

# RETAIL LEASING OPPORTUNITIES

Ipswich's leading lifestyle, entertainment, cultural and business destination.

**NICHOLAS<sup>ST</sup>**  
EXPLORE MORE



NICHOLAS ST

HOYTS

miniBOUNCE

GENERAL PUBLIC



**Just 40 minutes west of Brisbane, Nicholas Street Precinct embodies culture and connectivity and is centrally positioned to Ipswich's arts precinct, historic Top of Town and the Central Train Station.**

Nicholas Street is home to award winning libraries, Ipswich Art Gallery, the city's civic square known as Tulum Place, over 40 dining and retail tenancies, 1,000 undercover car spaces and the backdrop for over 50 events held annually.

A place to gather, work and entertain, this is the new urban heart of a revitalised Ipswich, bringing people and business back into the CBD and bursting with opportunity.

## AMENITIES



**1,000**  
car parks



**20,000m<sup>2</sup>**  
retail precinct



**2**  
award winning libraries



**Zero-depth**  
water play area



**3,000m<sup>2</sup>**  
civic square



**6**  
screen cinema



**14**  
bowling lanes

## ACCESSIBILITY

- ✓ Connectivity to major train and bus networks
- ✓ 40 mins to Brisbane
- ✓ 60 mins to Gold Coast
- ✓ Digitally connected performance stage, LED screens and projection.



IPSWICH HOSPITAL

RIVERLINK SHOPPING CENTRE

NICHOLAS STREET PRECINCT

IPSWICH ART GALLERY

IPSWICH DISTRICT COURT

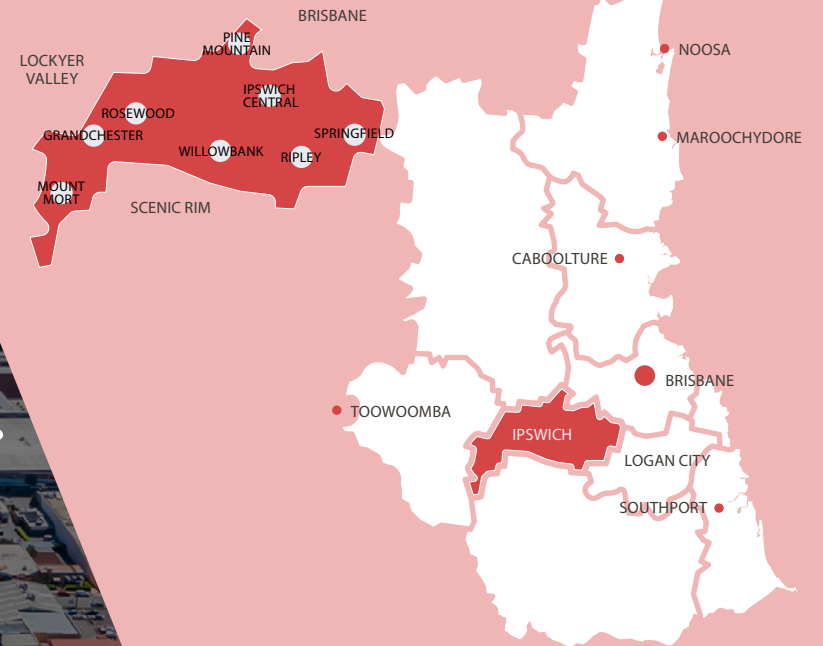
BRADFIELD BRIDGE PEDESTRIAN LINK

IPSWICH TRAIN STATION

COLES AND OFFICEWORKS

IPSWICH CIVIC CENTRE

## South East Queensland Connectivity



Located in the heart of the fastest growing city in Queensland, Nicholas Street Precinct is a highly visited precinct among locals and beyond.

With a high visitation among its primary audience and a rapidly developing secondary audience, Nicholas Street Precinct is set to become a major entertainment precinct in Queensland's development corridor.

