



## BULKY GOODS IN FAST GROWING DEMOGRAPHIC

Showrooms/Bulky Goods • Retail • Offices

Unit 2, 164-172 Tongarra Road, Albion Park, NSW 2527

**Floor Area:** 466 m<sup>2</sup>

### Property Description

Raine & Horne Commercial Wollongong are pleased to present this prime bulky goods retail site, the last commercial site on the strip before adjoining residential zoning. The site is well placed to service the expanding residential areas of Croom, Calderwood, Tullimbar and Tongarra as well as Albion Park itself. At present some 15,000 cars pass daily with Tongarra Road offering access to all of these fast growing residential areas. This number will grow exponentially over the next 1-3 years with the roll out of highly sort over residential blocks which are providing both first home buyers and those wishing for a new build an opportunity to have new schools, both primary and secondary along with good shopping options in surrounding areas.

One of the big 4 service stations have already secured a proportion of this new site for a much needed petrol station, at present there is only 1 petrol station (Woolworths) in this area

with 60+ car parking spaces on site, this is a great opportunity to secure a newly constructed build with easy access to this ever expanding residential area.

**For Lease**

Price on Application

### Additional Details

#### Car Spaces

60

**Raine & Horne.  
Commercial**

**Lynda Burnside**

0411 800 801

**Raine & Horne Commercial -  
Wollongong**

226 Corrimal Street, Wollongong  
NSW 2500

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