



# Freshwater Village

GRIFFIN



Woolworths  WattleRun 

# Freshwater Village

The Freshwater Village is on its way to Griffin, anchored by a supermarket and flexible specialty tenancies including a medical centre, Piazza for alfresco dining and entertainment, and an array of food and beverage outlets.

## GRIFFIN

Griffin is located 22km north of Brisbane's CBD in the Moreton Bay Region and set in an ideal location, close to Redcliffe beaches (20mins) with easy access to the Sunshine Coast (1hr) and Brisbane's CBD, just 30 minutes away, via the Bruce Highway.

While only a quick drive to North Lakes, Murrumba Downs and Strathpine, Griffin also boasts extensive bus and train routes making it easy commuting throughout the region and beyond.

Griffin hasn't shed its rural identity and is made up of both farmland and residential giving it country charm with city living.

## GRIFFIN DEMOGRAPHICS



### Strong population growth

Estimated 9,900 residents in 2023, projected to increase to 14,000 residents in 2036.



### Young family dominant suburb

More than 50% of households are couples with children, and a lower proportion of people in older age groups compared to other Moreton Bay suburbs



### A working suburb

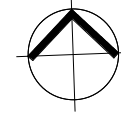
About 78% of residents (aged 15+) participate in the labour force, and most travel out of the suburb for work.



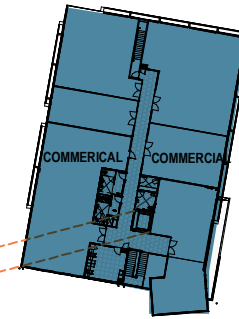
### Ethnic diversity

Although two thirds of residents are born in Australia, there are 46 ethnicities present in Griffin.

# FRESHWATER VILLAGE MAP



PRECINCT 1



FIRST FLOOR

1

## Retail Zone

- 3,120sqm supermarket
- 556sqm specialty retail tenancies
- 235 car parking spaces

