

Regional Healthcare Opportunity



MULTI-TENANTED, SPECIALISED MEDICAL CENTRE

Strathalbyn
Medical Hub



Regional Hub

A thriving historic township surrounded by rich farmland, Strathalbyn serves as the regional centre for the town and the surrounding Alexandrina area.



30.32% Population Growth

POPULATION 2023

6,721

POPULATION 2041

8,759

Strong population growth:

30.32% increase in population forecast for 2023 –2041.

(forecast.id)



Town Centre

Revitalised Town Centre:

The Strathalbyn Town Centre is undergoing a significant revitalisation project by way of an integrated Master Plan with eight distinct stages.

With five of the eight stages now complete, the \$10.5 million project incorporates \$3.85M investment from the State Government's Local Government Infrastructure Partnership Program



THE OPPORTUNITY

Opportunities now exist to secure space in an exciting new regional healthcare facility.

The Strathalbyn Medical Hub will be a state-of-the-art, multi-tenanted, specialised medical centre servicing the thriving Strathalbyn community and surrounding district.

Located directly opposite the Strathalbyn District Hospital and District Aged Care Facility, the Strathalbyn Medical Hub will benefit from and build upon the adjoining medical uses to create a regional medical precinct.

The centre is anchored by a large GP Clinic which will comprise over 500sqm of consulting and treatment areas.

GP CLINIC

The Strathalbyn Medical Clinic will be consolidating from two sites in Strathalbyn into the new purpose built Medical Hub.

The new larger GP Clinic will feature 15 consult rooms as well as various treatment and specialist rooms to accommodate the growing medical needs of the region.

THE BUILDING

The Strathalbyn Medical Hub will have a lettable area of approximately 1,800 square metres which can be divided into versatile tenancy sizes to meet occupier requirements.

Centrally located on High Street, the Centre will offer plenty of parking options, ease of access via lift or at grade pathways as well as excellent visibility from street level.

Cheeseman Architects have created a building that offers both internal and external waiting areas to provide the most flexibility and continuity for patient access.

The presentation and finishes used in the construction of the building, along with a design that maximises natural light penetration will make the Strathalbyn Medical Hub the preferred choice for patients and professionals alike.

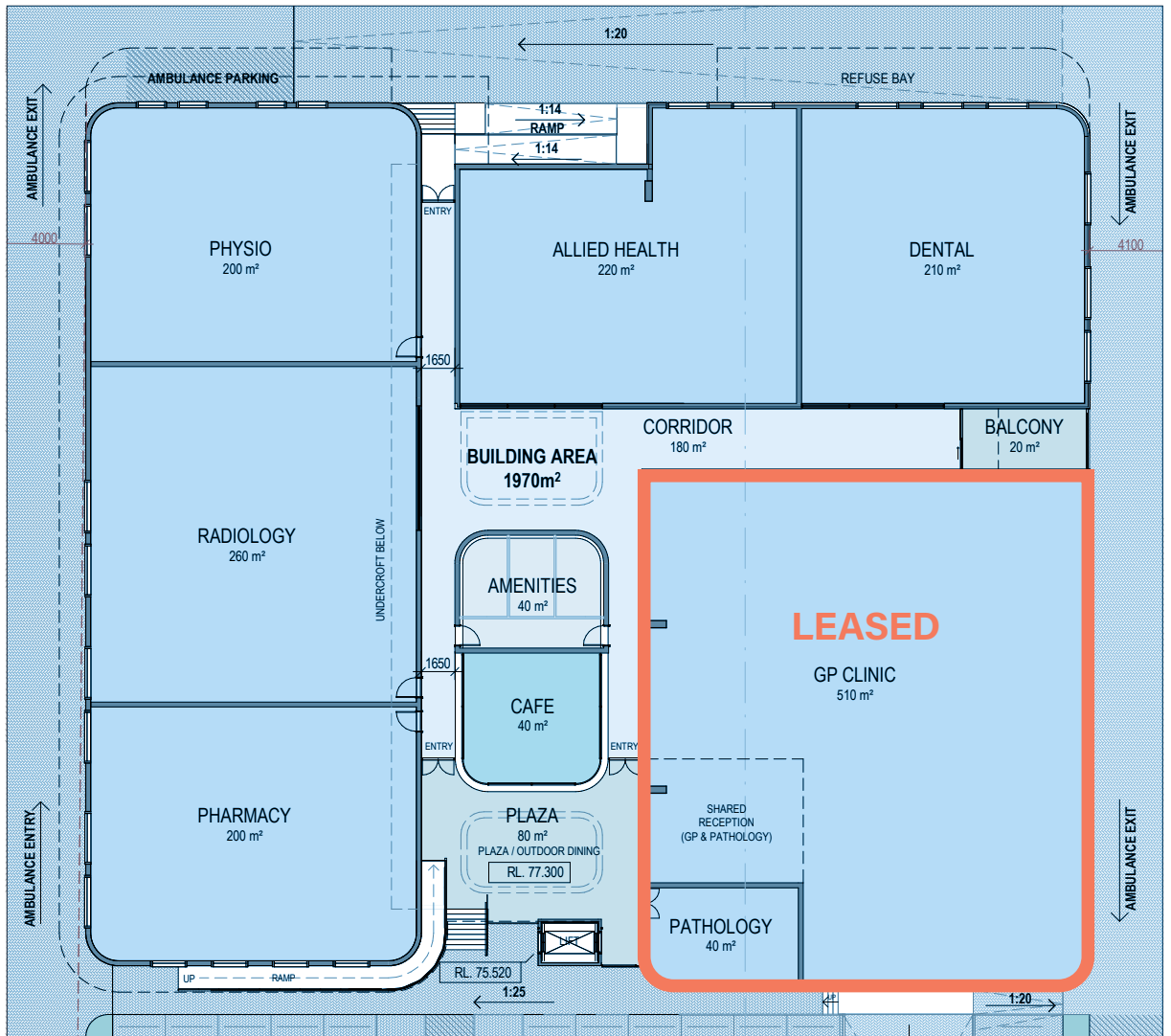
MEDICAL SUITES

Below is a summary of indicative tenancies available for lease within the Strathalbyn Medical Hub:

Target Tenant	Lettable Area
GP Clinic (LEASED)	510
Radiology	260
Pathology (LEASED)	40
Physiotherapy	200
Dental	210
Allied Health – Other	220
Pharmacy	200
Café	40
Total	1680

A range of delivery options are available, from cold shell to a total turn-key solution.

The developer is open to engaging with tenants throughout the design process to meet their specific requirements for the building.



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