HAMILTON MARKETS

LEASING OPPORTUNITY

Food and Retail

Hamilton Markets

5 Hercules Street, Hamilton QLD



INFORMATION MEMORANDUM NOV 2026

Your invitation.

Welcome to Hamilton Markets.

We're not creating another shopping centre, food court or weekend market. We're creating a destination.

A place where people come for their weekly fresh produce, discover incredible international cuisines, grab a coffee, meet friends for a drink, enjoy live music and soak up an atmosphere that keeps them coming back.

A place that comes alive during the day and continues buzzing into the evening.



Brisbane River

We’re creating something Brisbane hasn’t seen before.

Imagine a place where the energy of a bustling international food market meets the quality of Brisbane's best fresh produce, artisan makers, incredible food and great hospitality.

All under one roof. Fully air-conditioned. Open throughout the week.











Our Vision.

What will make Hamilton Markets different.

We're not looking to fill stalls.

We're looking for the very best operators in their field.

The best butcher. The best fishmonger. The best fresh produce. The best bakers, coffee, international kitchens and artisan producers.

We're carefully curating our tenant mix because we believe that the success of Hamilton Markets will come down to the quality, passion and energy of the people behind each business.

We want operators who take pride in what they do. People who are passionate about their products, obsessed with quality and genuinely excited about being part of something bigger than their own business.

HAMILTON
MARKETS

We're looking for people who can see the vision.

People who understand that when you bring together exceptional operators, great food, a lively bar, communal dining, music and a fantastic atmosphere, you create something special.

Something people talk about.

Something people bring their friends and family to.

Something that becomes part of their weekly routine, not because they have to visit, but because they want to.

We want Hamilton Markets to be the place everyone is talking about. The place locals are proud to have in their neighbourhood and visitors go out of their way to experience.

And we want our vendors to grow with us.

We're looking for motivated, ambitious business owners who understand the opportunity of being surrounded by other outstanding operators, all working together to create one incredible destination.

This isn't about competing with the business next door. It's about creating an environment where the success of one operator contributes to the success of everyone.

Our ambition is simple.

To create Brisbane's most exciting food and market destination, with an atmosphere, quality and experience unlike anything else in the city.

And we're looking for the right people to help us bring it to life.

Purpose-built, undercover market stalls for fresh produce, international food, amazing coffee and specialty goods.

Dedicated spaces for artisan producers, hot food vendors, and beverage traders.

Community event programming: cooking demos, seasonal festivals, and local entertainment.

Strong social media presence and marketing to drive consistent foot traffic.



More than a market.



Licensed Bar and Bottle Shop

A central bar will cater for the entire markets, creating a lively atmosphere and bringing people together.



Communal Dining

Generous shared seating areas encourage a social and connected experience.



Fresh Produce & Retail

Customers can enjoy a meal, then wander throuoh the markets and shop for fresh produce and artisan products.



Evening Atmosphere

Live music and a communal hum willl spill into the evening, creating a destination that keeps people coming back.

Northshore Hamilton, beside Portside Wharf.

The market sits on Hercules Street within the Northshore Hamilton Priority Development Area, on the north bank of the Brisbane River. Kingsford Smith Drive, nearby, carries over 25.55 million cars annually, and TradeCoast Central adds 1,500 businesses and more than 60,000 people to the wider catchment.

7 km
BRISBANE CBD

7.5 km
BRISBANE AIRPORT

250 m
KINGSFORD SMITH DRIVE

NEIGHBOURS

01 Portside Wharf: riverside dining, cinema and around 2,000 apartments

02 Bretts Wharf Ferry Terminal 500m away

03 Racecourse Road and Hamilton's established residential streets

04 Bus stops within approx. 300m on Remora Road and Macarthur Avenue

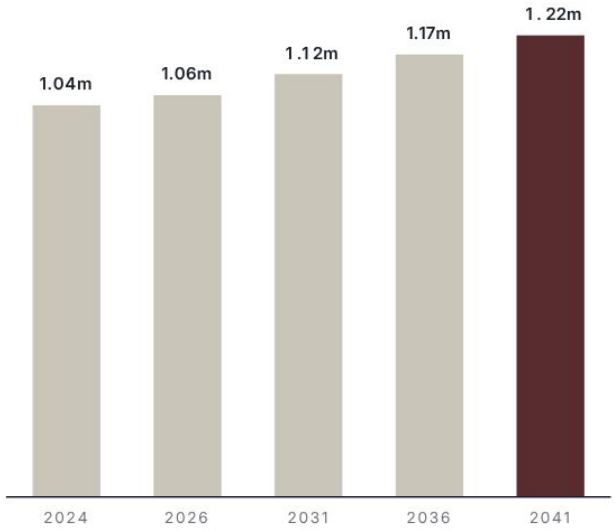
Distances approximate. Source: CBRE, Portside Wharf Information Memorandum, 2024. Bus: commercialrealestate.com.au .



