



A concept image of the Thomas Drive property after the makeover

# Chevron Island refurbishment helps meet demand for space

A CORNER holding in Chevron Island's ageing retail precinct is to be transformed with a \$750,000 makeover.

It is hoped the project - involving the Hoffman's Dry Cleaners property - will kickstart a wider rejuvenation of the Thomas Drive commercial strip, which comprises at least 20 properties.

The refurbishment follows the sale by Garry Hoffman Promotions of the 405sqm holding, at 64 Thomas Drive, to Brisbane companies EG Properties and Photon Investments for \$3.2 million in October last year.

Photon Investments director David Evans said he believed the refurbishment could lead to further transformation of the island's retail heart.

"We chose this prime corner location on Chevron Island for our most recent project due to the island's proximity to Surfers Paradise and the Bundall office area," he said.

The project will include



64 Thomas Drive . . . the refurbishment will include interior and exterior changes

external and internal areas of the two-level building, which fronts Thomas Drive and Mawarra Street at the western entry to the precinct.

The rear of the building also will be extended, boosting its lettable area to almost 490sqm.

Existing tenants, Hoffman's Dry Cleaners, a laundrette and a barber's shop, will remain and possibly

relocate within the building while hair salon Moty Grau Hair Gallery is moving out.

Leasing agent Kym Thrift, of the property's managing agent Bayliss & Samra Commercial Realtors, said the project would deliver relief to unsatisfied demand for retail and office space on the island.

"There is so much inquiry for the island, this will help to meet

that demand," she said.

Ms Thrift, who is handling leasing with colleagues Nicholas Brown and Steven Black, said the landlord was seeking experienced fashion and restaurant-cafe operators for the ground floor tenancies.

She said the first floor tenancies - which are vacant - would cater for other retail uses such as a solarium, beaut-

ician, massage therapist and art gallery.

The upper-level tenancies could also be utilised as boutique office space, said Ms Thrift.

The makeover will be undertaken in two stages and the building will be available for occupation early next year.

Leasing rates for the available tenancies have not been finalised.