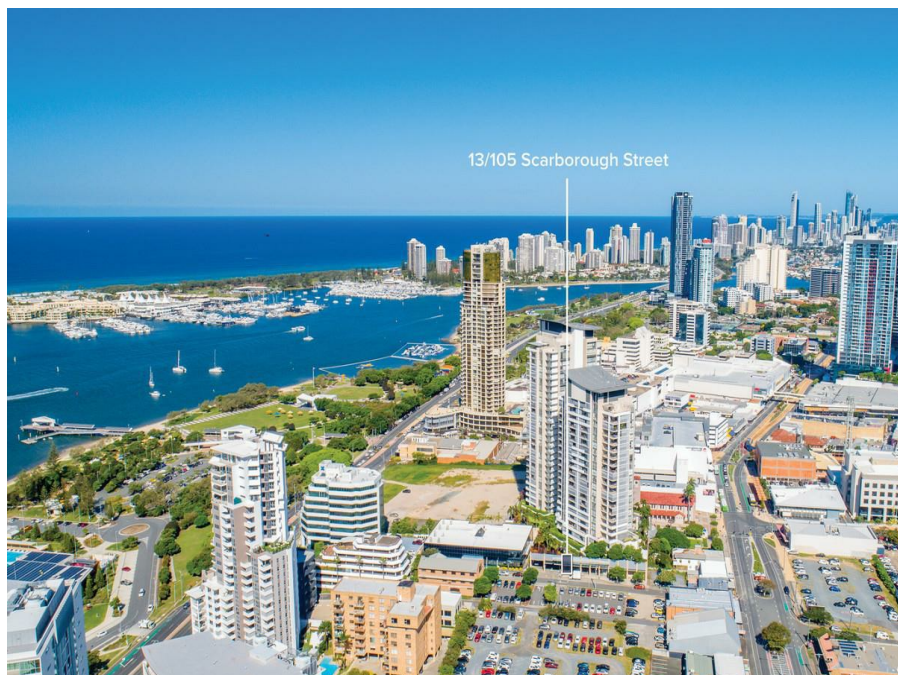


**13/105 Scarborough St, Southport, QLD 4215**

**Contact Agent**

Retail Shop



## 3 MONTHS RENT FREE. PRIME SOUTHPORT RETAIL / FOOD TENANCY

Take advantage of 3 months rent free and secure this exceptional tenancy in the heart of the Southport CBD.

Located within the landmark Nexus Towers, this ground-floor space is ideal for hospitality or retail operators wanting maximum exposure and foot traffic.

Highlights:

- 112m<sup>2</sup> total area
- Built-in cold room and walk-in freezer (owner happy to remove if required)
- Positioned within a thriving mixed-use development with two high-rise towers
- Neighbouring Gold Coast TAFE, Australia Fair, and the Courthouse
- Steps to the Light Rail, Broadwater Parklands, and major training institutions
- High-traffic location surrounded by thousands of residents and workers

Perfectly suited for food, beverage, or convenience retail operators ready to establish or expand their business in Southport's busiest growth precinct.

Disclaimer: Whilst every effort has been made to ensure the accuracy of the information above, no warranty is given by the vendor or agent as to its accuracy. Interested parties should not rely on this information as statements or representations of fact and must satisfy themselves by inspection or otherwise.

**Open for Inspection**

By Appointment.

**Listed By**

LJ Hooker Southport