### THE IPSWICH REGION

**Fastest**  
growing city in  
Queensland

**251,148**  
2023 Ipswich  
population

**435,000**  
projected Ipswich  
population by 2035

**535,000**  
projected Ipswich  
population by 2046

**312,100** 2028 projected trade catchment population

### SPEND

**\$5B**  
forecast trade catchment  
retail spend by 2028

**\$110M**  
spend on food catering  
within 15-minute drive

**\$614M**  
2023 food and  
beverage spend

**\$714M**  
2028 forecast food  
and beverage spend

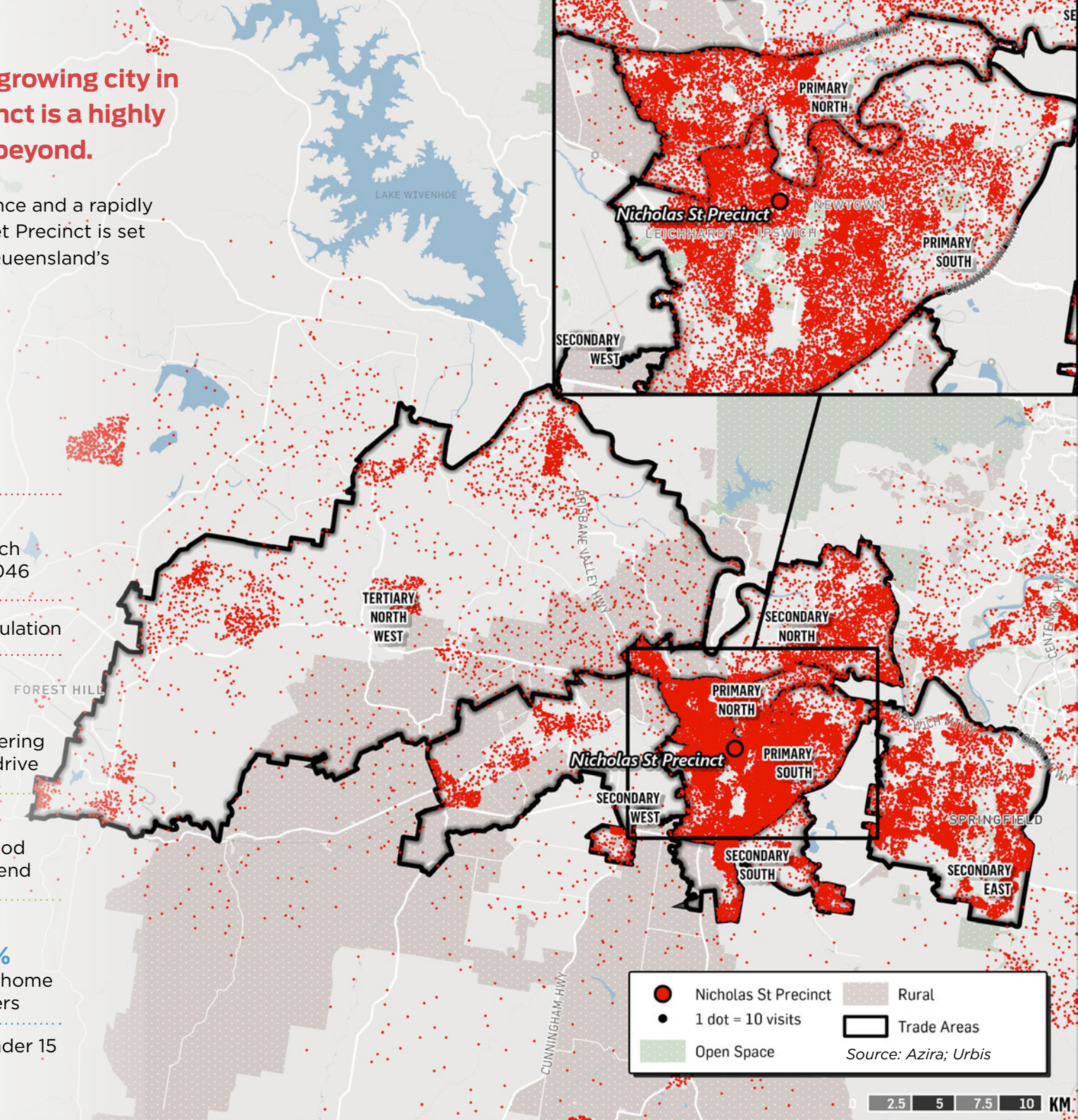
### PEOPLE

**32**  
median age

**82,000**  
households

**58%**  
outright home  
owners

**48%** households and families with children under 15



- Nicholas St Precinct
- 1 dot = 10 visits
- Rural
- Trade Areas
- Open Space

