



LEASED Beveridge - Proposed 108 place Childcare Centre for Lease

Medical/Consulting • Retail

CC, 126 Arrowsmith Street, Beveridge, Vic 3753

Floor Area: 1 m²

Land Area: 2482.00 m² (approx)

Leased

Leased: Fri 15-Jul-22

Property Description

- **Proposed 108 place Child Care (STCA)**
- **Strong demand of 9.4 kids per place**
- **Only 1 other childcare within 5.5 km**

* Leased!

* Proposed 108 place Child Care Centre (STCA)

* Outstanding positioning amongst several large-scale upcoming housing developments. 12 upcoming housing estates with combined estimated 10,960 new lots within 3km radius

* Strong demand for childcare in the area with a ratio of 9.4 children per place within 5.5km radius of the site

* Only 1 other childcare centre within 5.5km radius

* Beverage Primary School 450m down the road

* Proposed swimming school, medical, pharmacy on site

* Located 700m from Hume Freeway with 25,000 south-bound commutes

* Total site area approx. 2,482 SQM

* Lease Term – 10 + 10 + 10

* Rent Reviews – 3.5% fixed annual reviews

* Market Reviews - at the expiration of the term

This centre is available For Lease now

Contact Wendy Zhou 0422 011 188 or Guido Bonanni 0407 444 808 to receive a detailed information memorandum and lease documentation.



Guido Bonanni

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