



## 721-725 High Street, Preston

### HIGH EXPOSURE ON HIGH STREET – CORNER SITE FOR LEASE

721-725 High Street, Preston offers a rare chance to lease a high-exposure corner site in one of Melbourne’s most dynamic and tightly held city-fringe locations. Positioned on a generous landholding with a 58m\* combined frontage to High Street and Regent Street, this Mixed Use Zoned block delivers unbeatable street presence in the heart of Preston’s buzzing activity centre.

Surrounded by national retailers, thriving cafes and exceptional transport links, the site is perfectly suited for a variety of commercial uses – from display yards and pop-up activations to long-term retail or hospitality concepts (STCA).

#### Key Highlights:

- High exposure Mixed Use Zone corner landholding
- 730sqm land size
- 58m\* combined frontage to High Street and Regent Street
- Flexible lease terms available
- Located within Preston’s thriving activity centre
- Only 250m\* to Regent Train Station
- 500m\* to Woolworths and 600m\* to Preston Market
- One of Melbourne’s strongest growth corridors
- Surrounded by strong residential density and foot traffic

For further information on this asset or to discuss your Preston property requirements, contact NSL Property Group:

Guy Naselli – 0413 750 744  
 Jackson Brenchley – 0431 286 661

730 m2

|                       |                            |
|-----------------------|----------------------------|
| <b>Price</b>          | Contact NSL Property Group |
| <b>Property Type</b>  | Commercial                 |
| <b>Property ID</b>    | 313                        |
| <b>Land Area</b>      | 730 m2                     |
| <b>Warehouse Area</b> | 730 m2                     |

#### AGENT DETAILS

Guy Naselli - 0413 750 744  
 Jackson Brenchley - 0431 286 661

#### OFFICE DETAILS

NSL Property Group  
 597 Gilbert Rd Preston, VIC, 3072 Australia  
 0413 750 744

