



Bell Central

MUDGEERABA

LEASING OPPORTUNITIES

MUDGEERABA'S MOST CONVENIENT SHOPPING

A BUSY RETAIL HUB FOR LOCALS & HOLIDAY MAKERS ALIKE.

Bell Central is a modern neighbourhood shopping centre, anchored by a Coles Supermarket.

It also features a Medical Centre and 12 specialty stores, including a Pharmacy, BWS and Jetts Fitness.

Other significant landmarks located within the general area include Mudgeeraba State School and the Glades Golf Club.

Situated in the beautiful location of Mudgeeraba with the convenience of being just off the M1 in the Gold Coast, Bell Central provides a great opportunity for potential tenants.

EASY ACCESS

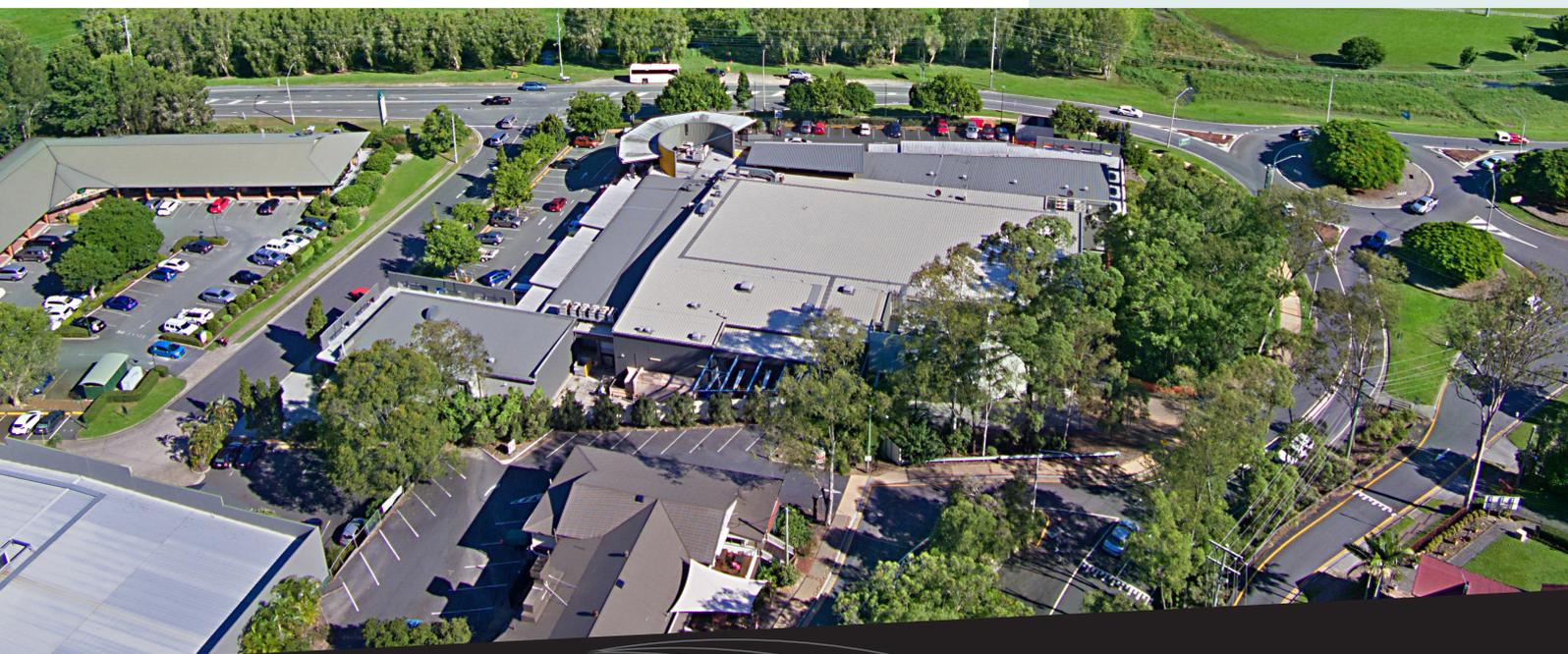
LOCATED CLOSE TO M1, THE MAJOR HIGHWAY FROM GOLD COAST TO BRISBANE

200+ FREE

CONVENIENT EXTERNAL & UNDERCOVER CAR PARKING OPTIONS

EXTENDED TRADE

OPEN 7 DAYS



FREE WIFI | FREE PARKING | OPEN 7 DAYS
BELLCENTRAL.COM.AU



CLARENCE
PROPERTY



WHY CHOOSE BELL CENTRAL?

