

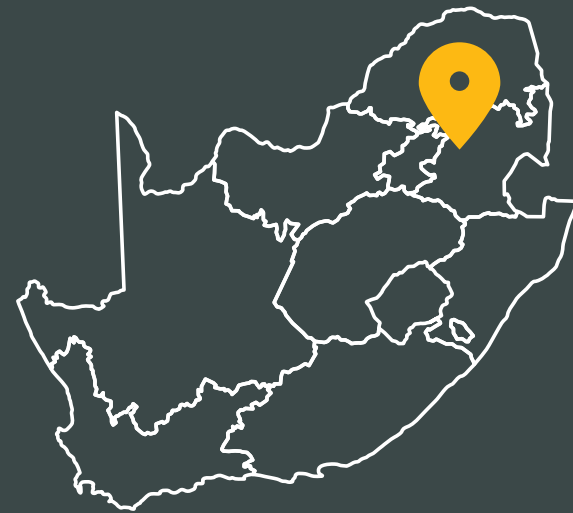


Middelburg
Mall

BUILDING
BROCHURE

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ABOUT MIDDELBURG (MPUMALANGA PROVINCE)

Middelburg is a modern town situated in the Cultural Heartland of the Mpumalanga Province in South Africa. The town serves as the agricultural, industrial and communications centre for the surrounding area. Originally, it was planned as an ideal halfway point between Pretoria and Lydenburg in 1859.

Today, Middelburg is well-known as the Stainless Steel Capital of Africa as it is home to a large stainless steel plant named Columbus Stainless. Middelburg is situated just minutes away from the Loskop Dam, and home to the Middelburg Nature Reserve, Kruger Dam as well as the Middelburg Dam.

ABOUT MIDDELBURG MALL

This hub of energy situated on the corner of Samora Machell road and Mandela drive is not only the heartbeat of Middelburg but truly stands out as one of Mpumalanga's premier shopping destinations since opening on 19 April 2012. The mall has been a catalyst for development in the area with new office and retail parks built around the mall, the area is fast becoming the business centre of Middelburg.

Middelburg Mall, is jointly owned by Moolman Group (Ltd) Pty and Flanagan & Gerard Property Development & Investment. Good trading conditions, along with exceptional growth and strong demand from both shoppers and retailers has been the driving force behind the planned expansion kicking off just a year after opening.

This impressive 56 580 m² mall is anchored by Checkers, Pick n Pay, Woolworths, Game and Shoprite. Good trading conditions and a beautiful shopping environment, along with exceptional growth and strong demand from both shoppers and retailers has been the driving force behind the success of Middelburg Mall.

FAST FACTS

GENERAL

GLA 56 385m²

Proximity to Taxi Rank: 500m

130 stores

Free Parking - Total of Parking Bays: 3 351

Consolidated Retail Offering

Free Wi-Fi

Backup power

TRADING HOURS

Monday – Thursday: 9am – 6pm
Friday: 9am – 7pm
Saturday – Sunday: 9am – 5pm

DEMOGRAPHIC PROFILE

Male 51 | Female 49

60% 25-49 Years Old

38% Afrikaans 30% Zulu

SEM: 8-10 | LSM: 8-10

Monthly household income: +- R35 000

Popularity: 69% of households indicate that Middelburg mall is their preferred shopping centre.

Average annual foot count: 474 000



Middelburg Mall,
Corner Samora Machel and
Mandela street, Middelburg

25°48'31.37"S, 29°27'22.24"E

ANCHOR TENANTS



SHOPRITE
Pick n Pay
Checkers
game

Centre Information

E: gm@middelburgmall.com
W: www.middelburgmall.co.za
PO Box 3871, Middelburg, 1050

Centre Management

T: 013 244 1404

Marketing Manager

T: 078 415 0701
E: marketing@middelburgmall.com

MACRO ENVIRONMENT

DISTANCES

Points of interest

1 Middelburg CBD	500m
2 Bezhoek Private Nature Reserve	20.8km
3 Highveld Mall	24.7km
4 Middelburg Dam	12.8km

Loskop Dam	61.9km
Fort Merensky	19.7km
Botshabelo	19.9km
De Voetpadkloof Resort	45km

