

# Baringa Centre Overview

## Stockland Baringa, a town centre situated in the heart of the masterplanned Aura community.

This neighbourhood centre offers a full-line Super IGA, 16 specialty retailers, commercial floorspace and ample parking with over 300 car spaces. As part of Stockland Aura, one of Australia's largest masterplanned communities, it enjoys a prime location across from Baringa State School and a community centre. The town centre also boasts a state-of-the-art medical centre, gym, swim school and tavern, providing a comprehensive range of amenities for residents and visitors.



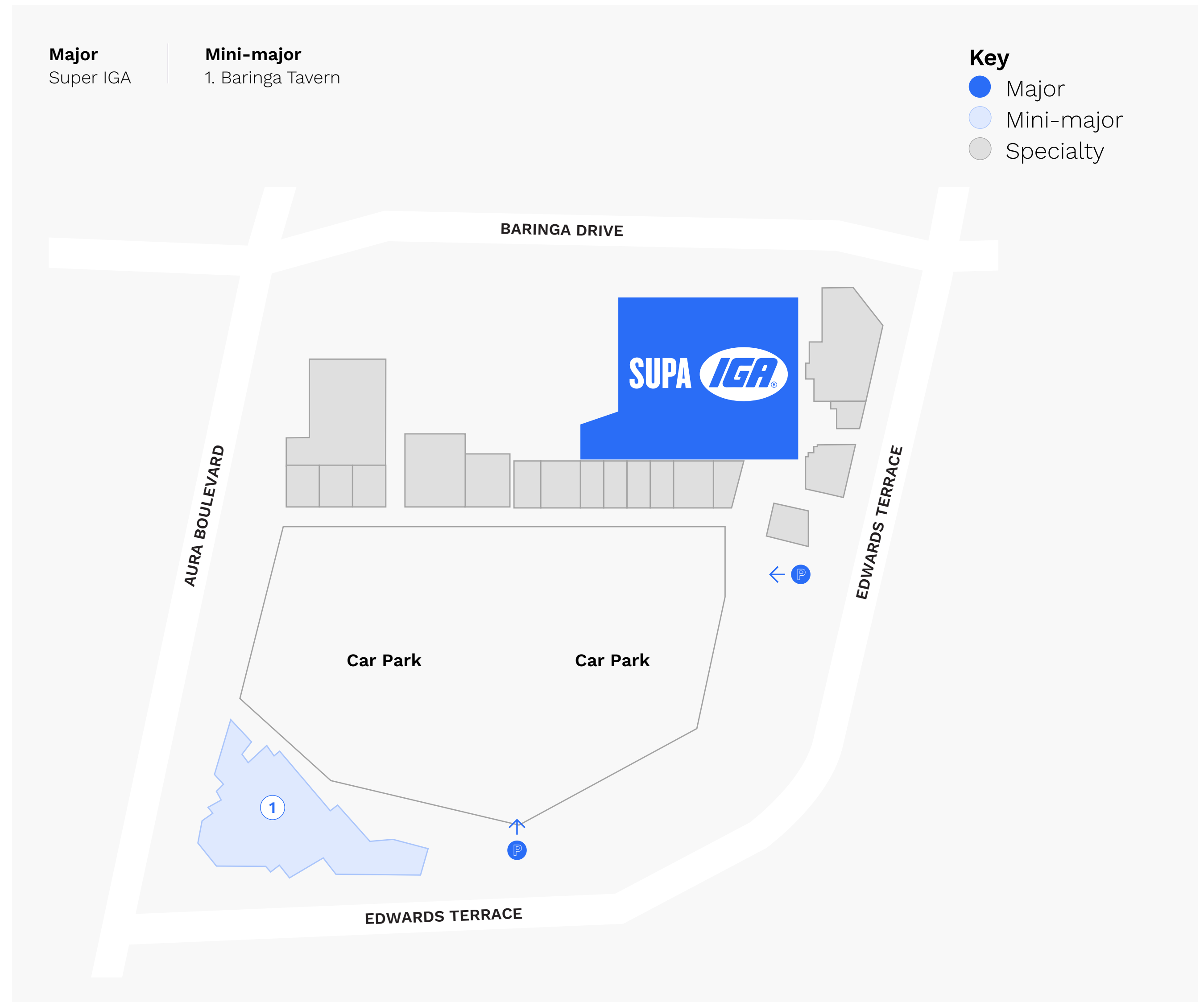
 **6,547sqm**  
GLA

 **306**  
Car spaces

 **16**  
Specialty no.

 **\$40.25M**  
MAT sales

 **\$13,783**  
Specialty sales \$PSM



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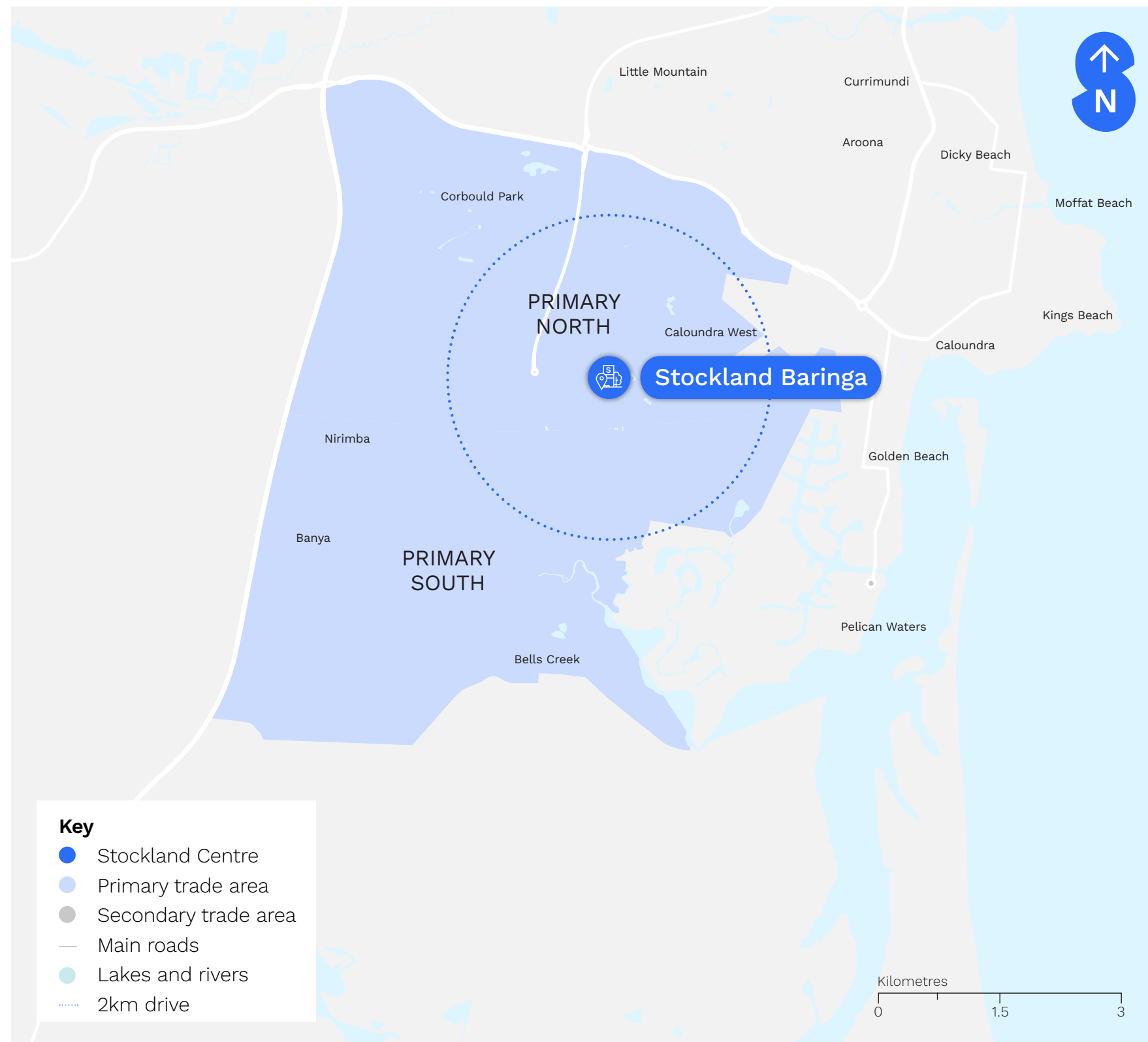
Information is accurate as at 30 June 2023. Centre map is indicative only and subject to change. Does not include ATMs. Cinemas are included as majors. Specialty stores are less than 400 square metres GLA. Mini-majors are greater than 400 square metres GLA. Pad and S Connect sites are not included in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


