







UNDER CONTRACT– Fully Leased Investment

3,270m2

Expression of Interest – Submissions by C.O.B. Thurs 12th March 2026

Trott Park Shopping Centre presents an exceptional opportunity to acquire a tightly held suburban retail investment anchored by a long established IGA Local Grocer, supported by a strategically curated mix of daily needs and lifestyle tenants. The centre occupies a significant land holding in an established residential catchment, benefiting from strong local patronage and minimal direct competition. Positioned in Adelaide's southern suburbs, Trott Park is a family oriented enclave within the City of Marion, surrounded by established housing, schools, reserves, and growing residential infill demand. The centre is well connected via major arterials including Happy Valley Drive, Lonsdale Road, and the Southern Expressway, providing convenient east–west and north–south access for both shoppers and service providers. This offering is perfectly suited to investors seeking a secure income stream, long term tenancy stability, and a large land footprint with future upside (STCC).

Key Details:

- Land Size: 3,270 sqm (approx.)

Price	SOLD
Property Type	Commercial
Property ID	2623
Land Area	3,270 m2

Agent Details

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Office Details

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- Total Building Area: 869 sqm (approx.)
- Tenure: 100% Tenanted across 8 complementary shops
- Anchor Tenant: IGA Grocery occupying two shops
- Passing Rental: $191,308.37 p.a. + GST
- Recoverable Outgoings: $48,859.71 p.a. + GST
- Zoning: Suburban Activity Centre (SAC) – supporting neighbourhood scale retail, business and community services
- Construction: Circa 1980 brick retail complex with 3 street frontages and excellent access points
- Tenancy Mix: IGA, beauty salon, hairdresser/barber, speech pathology, fast food, café, and specialty operators

Location Snapshot:

Located 17km south of the Adelaide CBD, Trott Park is a quiet, family friendly suburb surrounded by Hallett Cove, O'Halloran Hill and natural reserves. The centre benefits from strong local patronage, limited competing centres and close proximity to major transport links, including the Southern Expressway.

Investment Highlights:

- Fully leased investment with stable and diverse tenant income
- Strong IGA anchor generating consistent daily foot traffic
- Large 3,270sqm suburban landholding offering long term value and future potential (STCC)
- Strong demand profile within an established residential catchment

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