Mines

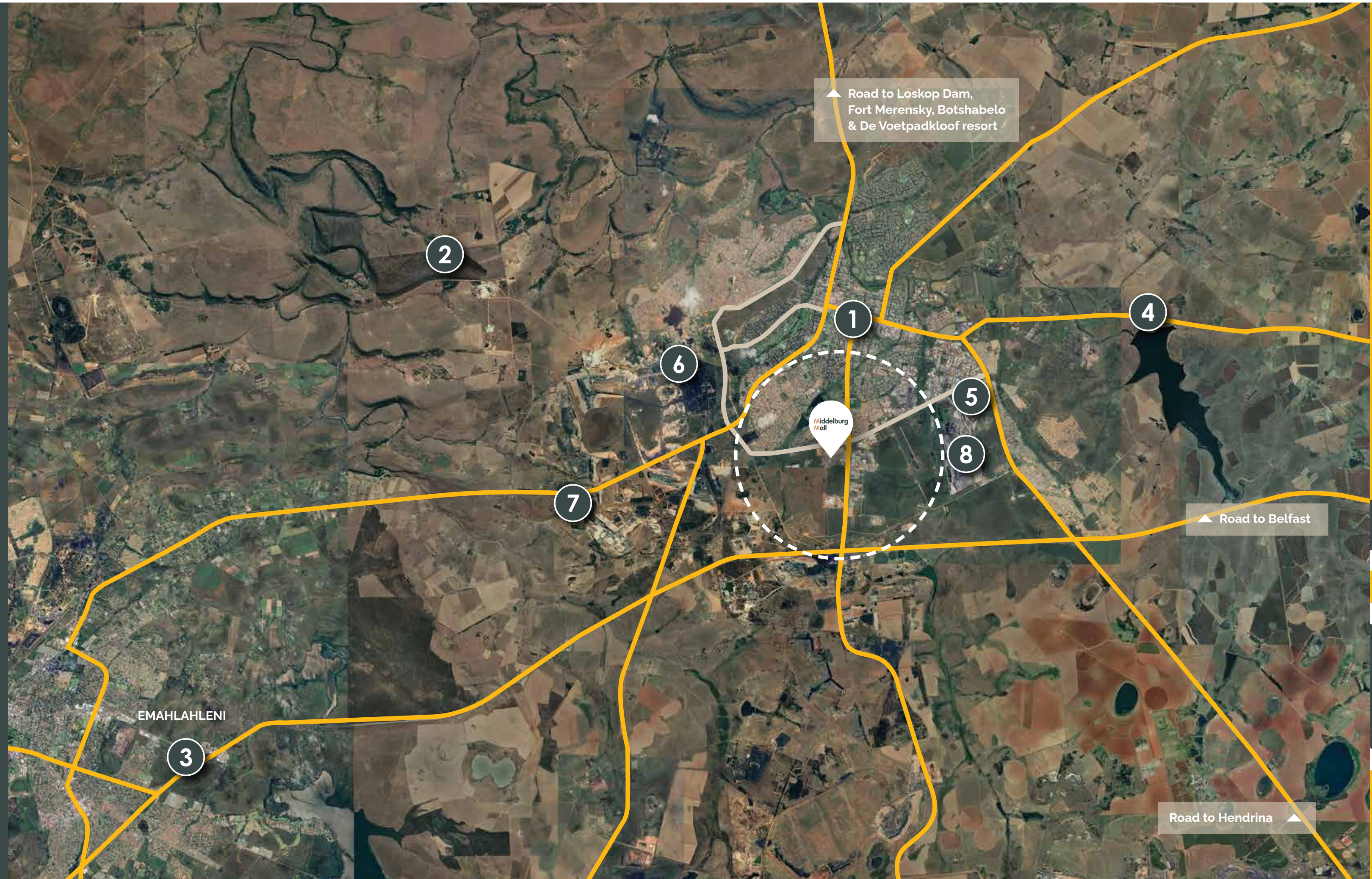
5 Columbus Stainless Steel	7.5km
6 Graspan Colliery	7.9km
7 Elandspruit Mine	9.6km
8 MFC Samancor	5.9km

Cities / Towns

eMalahleni	27.6km
Belfast	71.9km
Hendrina	53.1km

- 3km Radius
- Main Road / Highway
- Suburban / Residential link roads to site

Middelburg Mall



MICRO ENVIRONMENT

DISTANCES

Other retail

- ① Fountain Square 450m
- ② Wonderpark Shopping Centre 6.6km
- ③ Midwater Shopping Centre 3.7km

Schools

- ④ Middelburg Hoërskool 6km
- ⑤ Hoër Tegniese Skool Middelburg 4.4km
- ⑥ Middelburg Primary School 4.6km
- ⑦ Highlands Private School 2.2km
- ⑧ Laerskool Staatspresident CR Swart 4.9km
- ⑨ Laerskool Middelburg 6km

