INFORMATION MEMORANDUM 2026

THE MILL QUARTER

One destination. Designed for life.



Now open for early allocation, this limited release comprises 10 architecturally designed retail showrooms for health, wellness and recreational uses.

RetailProjex


WELLNESS

Shoalhaven's next destination for health and recreation.

Purpose-built to support a vibrant and active community, The Mill Quarter is a dynamic lifestyle precinct in South Nowra, delivered by Leadmark and designed to bring together health, fitness, wellbeing and recreational experiences in one connected location.

Offering flexible tenancy options and opportunities for a diverse mix of operators, The Mill Quarter is set to become a thriving hub where people can move, connect, recharge and play.

Snapshot

LETTABLE AREA	8,764m²
SHOWROOMS	10 units - flexible sizing
HANDOVER	Estimated Q2 2028
DELIVERY	Leadmark

ADDRESS
13 Nowra Hill Road, South Nowra NSW 2541

DESCRIPTION
10 showrooms across a GLA of 8,764m², with flexible sizing on offer to suit a range of requirements.

LOCATION
One minute from the Princes Highway, within South Nowra's established commercial and large-format retail catchment. Close to Nowra CBD and major national anchors.

DELIVERED BY
Leadmark as developer and Demcon Group as builder, working as one coordinated delivery team.

Four reasons this release matters.

01

Tightly held supply

South Nowra continues to experience low retail vacancy.

02

Flexible scale in one address

Designed to accommodate a diverse range of recreational and convenience retail requirements.

03

Regional growth drivers

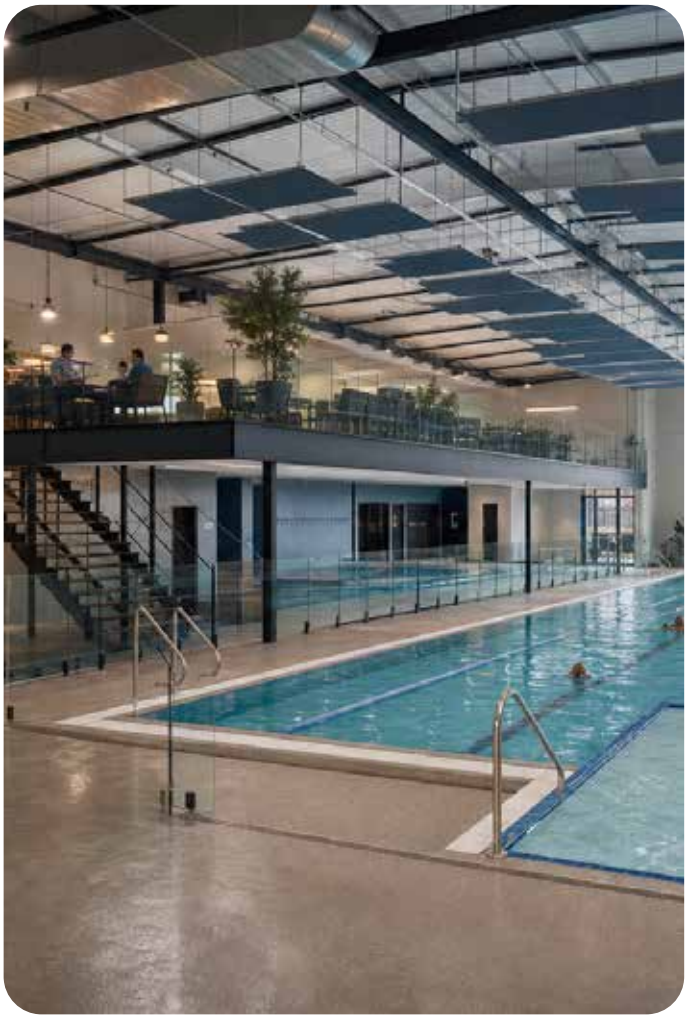
The site sits within reach of major retail, health and highway investment.

04

Health and recreation destination

Join complementary retailers in this destinational lifestyle precinct.









Ten showrooms.
One coordinated address.



UNIT	AREA
Showroom 01	809 m²
Showroom 02	1,121 m²
Showroom 03	1,121 m²
Showroom 04	1,222 m²
Showroom 05	819 m²

UNIT	AREA
Showroom 06	1,255 m²
Showroom 07	670 m²
Showroom 08	670 m²
Showroom 09	607 m²
Showroom 10	470 m²

Tailored to your requirements.

Our showroom spaces combine flexible options with versatile design solutions, allowing you to create an environment perfectly suited to your business needs.



Precinct Specifications

A completed showroom delivered to the highest standard.

- Tilt-up concrete panel construction
- 9 m clear internal height
- 6 m electric roller doors, quantity subject to showroom selection
- 3-phase power (up to 400 amps), water, sewer and NBN provisions
- Architectural facade treatment

A leisure destination built as one address.

Working precinct

The Mill Quarter has been planned as a coordinated recreational address, with central parking, landscaped common areas and on-site amenity designed to support daily business use.

