



FACT SHEET »

COMMERCIAL PROPERTY

Uncover affordable commercial property options, where you can have 120,000 eager shoppers at your doorstep and access to your customers world wide.

A thriving regional city, Dubbo services a huge geographical area – one third of NSW. The City is home to more than 3500 business and provides a catchment area population of 120,000 with retail, health, education and professional services. Retail trade is the City's largest employer – accounting for 13.7% of the total working population.

Dubbo's central location and associated transport network provides immense opportunities for service industries, manufacturers, importers and exporters. Overheads, labour supply and direct access to interstate transport routes also provides competitive advantages for businesses with local, interstate and international links.

Property options

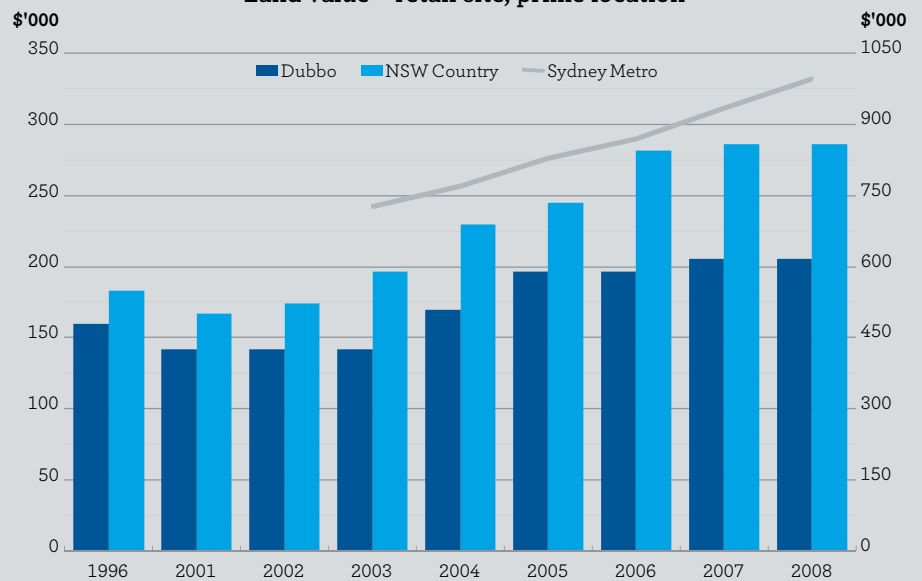
The City has a range of commercial property for lease or sale including industrial, office and retail. Dubbo is home to two major retail centres, with a third under development.

Property development has supported demand for real estate. The value of commercial building approvals was approximately \$35.4 million in the year to March Quarter 2009, an annual increase of almost 30%. Demand for Dubbo's accessible location has seen the development of four major industrial estates.

**SMALL
BUSINESS,
BIG RETURNS.
BIG BUSINESS,
SMALL
OVERHEADS.**



Land value – retail site, prime location



Source: NSW Dept of Housing

Dubbo gives you time to do more of the things you want – the things that make you happy.

Land values

Setting up a new business in Dubbo is affordable. The average land value for a single retail shop site in Dubbo was \$205,000 in 2008, which was less than the average for New South Wales Country regions (\$285,932). The average value for a retail site increased by \$63,000, or 44.4% from the level recorded in 2003.

Since 2003, of the remaining property types in Dubbo, small industrial sites recorded the highest increase in land values (up 192.3%).

COMPARATIVE COSTS

| m ² | Western Sydney | Dubbo |
|-----------------|----------------|-------------|
| Warehouse rents | \$75-\$115 | \$45-\$65 |
| Industrial land | \$200-\$300 | \$40-\$80 |
| Office rents | \$300-\$400* | \$150-\$300 |

*Outside Sydney CBD.

Source: Andrew McDonald Commercial.

New business support

Funded by Dubbo City Council, Grow Dubbo provides one-on-one support to new businesses or the development of existing business, including sourcing land and property options.

w www.growdubbo.com.au

p (02) 6884 7400

e enquiries@growdubbo.com.au

LAND VALUES

| Type of site | Dubbo | | | NSW Country | | |
|------------------|-----------------|-----------|-----------------|-----------------|-----------|-----------------|
| | Level (\$) 2008 | Ann % chg | % chg from 2003 | Level (\$) 2008 | Ann % chg | % chg from 2003 |
| Retail shop | 205,000 | 0.0 | 44.4 | 285,932 | 0.0 | 45.5 |
| Small industrial | 221,000 | 0.0 | 192.3 | 188,894 | 1.8 | 113.6 |
| Wheat property | 685,000 | 0.0 | 88.2 | 1,141,647 | 7.6 | 102.0 |
| Rural homesite | 141,000 | 0.0 | 77.8 | 317,742 | 9.3 | 76.5 |
| Hobby farm | 220,000 | 0.0 | 128.7 | 476,058 | 1.1 | 74.4 |

Source: NSW Dept of Housing



Low overheads and eager shoppers are just two great reasons to relocate or establish your business in Dubbo.

» For more reasons to smile, visit www.investindubbo.com.au

Andrew McDonald

COMMERCIAL



Your first choice for sales, leasing, and management of commercial property

A specialist commercial and industrial real estate agency – the only dedicated commercial office in Dubbo

2/34 Bultje Street, Dubbo P: 02 6884 3444
E: amcdonald@amcdubbo.com

amcdubbo.com

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