Source: Azira; Urbis



# THE PRECINCT



# VENUE

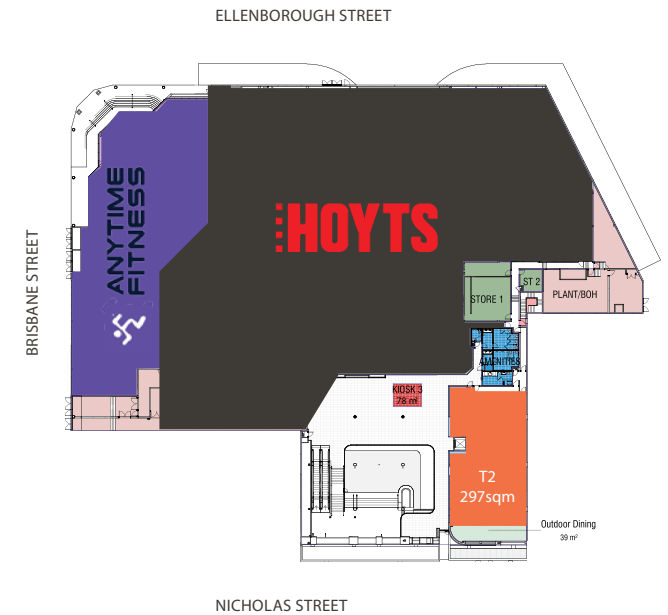
Join the vibrant atmosphere of Nicholas Street Precinct's entertainment hub, Venue.

These tenancies present an ideal opportunity to attract families and event-goers looking for entertainment or to enjoy a meal together before or after attending nearby attractions such as HOYTS, General Public, and miniBOUNCE.

With one tenancy available on Level 1 and two smaller kiosk spaces on the ground level, this is the perfect location to launch Ipswich's next foodie favourite destination.



## LEVEL 1



## GROUND LEVEL



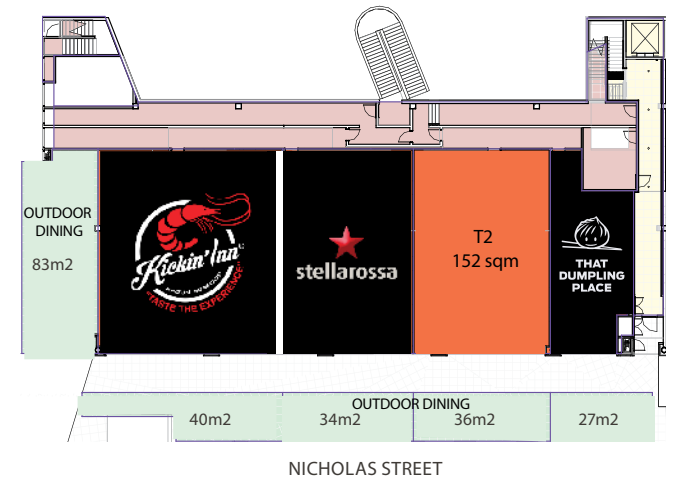


# EATS

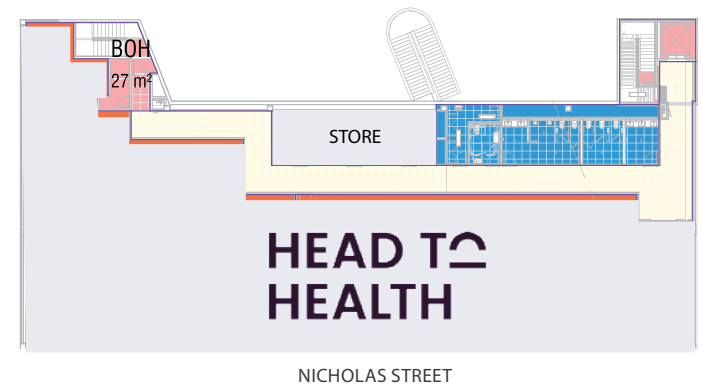
Nestled in the heart of Nicholas Street Precinct, we have one final Eats tenancy available.

