

FARM GATE LOCAL CLYDE

1897 Ballarto Road, Clyde VIC 3978

COMMUNITY &
CULTURE



FARM GATE

LOCAL

FARM GATE LOCAL, CLYDE

Farm Gate Local, Clyde is an architecturally designed local Town Centre, situated within the vibrant new masterplanned community; Riverfield. Located within Melbourne's south-east growth corridor, this new retail hub is perfectly positioned in close proximity to thriving suburbs such as Berwick, Narre Warren, Beaconsfield, and Clyde. Servicing the vibrant suburb of Clyde, the Local Convenience Centre abuts local amenities such as parklands, medical and educational services, business centres and key transport networks.

The future local convenience centre consists of 14 leasing opportunities including supermarket, medical or gym, food & beverage, restaurant, early learning and education centre and retail shops with provision for ample carparking. Bordering Farm Gate Local, Clyde will be an Aspire operated Childcare Centre, also being developed by Oreana. The site is located at the corner of Ballarto and Riverland Road with construction due be completed by mid-2025. On completion Farm Gate Local, Clyde will consist of an estimated 2200 sqm of leasable retail and commercial space with tenancies all ranging from 60 to 597 sqm, all available for pre lease.

The site provides easy connection to the CBD with M420 South Gippsland Highway and provides strong connectivity to the broader south-east corridor. In addition, the wider Riverfield community is set to benefit from the Suburban Parks Program, a \$154 million project consisting of 400-hectares of multi-use, active and open space and adjacent to the subject property.

With several emerging communities within the catchment, exposure and traffic volume will significantly increase, especially once Ballarto Road is upgraded to a major four-lane arterial road.

Oreana aims to create a modern and vibrant retail hub designed to be an anchor and true 'local' for the community.



Future Clyde Station (By 2031)



16 minute drive to Cranbourne Station



6000 homes currently not serviced by a local convenience retail centre

Farm Gate Local, Clyde is a new neighbourhood shopping centre perfectly located within a 6,000 home community.



Artist impression



« Ballarto Road »

« Riverland Road »

THE LOCATION



Riverfield Promenade

Goldfields



St.GERMAIN
a place like no other



Officer South
Employment PSP

Stockland Evergreen
~3000 homes. 20% complete

Pattersons Road

Pound Road

Riverland Road

Future Retirement

Future Sport /
Recreation

Future Community

Future Education

Future Sport /
Recreation

Future Education

Future Park

Future Park

Future Community

Stockland future
retirement village.
3,500 residents.

