

# 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 to 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

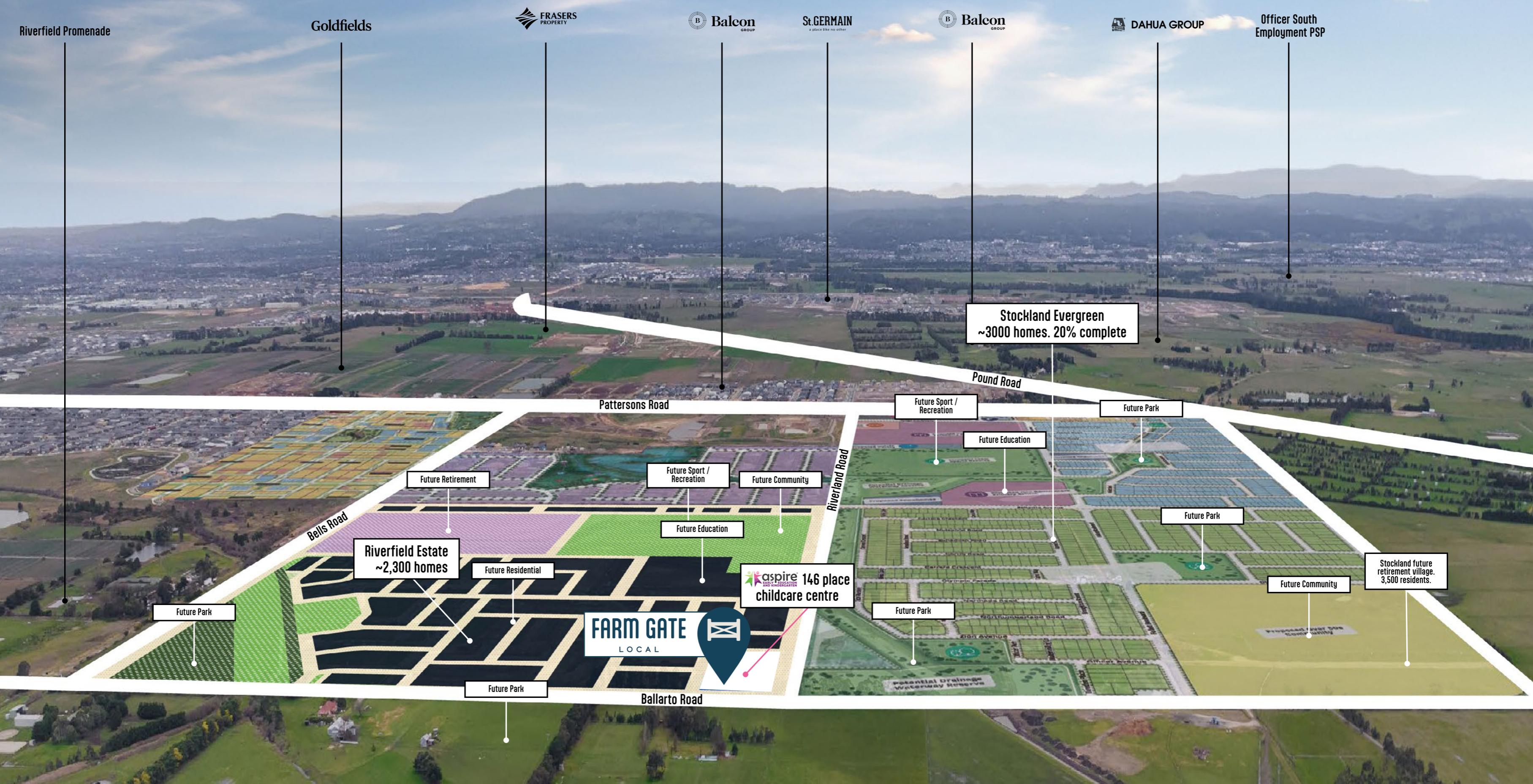
Farm Gate Local, Clyde is a new neighbourhood shopping centre perfectly located within a 6,000 home community.



Artist impression



# THE LOCATION





# CLYDE'S NEW LOCAL

## 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



41.4%	Gen Y
22.2%	Gen Alpha
17.8%	Gen Z
12.1%	Gen X
6.4%	Baby Boomers

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

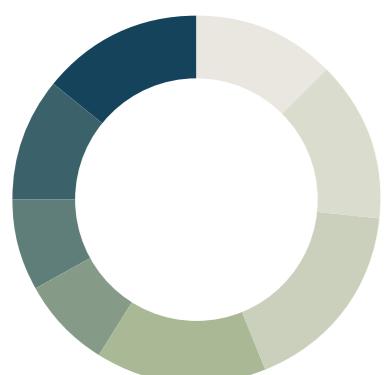
Source: Gapmaps



51%	Australian
22%	Others
18%	Indian
6%	Sri Lanka
2%	New Zealand
1%	English

Diversity in cultures allowing for a variety of retail uses.

