

# Whitmore.

■ SPECIALISED MEDICAL CENTRE

## Regional Healthcare *Leasing Opportunity*



### Strathalbyn Medical Hub Opening in 2026



## ■ KEY BENEFITS

### Regional Hub

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



POPULATION 2021  
8,026

POPULATION 2041  
10,607

#### **Strong population growth:**

By 2041, Strathalbyn is expected to grow by 32% with a further 8,000 people in the Strathalbyn Surrounds. (*PlanSA, March 2024*)

### Town Centre

#### **Revitalised Town Centre:**

The Strathalbyn Town Centre is undergoing a significant \$10.5 million revitalisation project with a \$3.9 million investment from the States Govt. Local Government Infrastructure Partnership Program.

With seven of the eight stages now complete, the works are set to be finished by May 2025. Strathalbyn is investing money to improve the local infrastructure to support its strong population growth.



## ■ 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, complemented by a blue-chip pharmacy brand.

## ■ 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

Strategically located Strathalbyn Medical Hub has approximately 1,700 sqm of versatile tenancies requirements, with little to no alternatives within a 20km radius.

Centrally located on High Street, the Centre will offer plenty of parking options, ease of access 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.

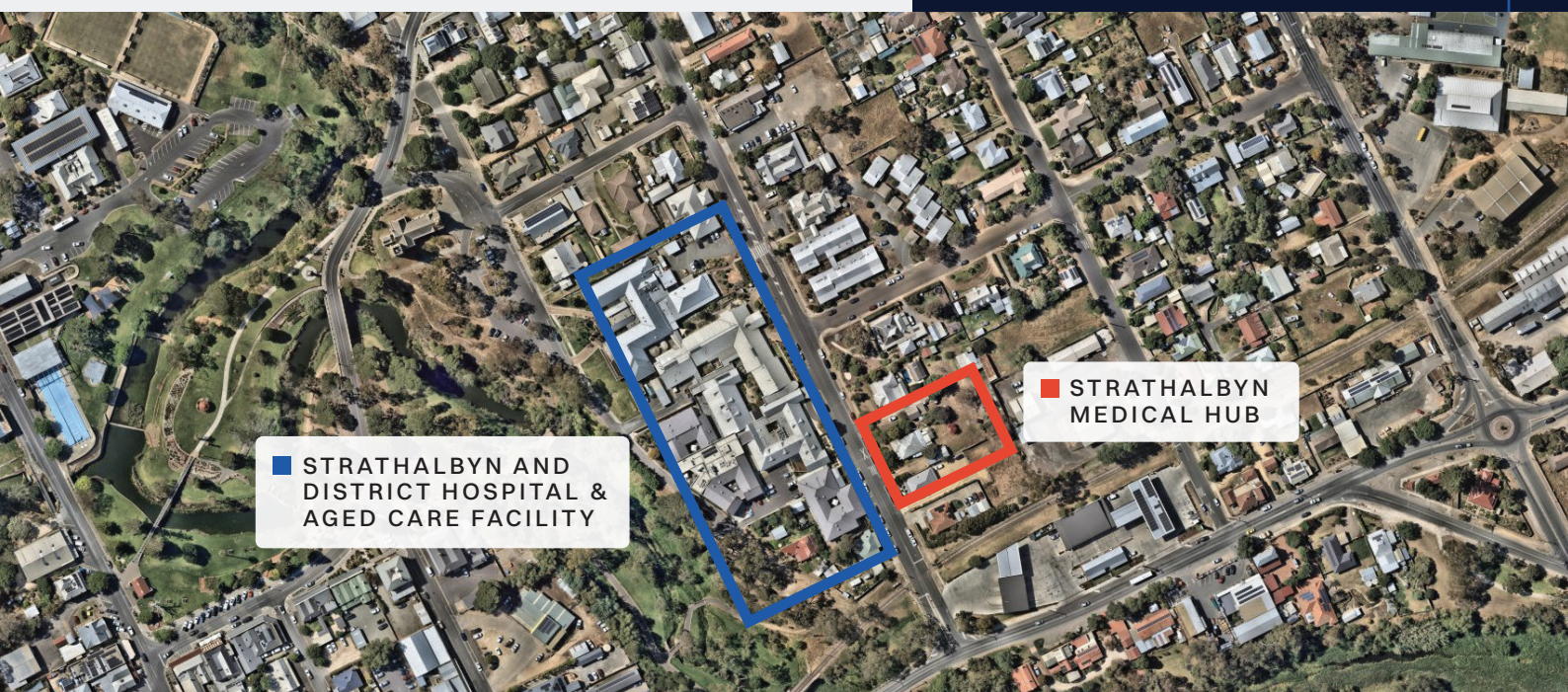
The presentation and finishes used in the construction of the building, along with a design that maximises natural light penetration will make the Strathalbyn Medical Hub the preferred choice for patients and professionals alike.

