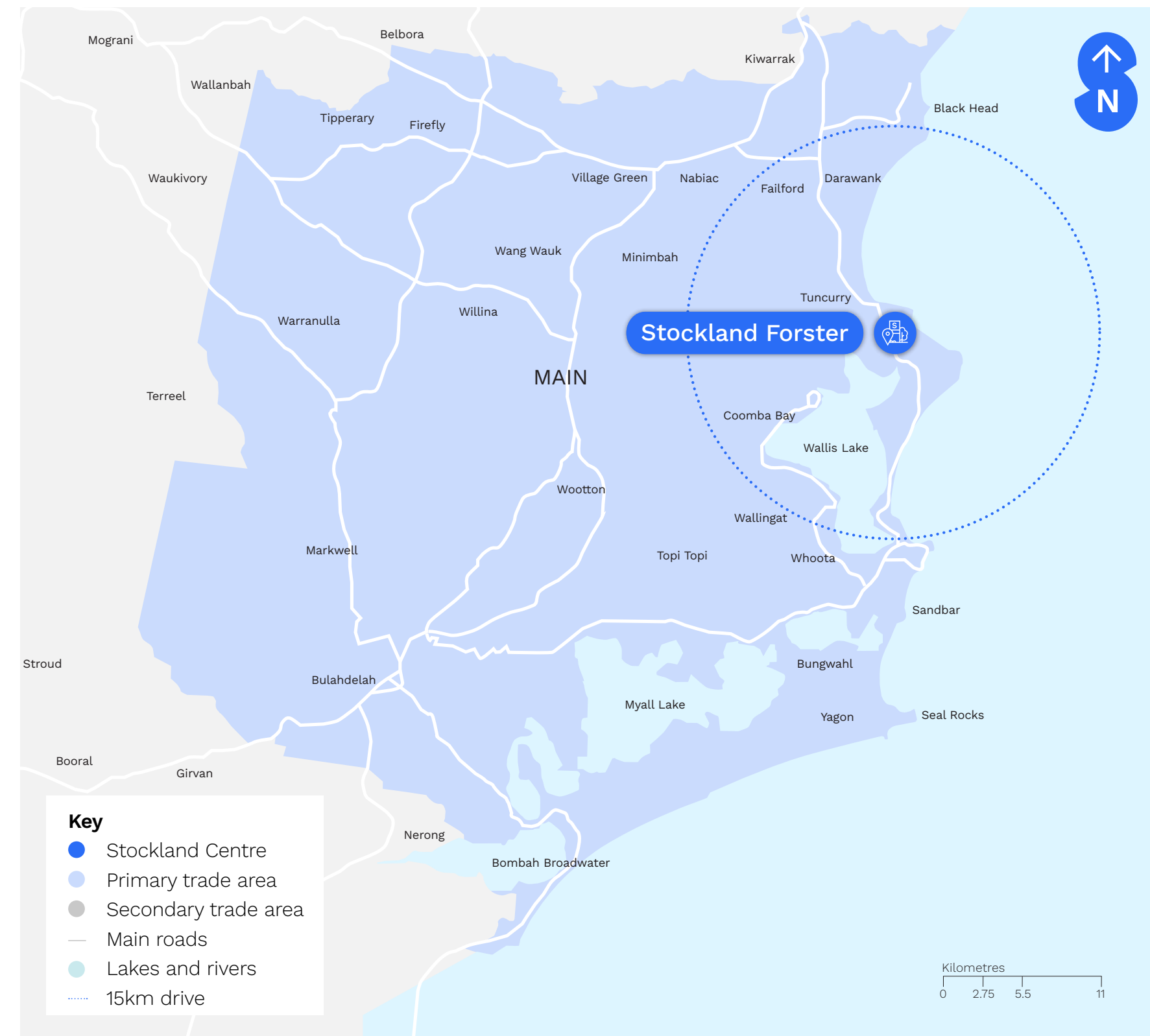


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Stockland Forster services a main trade area of approximately 36,794 people, forecast to grow at an average rate of 1.3% per annum between 2022 and 2026. Of the main trade area, 75.5% are homeowners, higher than the non-metro NSW average of 70.9%.

Trade Area Map



Avg. household income
\$73,068
in main trade area

Couples with dependent children
26.1%
of main trade area

Average age
50.7
in main trade area

Forecast population
38,794
in main trade area by 2026

Characteristics	Main Trade Area	Rest of NSW Average	Australia Average
Income Levels			
Average Per Capita Income	\$41,123	\$49,683	\$55,301
Per Capita Income Variation	-17.2%	n.a.	n.a.
Average Household Income	\$73,068	\$95,175	\$109,594
Household Income Variation	-23.2%	n.a.	n.a.
Average Household Size	2.1	2.4	2.5
Age Distribution (% of Pop'n)			
Aged 0-14	12.8%	17.6%	18.0%
Aged 15-19	4.3%	5.7%	5.7%
Aged 20-29	6.4%	11.2%	13.3%
Aged 30-39	7.8%	11.8%	14.6%
Aged 40-49	9.8%	11.7%	13.0%
Aged 50-59	13.2%	12.9%	12.5%
Aged 60+	45.8%	29.1%	23.0%
Average Age	50.7	42.2	39.5
Housing Status (% of H'holds)			
Owner/Purchaser	75.5%	70.9%	67.4%
Renter	21.3%	26.9%	30.8%
Birthplace (% of Pop'n)			
Australian Born	89.2%	88.5%	72.0%
Overseas Born	47.9%	11.5%	28.0%
• Asia	1.3%	2.8%	12.1%
• Europe	6.0%	4.8%	7.2%
• Other	3.4%	3.9%	8.7%
Family Type (% of Pop'n)			
Couple With Dep't Children	26.1%	38.4%	44.2%
Couple With Non-Dep't Children	6.7%	7.4%	7.7%
Couple Without Children	37.5%	27.1%	23.8%
Single With Dep't Children	8.7%	9.6%	8.6%
Single With Non-Dep't Children	4.5%	4.3%	4.0%
Other Family	0.8%	0.9%	1.0%
Lone Person	15.7%	12.3%	10.8%

Trade Area Population

Population	Actual			Forecast				
	2011	2016	2021	2022	2026	2031	2036	2041
Main Trade Area	33,580	34,969	36,394	36,794	38,794	41,294	43,794	45,794

Map sources: Location IQ, July 2022. **Demographic data:** ABS Census of Population and Housing 2021; Location IQ, July 2022. All due care has been taken in the preparation of this document and as at 30 June 2023, the information in this document is understood to be correct. However, no warranty is given as to the accuracy of the information contained in this document. Trade area maps and population forecasts are provided as an estimation and are indicative only. It should be noted that the information contained in this document should not be taken to be correct at any future date. Trading patterns described in this document will change in the future and this document should not be relied upon in any way to predict future trading patterns. Average annual change (%) numbers provided in this document are calculated using CAGR. The management of Stockland regard the contents of this document as confidential, and retailers should therefore not disclose its contents to any person other than personnel of the retailers involved in the management or promotion of their business at Stockland.