Riverfield Estate
~2,300 homes

Future Residential

aspire 146 place
childcare centre

FARM GATE
LOCAL



Future Park

Future Park

Future Park

Ballarto Road



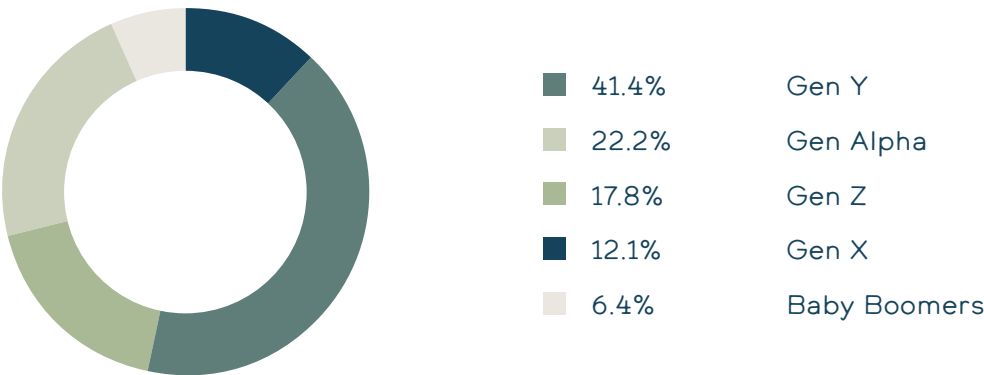
Artist impression

WHO WE ARE

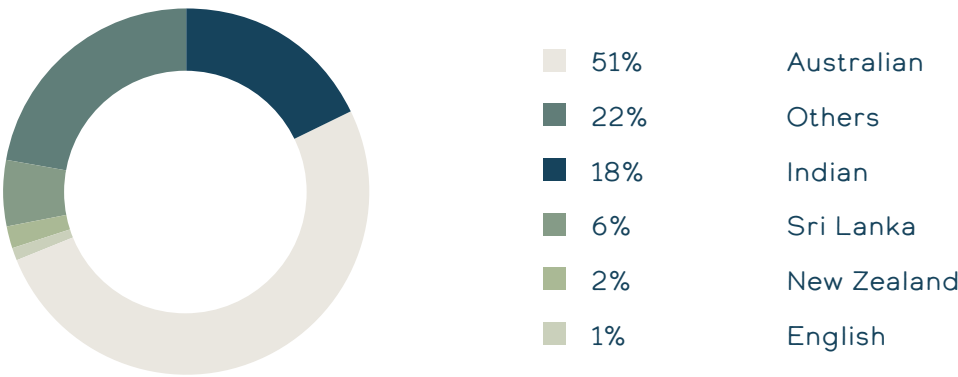
Oreana is a privately-owned Australian property company that spans the full spectrum of development – from residential to commercial, retail and education. Over the past 20 years, Oreana has set out to deliver developments that enrich the lives of those who live and work in them. It creates valued and thriving community hubs by identifying specific community needs and delivering amenity that caters to these, whether this is childcares, swim schools, medical centres or retail outlets. The business also delivers high quality housing, ultimately creating neighbourhoods that are fantastic places to live.

Welcome to Farm Gate Local, Clyde, situated within one of the largest growth corridors in Victoria.

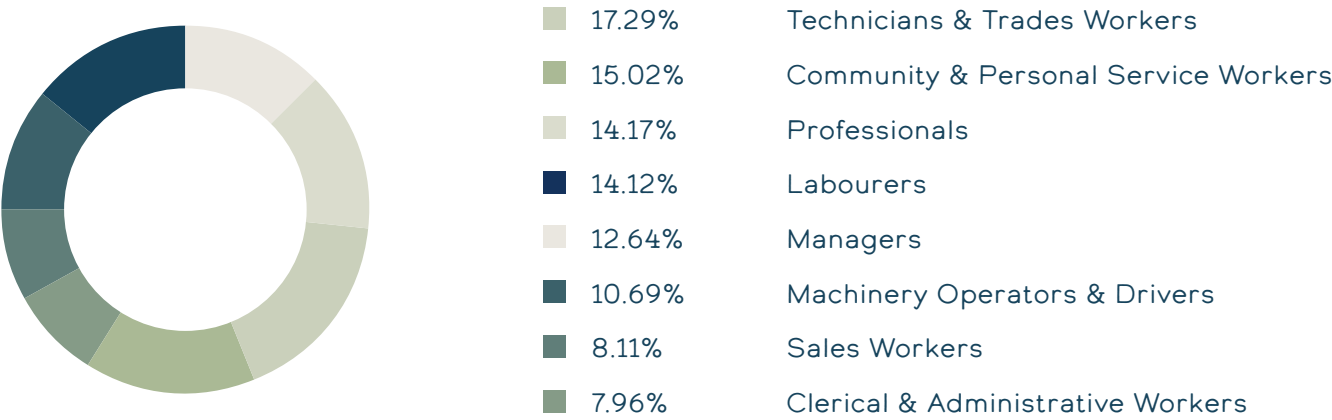
TRADE AREA DEMOGRAPHICS



Lifestages that demonstrate a young population that underpins social investment for generations.
Source: Gapmaps



Diversity in cultures allowing for a variety of retail uses.
Source: Gapmaps



A variety of working class professionals that demonstrate the diversity of the area.
Source: ABS Census

TRADE AREA DEMOGRAPHICS

24,134

dwelling will be owner occupied within a 7km radius to 'Farm Gate Local'

72,402

residents within a 7km radius to 'Farm Gate Local'