2

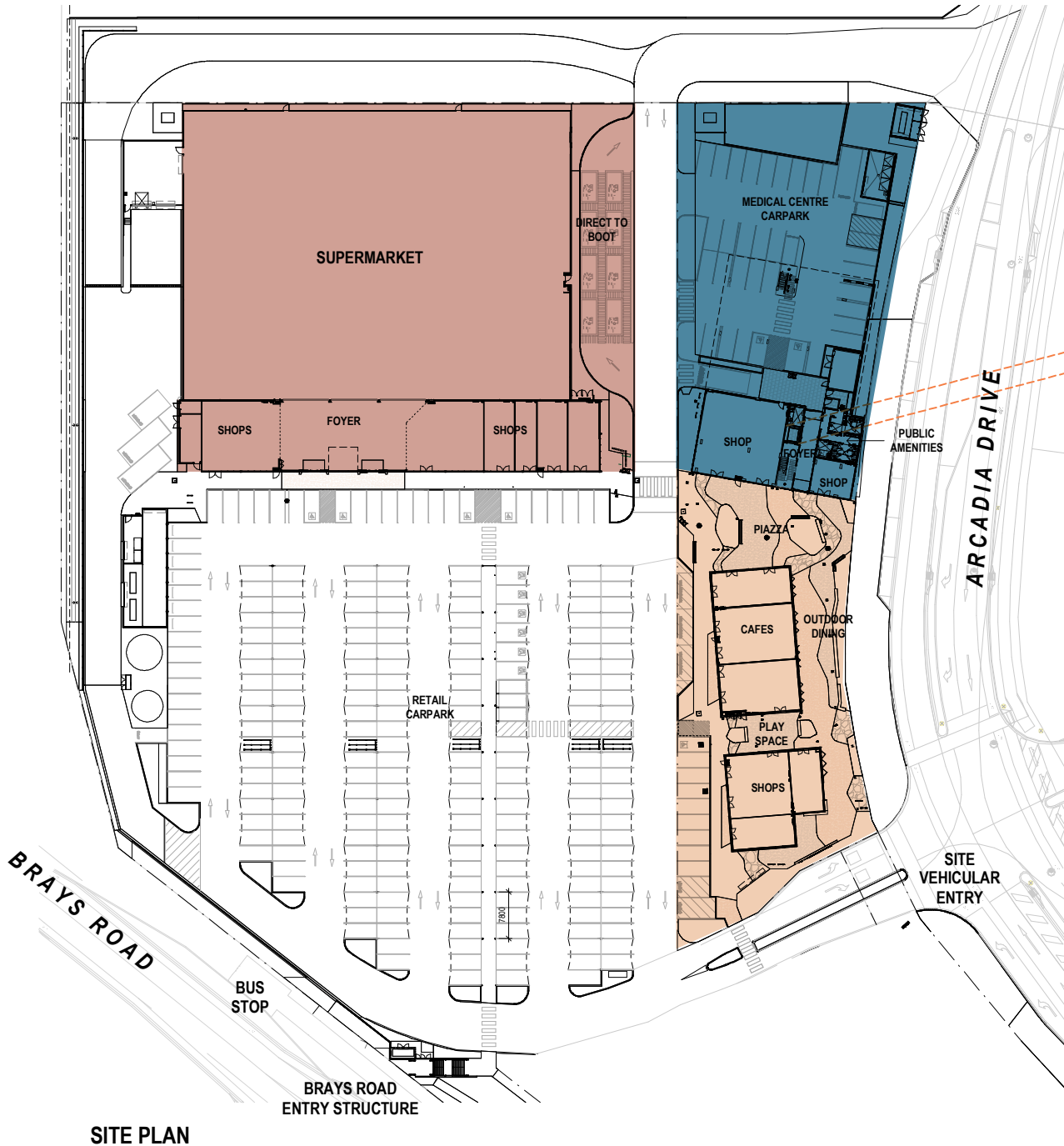
## Health Zone

- 790sqm health services on the first floor
- 237sqm food/retail tenancies
  - 55sqm amenities
  - 35 undercover car parking spaces

3

## Outdoor Dining Zone

- 536sqm food/dining/retail tenancies



SITE PLAN



SCAN TO VIEW THE  
DEVELOPMENT VIDEO  
ON THE WEBSITE

REDCLIFFE

GRIFFIN STATE  
SCHOOL ON  
WESLEY RD  
(400MTRS)

NEW ROAD  
- ARCADIA  
DRIVE

GRIFFIN  
SPORTING  
FIELDS ON  
HENRY ROAD  
(1.5KM)

HENRY ROAD  
UPGRADE

FRESHWATER  
PLACE



BRAYS RD  
UPGRADE

GATEWAY ARTERIAL  
TO GOLD COAST  
(4KMS)

BRISBANE CBD


NORTH LAKES VIA  
ANZAC AVENUE  
(2KMS)

MURRUMBA  
DOWNS TRAIN  
STATION VIA  
BRAYS ROAD  
(1KM)

UNDURBA  
STATE SCHOOL

MURRUMBA STATE  
SECONDARY  
COLLEGE

LIVING FAITH LUTHERAN  
PRIMARY SCHOOL VIA  
BRAY ROAD

 Freshwater Village

M1 MOTORWAY



## SOME KEY FEATURES IN GRIFFIN INCLUDE:

### **Freshwater Park**

1.5ha parkland with walking tracks and recreational areas is completed and open to the public.

### **Freshwater Place**

Development of 126 new housing lots completed. House building is well advanced and nearly sold out.

### **Freshwater Harvest**

A planned produce farm that will serve the local community.

### **Griffin State School**

Significant building extension project completed in 2020 providing the school an enrolment capacity of about 1400 students.

### **Griffin Sports Complex**

One of the best multi-sports precincts in Southeast Queensland with stage 1 Rugby League fields already completed and stage 2 including soccer fields, netball and tennis courts, spectator areas, playground and carparking for 140 vehicles underway.

### **Henry Road and Dohles Rocks Road upgrade**

This road project including road widening, traffic signal installation, and increasing road height, has been completed.

### **Brays Road upgrade has commenced**

A new intersection upgrade for Brays Road and Cairns Road and the new road Arcadia Drive that will service Freshwater Hub.

### **Bruce Highway Upgrades**

Stage 1 is underway and includes new ramps at Dohles Rocks Road which will improve access to the suburb.



## **BENEFITS OF LIVING IN GRIFFIN**

### **Family owned & long-term holders**

Proven track record for building quality spaces and asset positioning for long-term success of the centre.

### **Partnership approach**

The tenant and the community are the centre of all planning and decision making.

### **Little competition**

Nearby centres are focussed only on convenience and have limited choice.

### **Easy access and convenience**

Situated on traffic flows from public facilities and schools, and integration with active transport options.

### **Future site potential**

Surrounding green fields lots will be curated to respond to emerging community needs and trends.

### **Mixed-use offering at Freshwater**

Developing a morning, evening and weekend economy

## **FUTURE SITE DEVELOPMENT PLAN**

### **New Commercial Zone (Stage 3)**

- Indoor sport & recreation facilities
- Pub/craft brewery/fine dining options
- Additional specialty retail/dining tenancies
- 57 car parking spaces

## **MASTER PLAN OPTIONS MAY INCLUDE:**

- Main Street' retail tenancies
- Professional services suites
- On demand/shared business suites
- Entertainment precinct
- Fast food tenancies
- Connected social spaces & 'pop up' events
- Additional car parking spaces



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