REGIONAL PROFILE

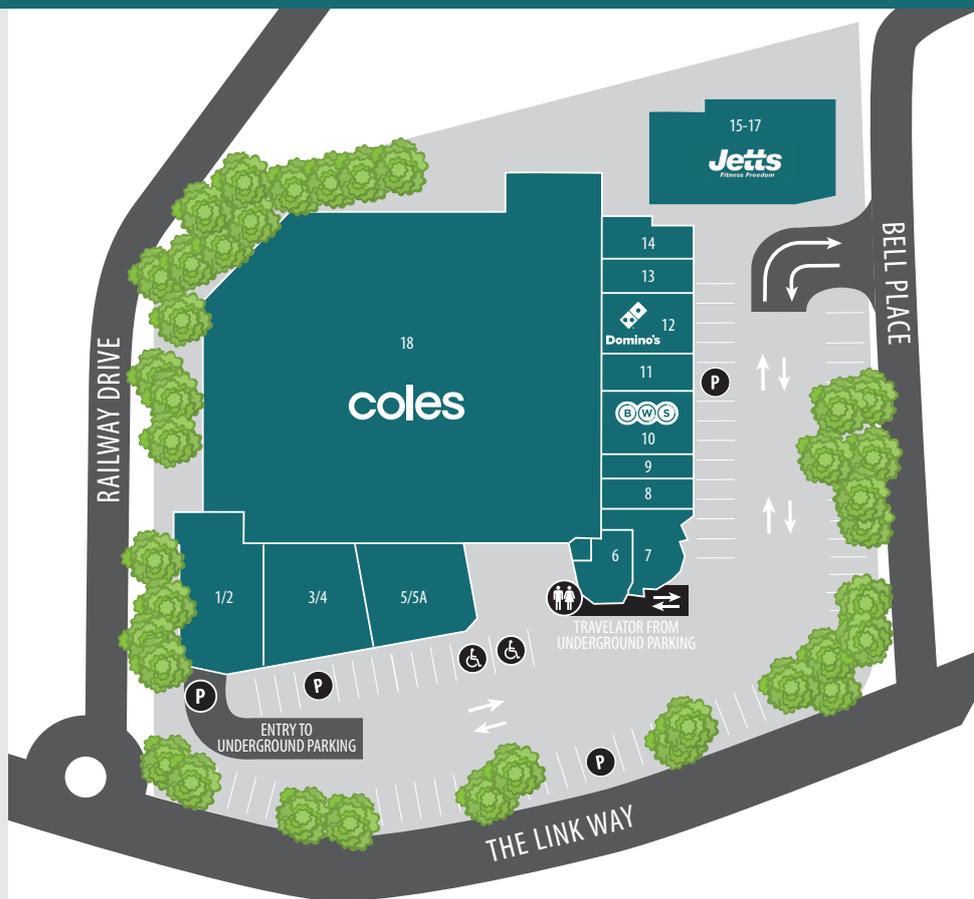
Strategically positioned, Mudgeeraba skirts the fringes of the thriving and expanding Gold Coast and sits patiently at the foot of the Gold Coast Hinterland. Bell Central is a neighbourhood shopping centre servicing a growing community with a 1.1% projected annual population growth.

Mudgeeraba is just 80 kilometres south of Brisbane and 20 kilometres north of the Gold Coast Airport. Bell Central Mudgeeraba is easily accessible by car from the M1 – the main highway linking Brisbane and the Gold Coast.

CENTRE PROFILE

Bell Central Mudgeeraba is a single level shopping centre, complete with ramps, designed to provide the elderly and disabled with complete access in and around the centre.

We have disabled parking, as well as Parents with Prams car parks in designated areas, to ensure ease of access.



