

# Major tenants find new home in Avion Centre

**The near complete Avion Centre development has secured international grocer SPAR and Australian liquor chain Liquorland as anchor tenants, renewing interest in the project from local investors and tenants alike.**

Conceived and developed by Merranda, the combination of project management company, Australian Building Components Pty Ltd and award winning architectural firm, Matovic Partnership, Avion Centre is set to be Gladstone's newest neighbourhood convenience shopping and medical facility.

The retail division of the Centre is comprised of 8 architecturally designed commercial premises, two of which have already been snapped up by the anchor tenants. The developers are currently in the process of putting together the final mix of quality tenants, with the ideal combination to include a video store and daytime and evening fast food/family dining establishment (i.e., coffee shop, noodle bar, fish and chip shop, pizza takeaway, etc).

The Centre also has a second story medical centre which will provide much needed general medical and allied health services to the local New Auckland and greater Gladstone communities, as well as the

countless new businesses, professionals and skilled workers who are flocking to the area as a result of the region's ongoing industrial boom.

“With major industry projects like the \$8B Queensland Gas Company and BG Group's LNG production facility now underway and the RG Tanna Coal Terminal expansion now in operation, and with countless other major projects planned, the population of Gladstone and the surrounding areas is just going to skyrocket,” says Merranda's Co-Director, Mark Dindas.

“The town needs to be prepared for that, and adequate infrastructure must be put in place to accommodate the anticipated rapid population expansion.”

Avion Centre is in a prime location to answer the convenience shopping and medical needs of the booming Gladstone region, boasting convenient access to the Dawson Highway, ample car parking facilities, public transport at its door and close proximity to a retirement village, well-established childcare centre and residents of the New Auckland area.

Newly established and rapidly growing 'Greenfield' suburb, New Auckland, is fast becoming a strategic location for commercial and residential development, with quality developments keenly sought and competitively secured by discerning owner-occupiers and investors, in a bid to get a foot in the door of the Gladstone investment market before the anticipated price increases fully take hold.

In the final stages of construction and expected to be complete by the end of September, retail space in the Centre is leasing now and interested parties are invited to inspect the plan and obtain leasing details now.

For more information visit [www.merranda.com.au](http://www.merranda.com.au) or call (07) 3217 4199.