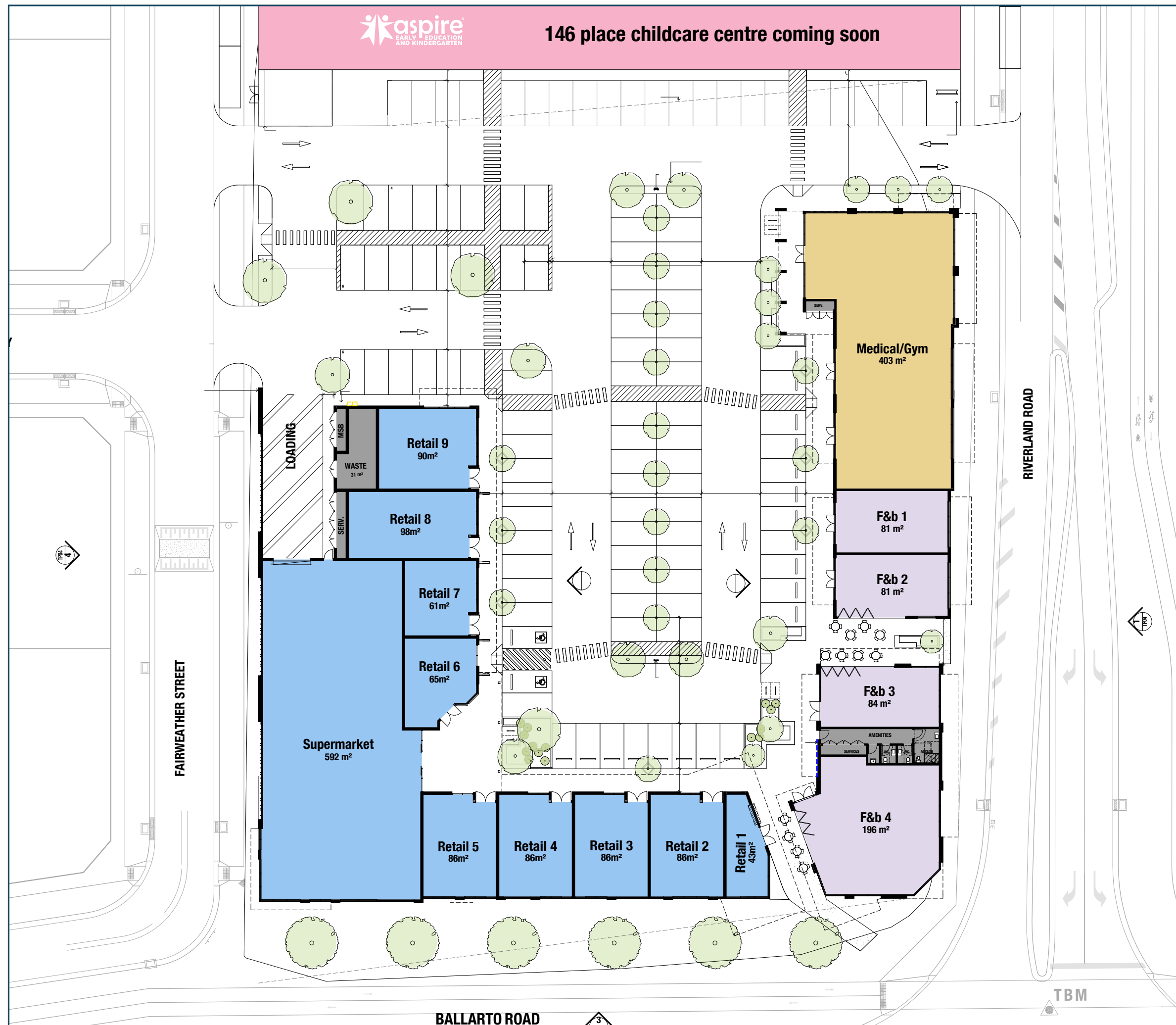
Artist impression

THE LOCATION



~6000 RESIDENTS
TO SERVICE
WITH NO RETAIL
CENTRE IN CLOSE
PROXIMITY

- LEGEND
-  Farm Gate Local, Clyde
 -  Transport
 -  Education
 -  Recreation
 -  Parks/Reserve



Interested in Farm Gate Local, Clyde?

For enquiries contact:

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 **Burgess
Rawson**

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