



## FINAL TWO TENANCIES

Showrooms/Bulky Goods

7 Sunlight Drive, Port Kennedy, WA 6172

**Floor Area:** 986.0 m<sup>2</sup> - 2500.0 m<sup>2</sup>

### Property Description

The Port Kennedy Power Centre occupies a gateway site to the surrounding Port Kennedy Large Format Retail and Industrial precinct. Following conversion of the existing property, the centre will provide approximately 13 tenancies varying in sizes suitable for a variety of uses including LFR, gyms, play centres and trade sales. Additional food and beverage and pad site opportunities will be provided to complement the retail offer.

The Centre benefits from convenient access to the main roads of Warnbro Sound Avenue and Port Kennedy Drive, high visibility signage and excellent access for parking.

Port Kennedy is a fast growing region of Western Australia. Situated approximately 45 kilometres south of the Perth CBD between the cities of Rockingham and Mandurah, large growth is projected in the immediate area. Located adjacent to the subject site is the main road of Warnbro Sound Avenue, which is exposed to over 14,999 cars passing per day (Main Roads WA 2021/22). The City of Rockingham is estimated to have a population of 140,595 people as at 2021 and this is forecast to grow to over 192,000 people by 2036, an estimated population increase of 37.60%.

### For Lease

Price on Application  
Plus Outgoings

### Additional Details

**Outgoings**  
\$41

**Zoning**  
Showroom  
Approved

**Parking  
Comments**  
Approx 229 bays



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**Vend Property - Subiaco**

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