Source: Gapmaps



17.29%	Technicians & Trades Workers
15.02%	Community & Personal Service Workers
14.17%	Professionals
14.12%	Labourers
12.64%	Managers
10.69%	Machinery Operators & Drivers
8.11%	Sales Workers
7.96%	Clerical & Administrative Workers

A variety of working class professionals that demonstrate the diversity of the area.

Source: ABS Census

# TRADE AREA DEMOGRAPHICS

**24,134**

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

**72,402**

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

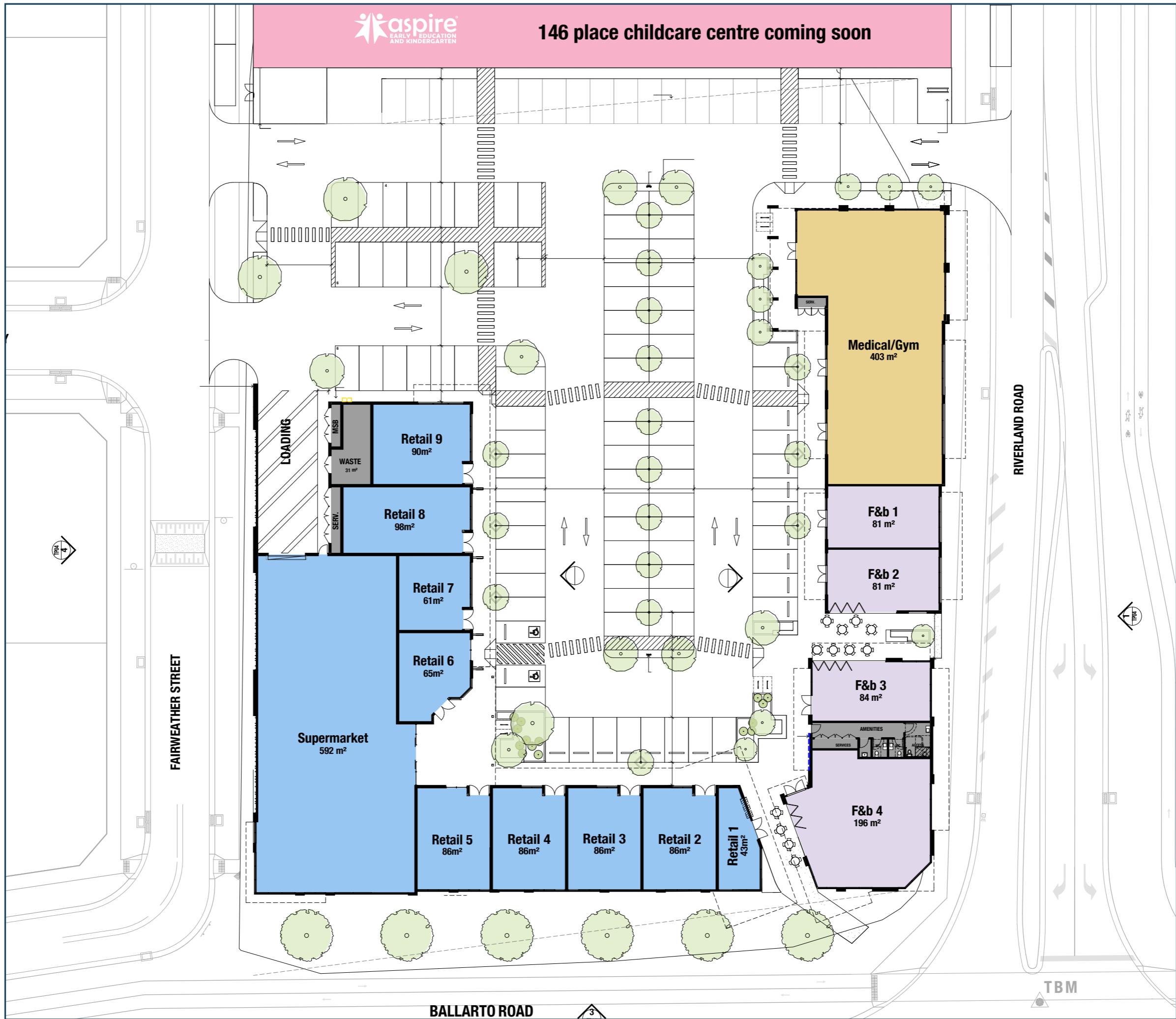


Artist impression

# THE LOCATION

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Oreana.

## Interested in Farm Gate Local, Clyde?

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