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

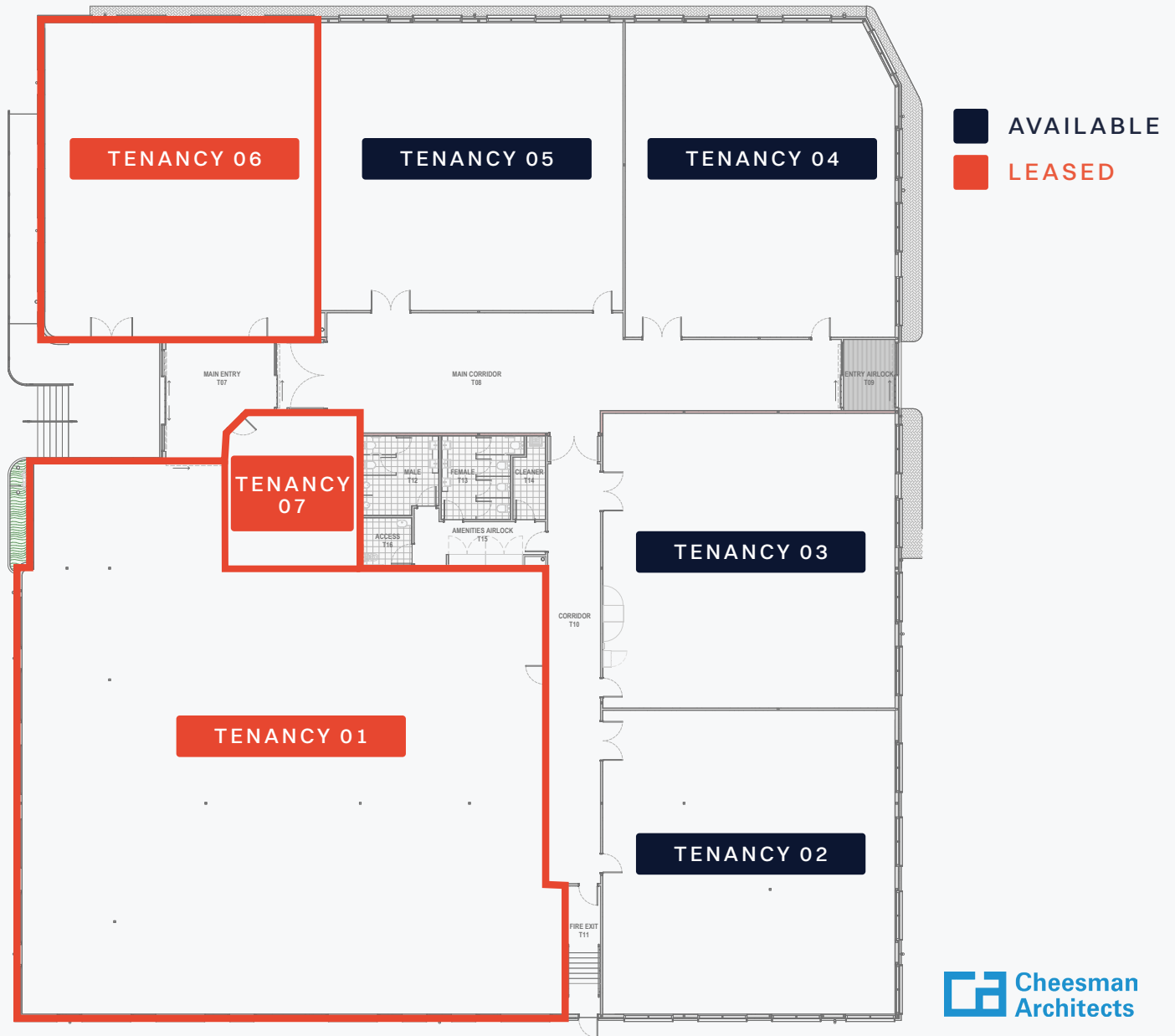
The developer is open to engaging with tenants throughout the design process to meet their specific requirements for the building.

Currently fielding interest from a wide range of medical professions:

- Radiology
- Pathology
- Dental & Orthodontics
- Physiotherapy
- Specialists
- Allied Health



## FLOOR PLAN



**Whitmore Property Pty Ltd**  
 Level 1, 86 Pirie St,  
 Adelaide SA 5000  
 T 08 7099 3983  
 ABN 42 615 382 011  
 RLA 294743 AFSL 509574  
[whitmore.au](http://whitmore.au)

Tenancy	Lettable Area (sqm)	Stage
01	607	Leased <b>(GP Clinic)</b>
02	210	Available
03	203	Available
04	199	Available
05	207	Available
06	203	Leased <b>(Pharmacy)</b>
07	47	Leased <b>(Pathology)</b>
<b>Total</b>	<b>1,676</b>	