Shared precinct amenity

- Shared central carpark with direct access from Nowra Hill Road
- Landscaped common zones with pedestrian-friendly connections
- Secure site access and perimeter fencing
- Branded pylon signage and directional signage on Princes Highway

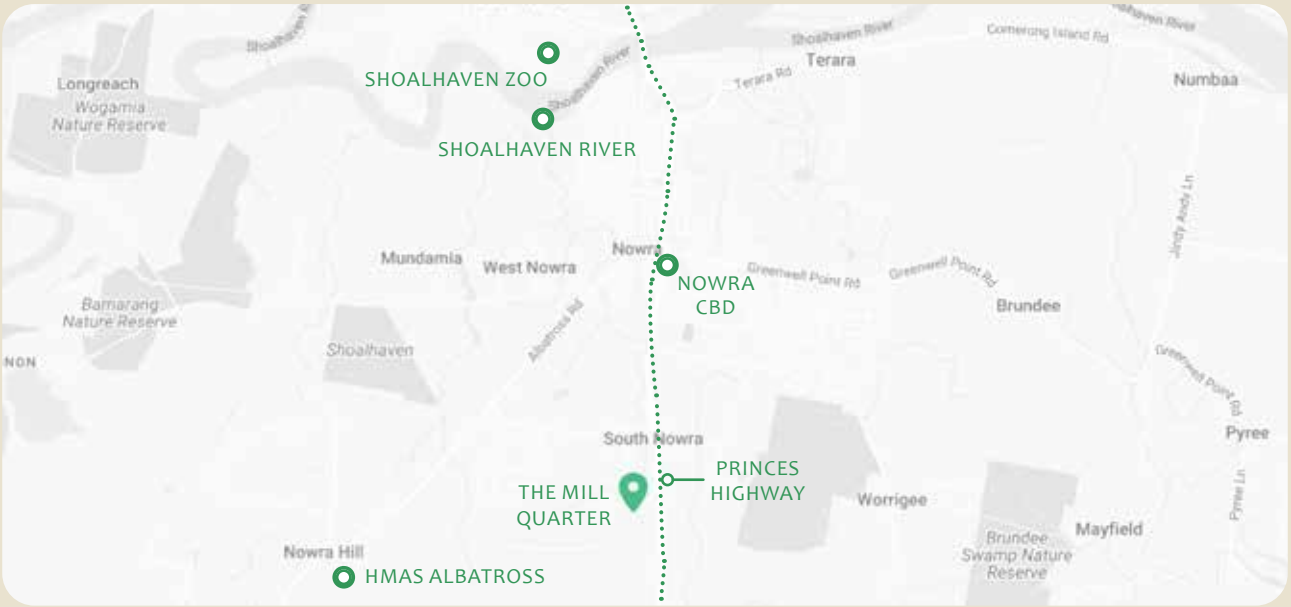


Immediate highway access. Strong local connectivity.

Strategically positioned within South Nowra's established commercial and large-format retail precinct, The Mill Quarter offers retailers immediate access to the Princes Highway and seamless connections to the Nowra CBD, serving a growing and diverse regional customer base.

Local connectivity

- **PRINCES HIGHWAY** - 1 min
- **NOWRA CBD** - 6 min
- **SHOALHAVEN RIVER** - 8 min
- **HMAS ALBATROSS & FLEET AIR ARM MUSEUM** - 8 min
- **SHOALHAVEN ZOO** - 12 min
- **HUSKISSON & JERVIS BAY** - 20 min
- **CULBURRA BEACH** - 25 min
- **HYAMS BEACH** - 25 min
- **BERRY** - 25 min
- **KANGAROO VALLEY** - 30 min



Regional investment to 2028

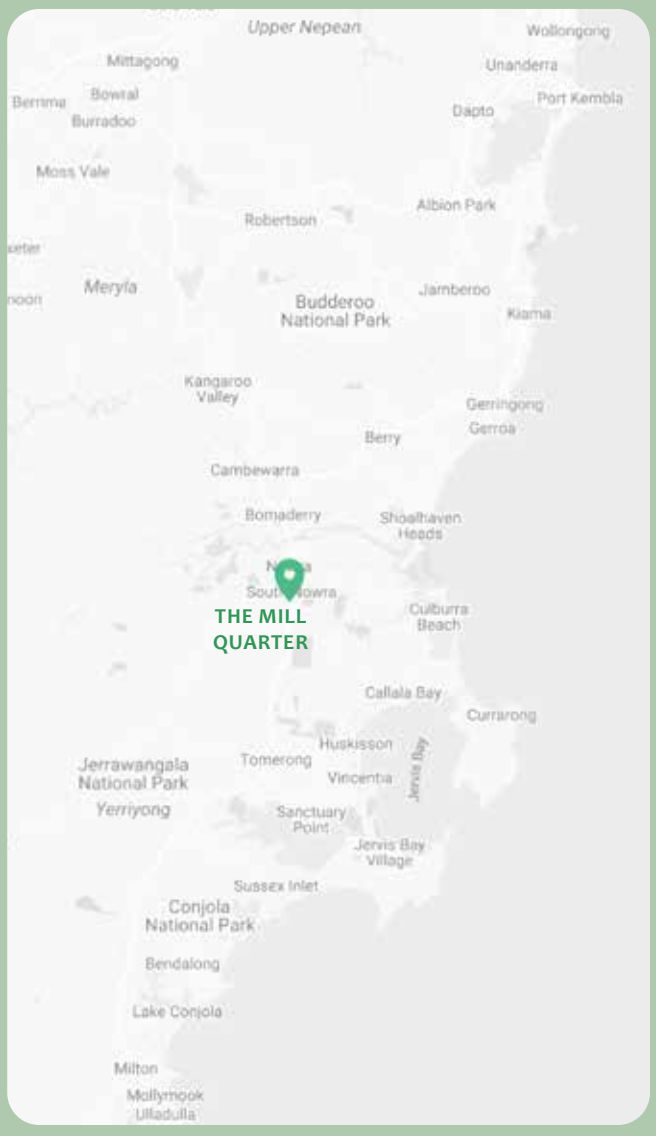
$1.2B+ across health, highway, defence and civic infrastructure.

