

Raine&Horne. Commercial

NORTHMEAD
Shop 3b/37 Windsor Road

86 sqm

Exclusive Retail Opportunity to Trade in the Northmead Shopping Village

Contact Exclusive Agents

Positioned on the prominent corner of Windsor Road and Campbell Street, Northmead Shopping Village enjoys a bustling location just 220 m* from James Ruse Drive, moments from Parramatta CBD and the Westmead Health Precinct, with seamless access to the M2 Motorway.

This long-established retail hub comprises 18 specialty stores anchored by IGA, attracting strong daily pedestrian and vehicle traffic exceeding 80,000 vehicles*. The centre services a thriving residential and commercial catchment, making it an ideal opportunity for retailers seeking high exposure and consistent footfall.

The surrounding area provides a strong mix of residential, educational and employment drivers that support daily retail activity. Within 400 m* there are approximately 450 residential apartments, while Northmead Creative & Performing Arts High School and Northmead Public School are both within short walking distance, adding to the steady flow of students and families visiting the centre. The nearby Northmead Industrial Estate, only 300 m* away, further contributes to weekday trade and demand from local workers.

Property ID	L37474290
Property Type	Retail
Building / Floor Area	86

AGENT

Jayden Ayoub

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Key features include:

- 86.4 sqm* open-plan retail tenancy
- Prominent glass frontage along the village's main arcade
- Ample customer and staff parking with shared amenities
- Attractive lease terms and flexible tenure available

Join a strong mix of established operators including IGA, Medical Centre, Pharmacy, Australia Post, Fruit & Vegetable Market, Butcher, Enzo's Italian Restaurant, Chargrill Takeaway, Bakery, Florist, Optometrist and Belcastro Hair.

Contact Jayden Ayoub 0438 635 477 and Christian Cirillo 0434 537 009 for further details or to arrange an immediate inspection.