The last remaining lower level space is perfect for a dining experience, benefiting from high foot traffic from neighbouring venues including a cafe and restaurants.

GROUND LEVEL



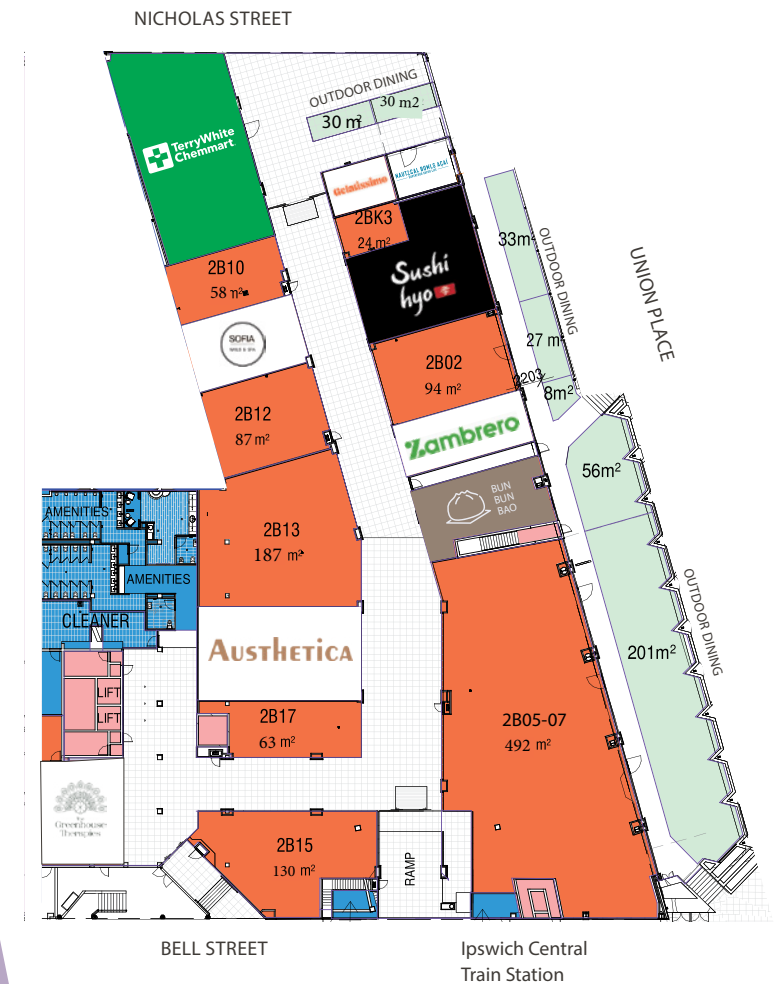
LEVEL ONE



# TULMUR WALK

Bridging the gap between the Ipswich Central Train Station and Nicholas Street Precinct, Tulmur Walk boasts an expansive alfresco dining area and quality services.

Currently home to restaurants with both a local and international flavour, and internal services including beauty services and a chemist, Tulmur Walk provides exciting opportunities for retail and service tenants to engage with the influx of commuters and precinct visitors.



# BE A PART OF THE NICHOLAS STREET PRECINCT FAMILY



# NICHOLAS<sup>ST</sup>

EXPLORE MORE

## FOR ENQUIRIES CONTACT

David Swann  
0406 868 464  
david.swann@cbre.com

Bianca Patsalis  
0457 945 533  
bianca.patsalis@cbre.com

Nicholas Street Precinct Leasing Team  
leasing@nicholasst.com.au

**For more information on Ipswich's flourishing city centre and cultural hub visit [Nicholasst.com.au](https://nicholasst.com.au).**

### DISCLAIMER

Based on information available to CBRE as at 1 September 2025. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting, you should check the accuracy of the information and seek your own independent financial advice and legal advice. The information must not be relied on to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.