Regional service reach.

As the Shoalhaven's principal commercial and service centre, Nowra serves a broad regional catchment extending from Kiama in the north to Ulladulla in the south. Its established retail, business and service sectors attract visitors from across the South Coast, reinforcing its role as the region's economic hub.

With many surrounding communities offering limited access to retail, health, wellness and recreational amenities, there is strong demand for high-quality destination developments.

The Mill Quarter is ideally positioned to capitalise on this opportunity, providing a central location that brings together health, wellness, lifestyle and recreational offerings within a highly accessible regional precinct.



CATCHMENT POPULATION

79,392

ESTIMATED POPULATION GROWTH 2035

91,742

TOTAL HOUSEHOLD SPEND 2025
HEALTH

$138.67 million

TOTAL HOUSEHOLD SPEND 2025
LEISURE RETAIL

$40.82 million

Catchment data

Source: GapMaps 2026, based on a 30-minute drive from the property location.

Where Shoalhaven already does business.

The surrounding precinct is already active with national retailers, trade suppliers, automotive services, food, fuel and local workshops, bringing customers, staff and suppliers into South Nowra every day.

240+ surrounding businesses

Across large-format retail, trade, automotive, food and convenience.

TRADE + HARDWARE
Bunnings, Coates, Total Tools,

AUTOMOTIVE
Supercheap Auto, Repco, Autobarn

LARGE-FORMAT RETAIL
HomeCo, Rebel, Fantastic Furniture, Anaconda

FOOD + FUEL
McDonald's, KFC, Hungry Jack's, Ampol, 7-Eleven

National anchors and service operators within South Nowra's established commercial precinct.











Retail and recreational users with room to grow.

The Mill Quarter has been configured as a destinational retail hub for service-based and convenience users who need flexible space and a professional address within South Nowra's established commercial catchment.



CHILDREN'S PLAY CENTRES

For indoor recreation facilities providing children's play activities.



GYMNASIUMS

For retail gymnasiums seeking flexible showrooms.



HEALTH & WELLNESS SERVICES

Indoor health and wellness premises providing fitness, therapeutic, and personal wellbeing services.



HEALTHCARE-SERVICE OPERATORS

For businesses supporting medical, allied health or equipment supply.



CAFES AND FOOD OPERATORS

For cafe and complementary food operators.



CONVENIENCE OPERATORS

For complementary small-scale retail convenience operators.

The South Nowra supply constraint.

Retail supply across South Nowra remains tightly held, with limited new serviced stock available to businesses seeking modern retail showroom space.



SUPPLY

100+ major healthcare and recreational operators not currently operating within 10km.



DEMAND

Multi-sector demand across retail, service-based uses and healthcare.



RELEASE

Ten premium showrooms ranging in size from 470m² to 1,255m².

Demand drivers

01	Wollongong and Illawarra displacement
02	Local operators seeking modern space
03	Under supply of regional recreational and service-based facilities
04	Healthcare-service activity linked to the hospital redevelopment


ASSAULTFITNESS
AIRRUNNER
ASSAULT
FITNESS


PLAY
CAFE





One coordinated team from design to hand-over.

The Mill Quarter is a purpose-built retail precinct in South Nowra, delivered by Leadmark and comprising 10 showroom spaces, with flexible design options.

Leadmark | Developer

Founded in 2008, Leadmark is the development arm of the group, responsible for acquisition, design, planning, sales and delivery strategy.

FOUNDED
2008

PROJECTS DELIVERED
$420m+

CORE MARKETS
Western Sydney, Illawarra and South Coast NSW

SPECIALISATION
Strata industrial, mixed-use and residential

COVERAGE
New South Wales

LEADMARK

Enquiries.

To discuss leasing opportunities in this forthcoming South Nowra development, please get in touch with Retail Projex.

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RetailProjex



THE MILL QUARTER

A new quarter for health and recreation.

DELIVERED BY

LEADMARK

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