

# MELTON GATEWAY

### PHYSICAL STATS

Gross Lettable Area  
Total: 6,360m<sup>2</sup>

Car Spaces  
(on grade)  
Total: 178



### CENTRE INFORMATION

Melton Gateway is a trade supplies/bulky goods development located on a high profile site at the intersection of Melton Highway and High Street in the rapidly growing township of Melton.

The centre includes approximately 6,400 sqm of gross lettable floor space, several industrial lots, two fast food outlets (including a McDonald's restaurant) and a Woolworths service station.

Melton Gateway is well located to capitalise on the rapid population growth occurring in the Melton Township and surrounds. This outer north-western corridor of Melbourne is one of four key growth areas on Melbourne's urban fringes.



**66 – 84 High Street,  
Melton Victoria**

# MELTON GATEWAY

## TRADE AREA DEMOGRAPHICS\*

### Within 5km

- The predominant age group in the area is 25-54 representing 39.4% of the total Primary Trade Area
- The predominant income group is \$41600-62348 representing 22.4% of the total Primary Trade Area
- Median age is 37

### Within 10km

- The predominant age group in the area is 25-54 representing 43.8% of the total Secondary Trade Area
- The predominant income group is \$62400-88348 representing 22.5% of the total Secondary Trade Area
- Median age is 41

The population of the trade area is currently estimated at 204,330 people and is projected to grow rapidly to 278,660 people over the next decade. Melton is the second fastest growing local government area in Victoria.

## DEMOGRAPHIC AND EXPENDITURE

### Age

Primary			Secondary		
Age	Total	%	Age	Total	%
0-14	1,401	19.1	0-14	7,168	22.7
15-24	1,126	15.4	15-24	5,163	16.4
25-54	2,879	39.4	25-54	13,803	43.8
55-64	1,065	14.6	55-64	3,228	10.2
65+	837	11.5	65+	2,174	6.9
<b>Total</b>	<b>7,308</b>		<b>Total</b>	<b>31,536</b>	

## Expenditure

Primary			Secondary		
Income	Total	%	Income	Total	%
\$0-12,948	9	1.1	\$0-12,948	44	1.0
\$13K-25,948	32	4.0	\$13K-25,948	100	2.3
\$26K-41,548	107	13.5	\$26K-41,548	391	9.0
\$41,600-62,348	178	22.4	\$41,600-62,348	861	19.8
\$62,400-88,348	159	20.0	\$62,400-88,348	978	22.5
\$88,400-129,948	122	15.4	\$88,400-129,948	880	20.3
\$130K+	70	8.9	\$130K+	450	10.5
Partial Income	96	12.2	Partial Income	547	12.6
Not Stated	20	2.5	Not Stated	87	2.0
<b>Total</b>	<b>793</b>		<b>Total</b>	<b>4,338</b>	

\* All data: Australian Bureau of Statistics 2006, Census Tables of various Statistical Local Areas, Population & Housing, viewed 9 April 2008, <http://www.censusdata.abs.gov.au>



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**CBRE**  
CB RICHARD ELLIS

## LEASING ENQUIRIES

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