



Stamford Avenue Shops

CRN OF STAMFORD AVE & FREMONT AVE, Ermington
DUNDAS WARD



The Place

Stamford Avenue Shops is a very small local centre in a quiet residential area. This discrete centre provides a collection of specialty retailers, including two florists. No footpath leads to the centre, however off-street parking spaces are available.

Centres Hierarchy

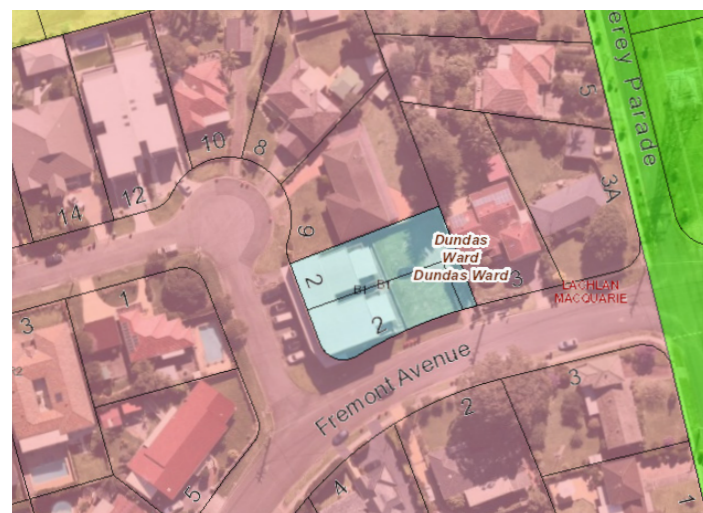
Specialised Centre

Town Centre

Village Centre

Neighbourhood Centre

▶ **Local Centre**



Recent capital investment

- ▶ **\$240K** budgeted across FY21/22 and FY22/23 (Centre upgrade including new hardscaping treatment with improved accessibility components).

Business Activities

- ▶ Numbers Of Shops: 4
- ▶ Number Of Vacancies: 0
- ▶ Vacancy Rate: 0%

- | | |
|---------------|---------|
| 1 Florist | 3 Other |
| 2 Hairdresser | |

Public domain condition

90°, on-street parking along Stamford Avenue separates the narrow public domain from the carriageway. Hardscaping extends the length of the centre and there is limited activation along Fremont Avenue. The sloped site also makes outdoor activations challenging.

2020/21

Average

Zoning

- ▶ B1 Neighbourhood Centre

Demographics

- ▶ Between 2016 and 2020 Ermington experienced a 14% increase in population, from 10,738 to 12,218.
- ▶ In 2021, the largest age group (21.7%) is forecast to be parents and homebuilders (35 to 49 year olds).
- ▶ The largest increase between 2016 and 2021 is forecast to be couple families with dependents, which will increase by 437 households and account for 40.4% of all households.

Public Transport

523 Bus Route (every 30 mins)

Community Voice Survey

Participants are most likely to visit this centre

- ▶ **Monthly or Yearly (40%)**

The most frequently selected reasons for visiting include:

- 1 To access particular stores or services
- 2 Easy to find parking
- 3 Location

How likely is it on a scale of 0 to 10 that you would recommend this Centre to a friend or neighbour?