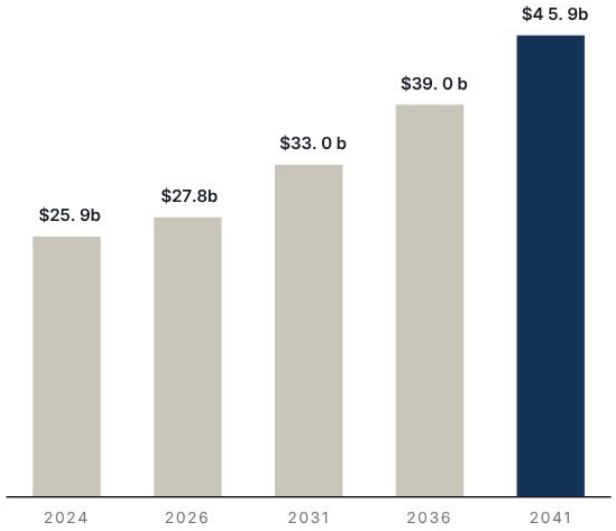
Northshore Hamilton riverfront

A catchment of over one million people within 20 minutes.

20 MINUTE POPULATION



20 MINUTE RETAIL SPEND



POPULATION BY DRIVE TIME

	2024	2041	Change
5 mins	46,190	69,090	**+22,900**
10 mins	227,200	302,200	**+75,000**
15 mins	609,280	766,780	**+157,500**
20 mins	1,035,400	1,219,700	**+184,300**

26%

of retail spend is food catering, projected to reach nearly $13.2b by 2041 (4.0% pa)

$2,069

median weekly household income in Hamilton (ABS Census 2021)

Source: Location IQ Report, July 2024 (ABS, QGSO, CommBank iQ), as cited in CBRE, Portside Wharf Information Memorandum, 2024. Retail spend in inflated dollars, including GST. ABS Census 2021 (Hamilton, Qld). Forecasts are not guaranteed.

One of Brisbane's largest pipelines of new households, on the market's doorstep.

$12b
Waterfront urban renewal

304
Hectares, Brisbane's largest riverfront precinct

24,500
Residents planned

25,000
Employees planned

$600m+
Infrastructure investment

RECENT ACTIVITY

01 September 2026: the State selected five developers to deliver nearly 2,200 apartments across 6.1 hectares on Macarthur Avenue

02 Economic Development Queensland is committing $154m to enabling infrastructure for those sites

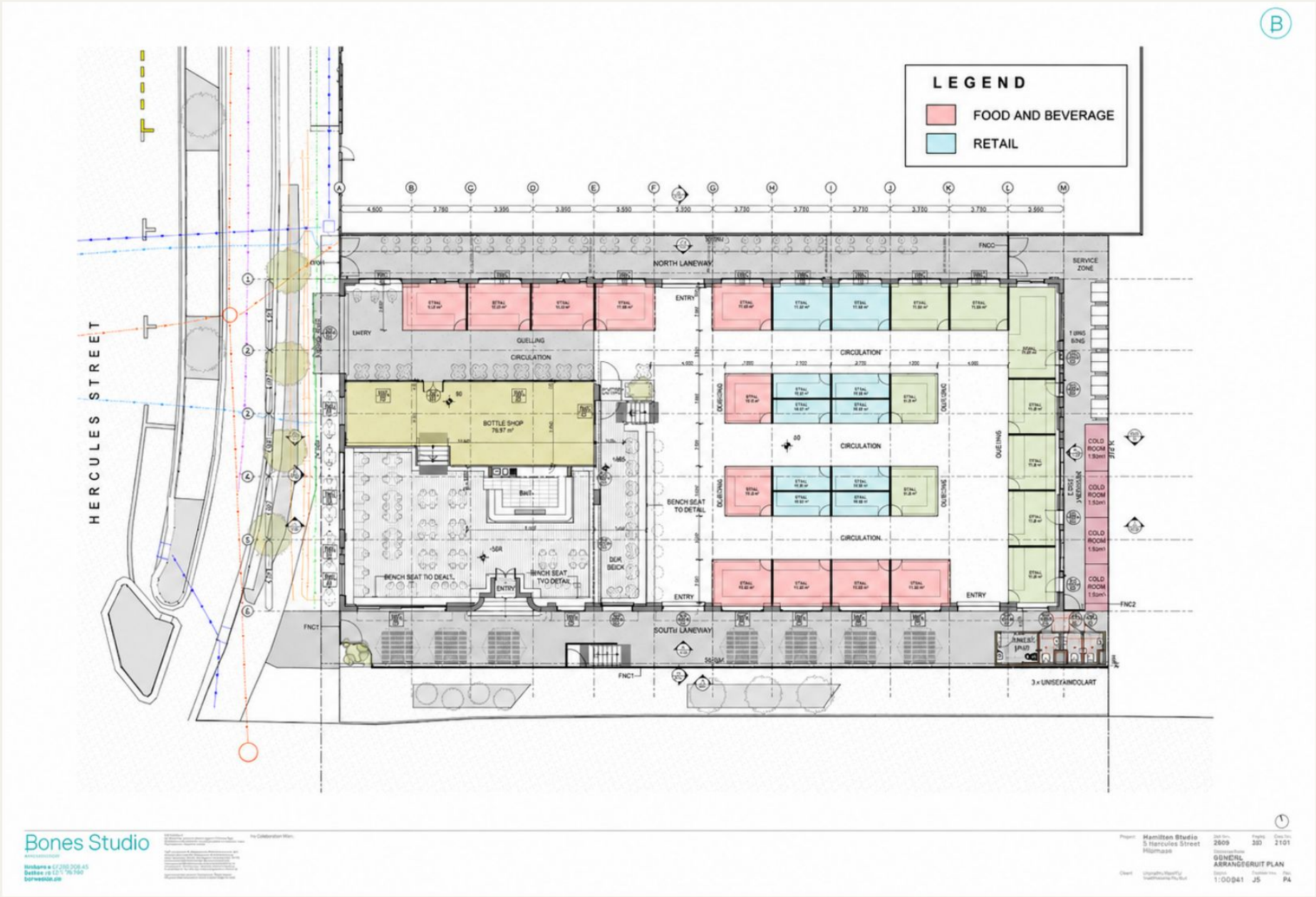
03 More than 14,000 homes are planned at full build-out, over about the next 10 years