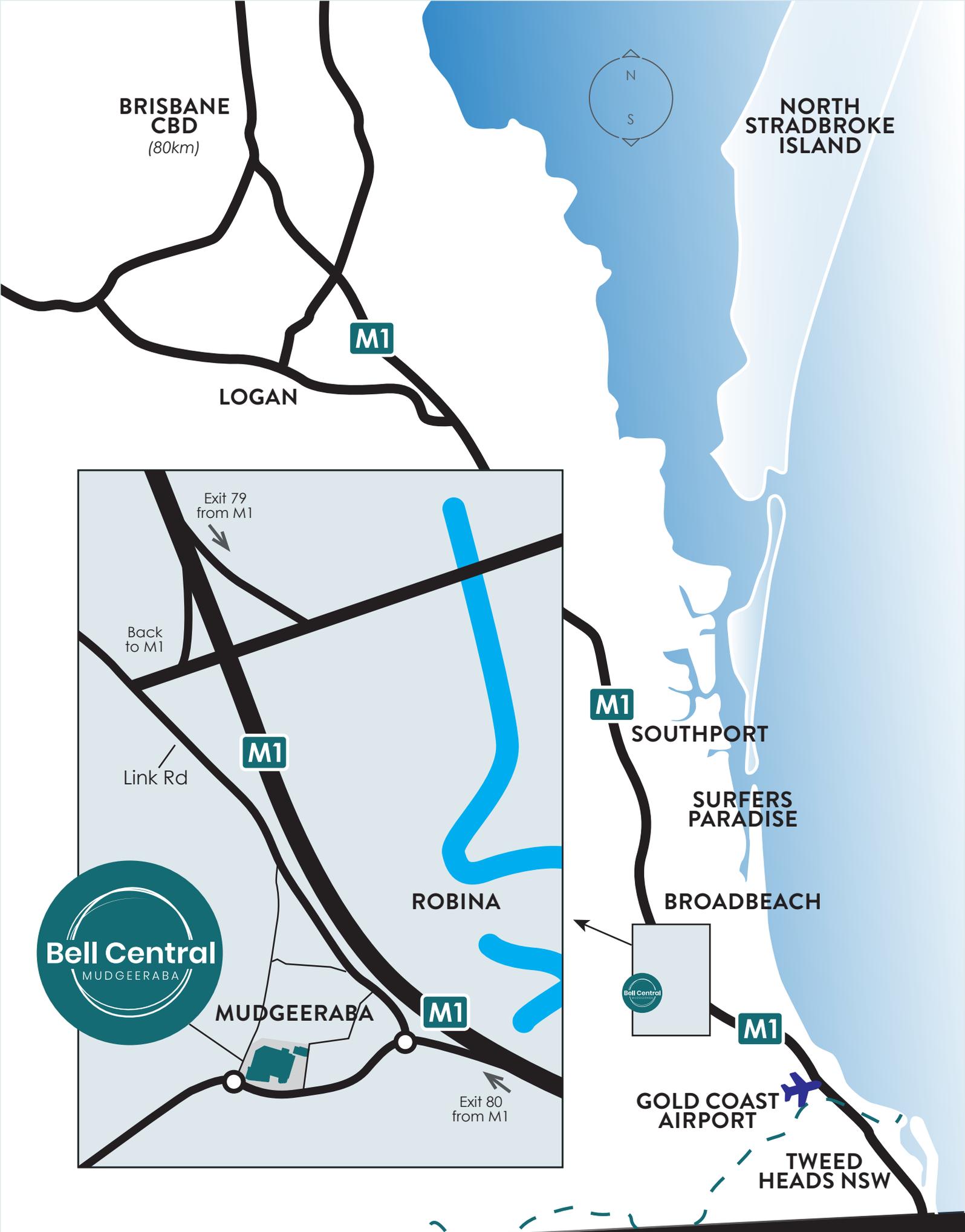
CURRENT TENANTS

- Coles
- Biltong Republic
- BWS
- Dominos
- Jetts Fitness
- Pharmasaves Medicines Plus Pharmacy
- Mudgeeraba Seafoods
- Rice 2 Go
- Shack and Co
- King Cutz Barber & Co
- Mudgeeraba Family Medical Centre
- Mudgeeraba Electoral Office
- Sushi Bliss
- Unique Nails & Beauty



