



4/2453 Gold Coast Highway, Mermaid Beach

High-Exposure Blank Canvas Retail Opportunity

LJ Hooker Commercial Southern Gold Coast is pleased to present this high-exposure commercial tenancy positioned along the Gold Coast Highway in the heart of Mermaid Beach.

Offering approximately 138m² of versatile space*, this tenancy presents a rare blank canvas opportunity, allowing incoming tenants to design and deliver a bespoke fitout tailored to their specific business requirements.

The property benefits from prominent highway frontage, delivering exceptional signage exposure and strong passing traffic, making it ideally suited to retail, showroom, or service-based operators seeking maximum visibility.

Positioned moments from the vibrant Nobby Beach precinct and surrounded by established operators, the tenancy is supported by a strong local catchment and consistent customer activity. The location also provides excellent access to major arterial roads and nearby amenity.

Key Features:

FOR LEASE

\$8,625pcm +GST +Outgoings

BUILDING AREA

138sqm

AGENTS

Dominic Eaves

0406 541 278

dominic@ljhookersgc.com.au

AGENCY

Southern Gold Coast

(07) 5576 5500

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

- " 138m²* High-Exposure Commercial Tenancy
- " Prime Gold Coast Highway Frontage
- " Blank Shell —Ready for Custom Fitout
- Excellent Signage & Brand Visibility
- Flexible Layout for Retail, Showroom or Service Use
- Strong Passing Traffic & Established Trading Location
- Surrounded by Quality Operators
- Close to Nobby Beach Precinct
- Excellent Access to Major Arterial Roads

Asking Rent: \$10,000 per month + GST + Common Power and Water

This is a rare opportunity to secure a highly visible, customisable space in one of the Gold Coast's most tightly held commercial corridors.

For further information or to arrange an inspection, please contact the exclusive agent Dominic on 0406 541 278

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID	1XWHXB
Property Type	Retail
Building Area	138 m2

Dominic Eaves 0406 541 278

Commercial Sales & Leasing Specialist |
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