An established, high income Hamilton base today and a large, growing apartment population within walking distance of the market.

Sources: Minister for Economic Development Queensland, The Northshore Vision, 2024, as cited in CBRE, Portside Wharf Information Memorandum, 2024. Economic Development Queensland, as reported by realestatesource.com.au, September 2026. Planning targets are not guaranteed.

Floor Plan.


LEGEND
FOOD AND BEVERAGE
RETAIL
HERCULES STREET
NORTH LANEWAY
SOUTH LANEWAY
SERVICE ZONE
ENTRY
QUELLING
CIRCULATION
BOTTLE SHOP
BENCH SEAT TO DETAIL
COLD ROOM
3 x UNISEX AMODLART
Bones Studio
Hamilton Studio
5 Hercules Street
Hillsmere
GENERAL ARRANGEMENT PLAN
1:100@A1
A1
P4

Your opportunity.

ANNUAL BASE RENT

Food
From just over $70,000 per annum plus outgoings.

Retail
From just over $20,500 per annum plus outgoings.

FLEXIBLE LEASE TERMS

1, 3 or 5 years.

LESSEE'S FIT-OUT

Design, supply, installation and approval of the fit-out and equipment are at the Lessee's cost.
Pricing from the owner's stall supplier is available, or you can appoint your own.
Plans require the Lessor's written approval and must comply with the Hamilton Markets design and fit-out guidelines, food safety requirements and Australian Standards.



Expressions of Interest.

We're now speaking with prospective operators and carefully selecting businesses that share our vision.

Spaces will be limited, and we're focused on securing the right mix of exceptional operators rather than simply filling vacancies.

If you're passionate about what you do, ambitious about growing your business and excited by the opportunity to help create something truly special, we'd love to hear from you.

Don't just open another store. Be part of creating something Brisbane will talk about.



Next steps.

PLEASE INCLUDETHE FOLLOWING IN YOUR SUBMISSION.

01 Proposed Lessee entity, experience, current sites and references

02 Your concept for each category and proposed stall layout

03 Operating model, including any proposed subletting or licensing

04 Sourcing approach

05 Fit-out plan and budget

06 Proposed trading hours

07 Any comments on the proposed terms

Submissions will be reviewed with the owner. Shortlisted operators will be invited to meet, and the preferred operator will move to Heads of Agreement and then the formal lease. Inspections by appointment.

CONTACT

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HAMILTON MARKETS

This memorandum has been prepared by The Squire Group on behalf of the owner for information only. Areas, plans, imagery, dates and terms are indicative, subject to change, approvals and contract, and do not form part of any offer or agreement. Third party data (Location IQ, ABS, Queensland Government) is cited as noted and has not been independently verified. Interested parties must rely on their own enquiries.