# Baringa Centre Overview



Stockland Baringa services a primary trade area population that is forecast to reach 27,578 in 2026. The primary trade area population is projected to increase at an average annual rate of 11.9% between 2022 and 2026.

## Trade Area Map



 Avg. household income  
**\$108,207**  
 in main trade area

 Couples with dependent children  
**51.5%**  
 of main trade area

 Average age  
**34.2**  
 in main trade area

 Forecast population  
**27,578**  
 in main trade area by 2026

Characteristics	Primary Sectors		Main TA	SE QLD Avg.	Australia Avg.
	North	South			
<b>Income Levels</b>					
Average Per Capita Income	\$50,755	\$54,666	\$51,386	\$54,626	\$55,301
Per Capita Income Variation	-7.1%	0.1%	-5.9%	n.a.	n.a.
Average Household Income	\$107,116	\$113,676	\$108,207	\$109,843	\$109,594
Household Income Variation	-2.5%	3.5%	-1.5%	n.a.	n.a.
Average Household Size	2.8	2.8	2.8	2.6	2.5
<b>Age Distribution (% of Pop'n)</b>					
Aged 0-14	24.3%	26.4%	24.7%	18.5%	18.0%
Aged 15-19	6.0%	4.4%	5.7%	6.1%	5.7%
Aged 20-29	12.5%	23.1%	14.3%	13.6%	13.3%
Aged 30-39	16.6%	21.1%	17.4%	14.4%	14.6%
Aged 40-49	13.4%	10.5%	12.9%	13.4%	13.0%
Aged 50-59	9.6%	6.8%	9.2%	12.4%	12.5%
Aged 60+	17.5%	7.6%	15.9%	21.7%	23.0%
Average Age	35.2	28.8	34.2	38.8	39.5
<b>Housing Status (% of H'holds)</b>					
Owner/Purchaser	66.5%	66.8%	66.6%	64.6%	67.4%
Renter	32.8%	33.2%	32.9%	33.9%	30.8%
<b>Birthplace (% of Pop'n)</b>					
Australian Born	77.3%	76.9%	77.2%	73.6%	72.0%
Overseas Born	65.8%	39.1%	47.9%	26.4%	28.0%
• Asia	4.0%	6.5%	4.4%	8.3%	12.1%
• Europe	8.1%	5.7%	7.7%	6.5%	7.2%
• Other	10.6%	11.0%	10.7%	11.6%	8.7%
<b>Family Type (% of Pop'n)</b>					
Couple With Dep't Children	51.4%	52.2%	51.5%	44.2%	44.2%
Couple With Non-Dep't Children	6.0%	3.4%	5.6%	7.0%	7.7%
Couple Without Children	20.9%	22.7%	21.2%	24.4%	23.8%
Single With Dep't Children	11.1%	12.2%	11.3%	9.6%	8.6%
Single With Non-Dep't Children	3.4%	3.1%	3.3%	3.8%	4.0%
Other Family	0.8%	0.3%	0.7%	1.1%	1.0%
Lone Person	6.4%	6.1%	6.4%	10.0%	10.8%

## Trade Area Population

Population	Actual			Forecast				
	2011	2016	2021	2022	2026	2031	2036	2041
Primary Sectors								
• North	5,434	7,714	13,136	13,386	13,786	14,036	14,286	14,536
• South	0	0	2,592	4,192	13,792	22,792	31,292	29,542
<b>Main Trade Area</b>	<b>5,434</b>	<b>7,714</b>	<b>15,728</b>	<b>17,578</b>	<b>27,578</b>	<b>36,828</b>	<b>45,578</b>	<b>54,078</b>

**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.