



**ON THE MOVE:** Imran Bandi of Foodworks with Emily Pendleton and Damien Poole of Ray White Commercial North Coast Central at Moko, Birtinya.

PHOTO: ERLE LEVEY

# Foodworks takes major spot

## agent's report

THE first retail tenant for the Moko Apartment project at Birtinya has been secured with Foodworks Buderim franchisee Imran Bandi taking 378sq m of floor space to open his second convenience store on the Sunshine Coast.

The Moko project includes 55 apartments as well as 1677sq m of retail and office space located on the banks of Lake Kawana and within easy walking distance to the multi billion dollar Sunshine Coast Public University Hospital and Health Hub.

Project spokesperson Greg Tuckwell said he was pleased that a highly regarded operator like Imran who has a decade of experience in convenience store management including a stint with Tesco in the UK and a strong brand such as Foodworks commit to the site.

"We always promised a cosmopolitan inner city lifestyle at Moko and the opportunity for residents to have a convenience store at the ground level of the building further reinforces our unique offer.

"Imran has also decided to also open a café within the Moko complex so that really shows

his confidence in the project which is surrounded by significant infrastructure investment within the Oceanside Kawana precinct," he said.

Mr Bandi said the opportunity to open his second convenience store on the Sunshine Coast was something he could not pass up.

"I've built a really solid business in Buderim and when I was approached to explore the opportunity to open another store at Moko it didn't take me long to realise that we would have a business which is located right in the middle of a huge catchment area.

"It includes a growing number of homes and apartment projects whose residents would greatly benefit from having a locally owned convenience store in their neighbourhood.

"Our business model is based on convenience so locals can expect to be able to buy their groceries and other essential items as well as have access to an ATM, dry cleaning service and potentially a post office from 6am until very late seven days a week.

"We'll also have a shopping portal where customers can order and collect online or we can deliver to their home or workplace, this service has been particularly popular in Buderim



## Moko represents an ideal opportunity for savvy tenants

where we service a number of retirement villages and elderly people.

"We also want to be a key part of the local community and where possible we will support local causes and we will continue our strong commitment to source the vast majority of our fruit and vegetables, milk, yoghurt and other household items from local suppliers to support other businesses on the Sunshine Coast," he said.

The transaction was brokered by Damien Poole and Emily Pendleton from Ray White Commercial North Coast Central.

Damien believes a convenience store such as Foodworks is the ideal fit for the Birtinya area.

"After living in Birtinya, I saw there was a great opportunity for an experienced operator such as

Imran to open a convenience store within the Moko development. Imran has built a fantastic business with a really loyal customer base at Foodworks Buderim and with the influx of new tenants to the area - many who will be time-poor medical workers - the need for convenience shopping and a great café will be highly desirable," he said.

Emily said a major national anchor tenant such as Foodworks committing to the site would likely see a significant increase from potential tenants.

"Moko represents an ideal opportunity for savvy tenants to establish themselves or open another outlet in this high quality location.

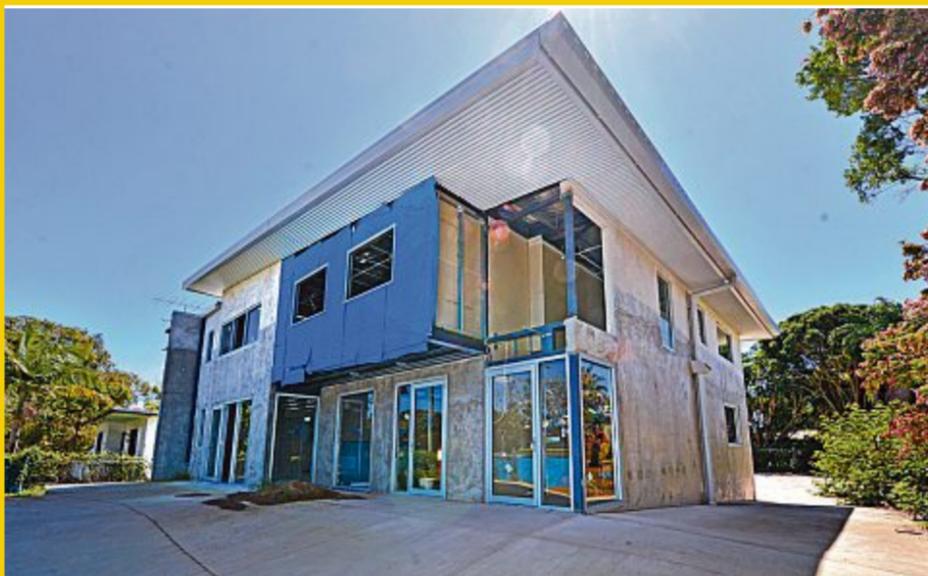
"Demand is already high and the square metre prices on offer at Moko compares very favourably to other established stock in the area.

"It wouldn't surprise me if the remaining stock is snapped up quickly," she said.

Construction of the Moko project is expected to commence by Christmas with a completion date of early 2017.

For leasing information, contact Damien Poole on 0414 457 022 or Emily Pendleton on 0402 435 446 or visit [mokoliving.com.au](http://mokoliving.com.au)

## Ray White



### Liquidators' Sale

Noosaville 30 Mary Street

- 733m<sup>2</sup>\* site with 314m<sup>2</sup>\* commercial office space subject to compliance with the Negotiated Decision Notice and Council approvals
- Situated in Mary Street business precinct
- Proposed two 79m<sup>2</sup>\* ground floor and two 78m<sup>2</sup>\* first floor commercial spaces
- The property is to be sold on 'as is, where is' basis

Under instructions from TL Knight and WJ Fletcher



**Auction** Friday 13 November 2015 11am

Venue On-site

View By appointment

Paul Butler 0418 780 333

David Brinkley 0448 594 361

[raywhitecommercial.com](http://raywhitecommercial.com) Property ID 1369758

\*approx.

**Ray White Commercial**  
Noosa & Sunshine Coast North