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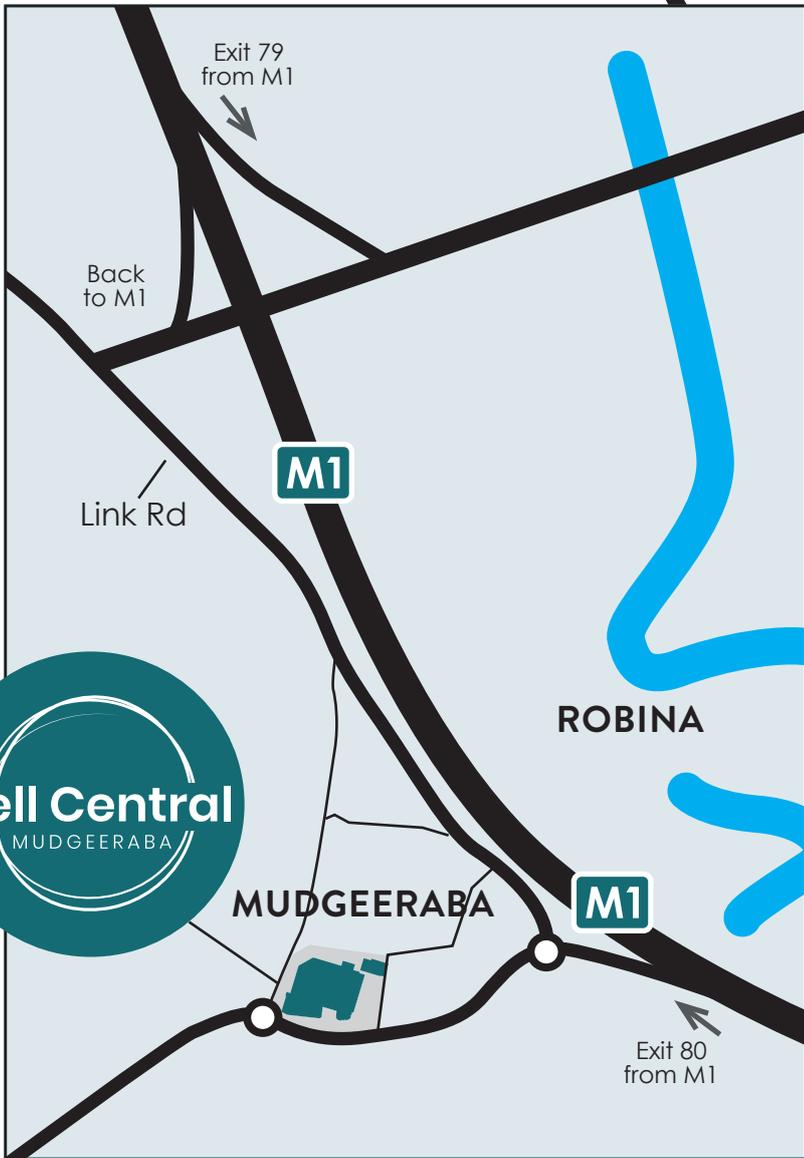


BRISBANE
CBD
(80km)

NORTH
STRADBROKE
ISLAND

M1

LOGAN



M1

SOUTHPORT

SURFERS
PARADISE

BROADBEACH

Bell Central

M1

GOLD COAST
AIRPORT

TWEED
HEADS NSW



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FURTHER INFORMATION

LEASING OPPORTUNITIES

Clarence Property is seeking interest to join our dynamic tenancy mix at Bell Central. Contact us today to discuss leasing opportunities further.

FOR FURTHER INFORMATION

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CLARENCE PROPERTY

A HISTORY OF SUCCESS

Clarence Property is a market leading funds management business combining people, capital and ideas to help our investors, shareholders and the community we serve, to prosper.

Clarence Property has a strong and consistent track record in successful property investment. This success is delivered through an experienced team, extensive leasing capabilities, a strong development track record and access to off-market opportunities. The key foundation driving everything Clarence Property undertakes is to deliver enduring property income to unitholders. Clarence's portfolio includes commercial, retail, logistics, industrial and residential developments and properties from Townsville in Queensland to Grafton in Northern NSW.

Today the business has approximately \$860m of real estate assets under management, with both significant investment and development opportunities.



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