



## Home Truth

### WHERE TO NOW FOR RETAIL

The strip shop spelled the end of the corner store and over recent decades shopping malls have been sealing the fate of strip shops.

But might online shopping undo them all?

50% of Australians now regularly shop online and the number grows daily.

People are still visiting shopping centres less are there to buy. For many, the shopping mall is the convenient place to identify what it is you want to buy, so that you can go off and buy it on the internet.

Just as it took a long time for the corner store to die off in the 60's and 70's and for strips shops to do so now, it will take time for today's shopping centre retail phenomenon to fully pass into history.

The process is underway though, with whole floors of previously busy shopping centres sitting empty or been closed off.

For the older retail guard, the strip shop, the writing on the wall is far starker with a number of key precincts that only a decade ago were commanding premium prices today a forlorn sea of for sale and for lease signs.

Non-residential property investment is all about being where the ball is going, not where it's been, or is now. To speculate successfully we need to see what others can't, get in early, and then get out again while the going's (still) good.

Sadly, that going is no longer good for the corner store or the strip shop. Their sunny days are over and shopping malls are next. So where to now for retail?