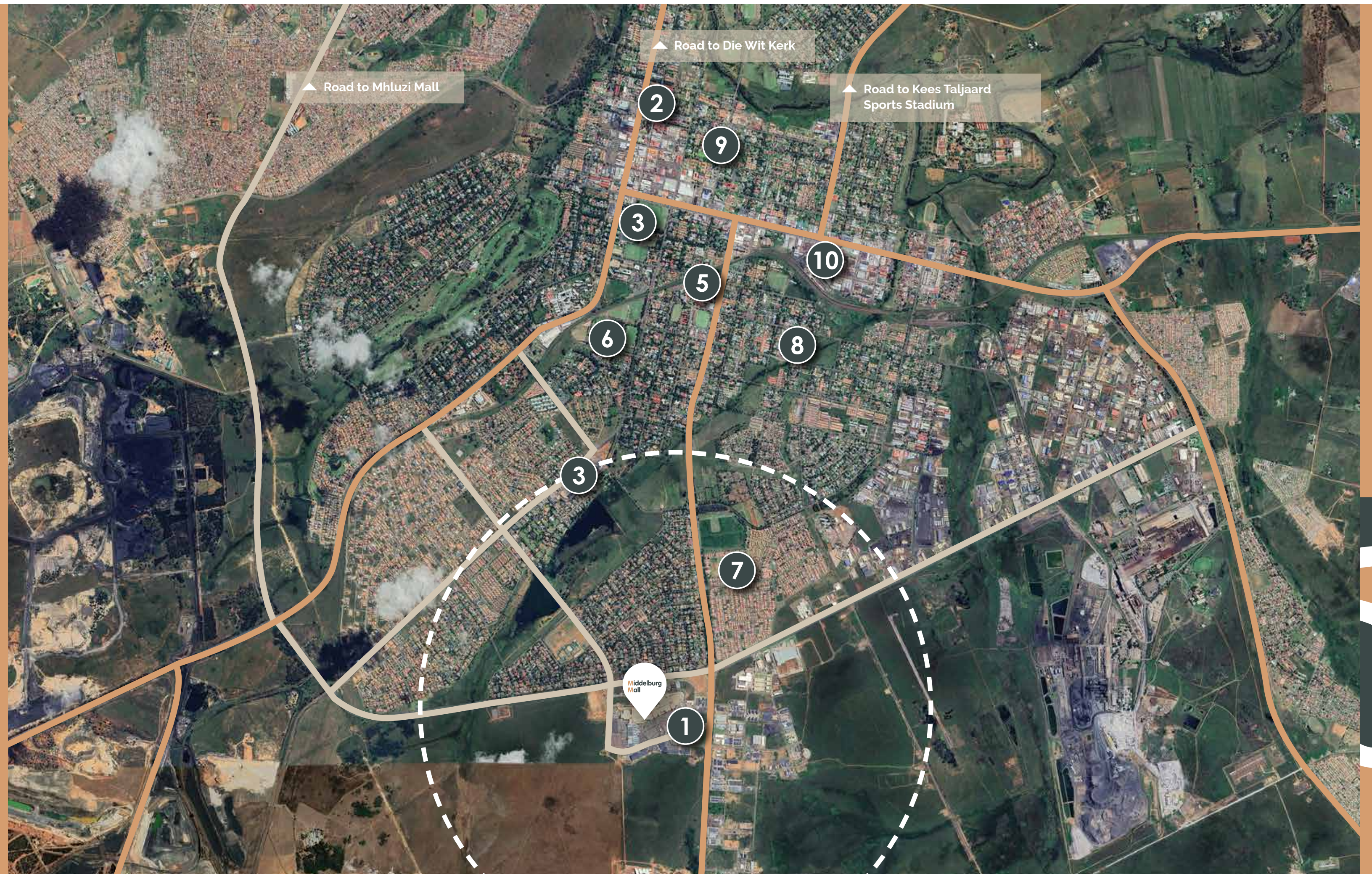
Other points of interest

- ⑩ NZASM Middelburg Railway Station 6.1km

- Kees Taljaard Sports Stadium 7km
- Die Wit Kerk 6.6km
- Mhluzi Mall 9.3km

- 3km Radius
- == Main Road / Highway
- ≡ Suburban / Residential link roads to site

Middelburg Mall

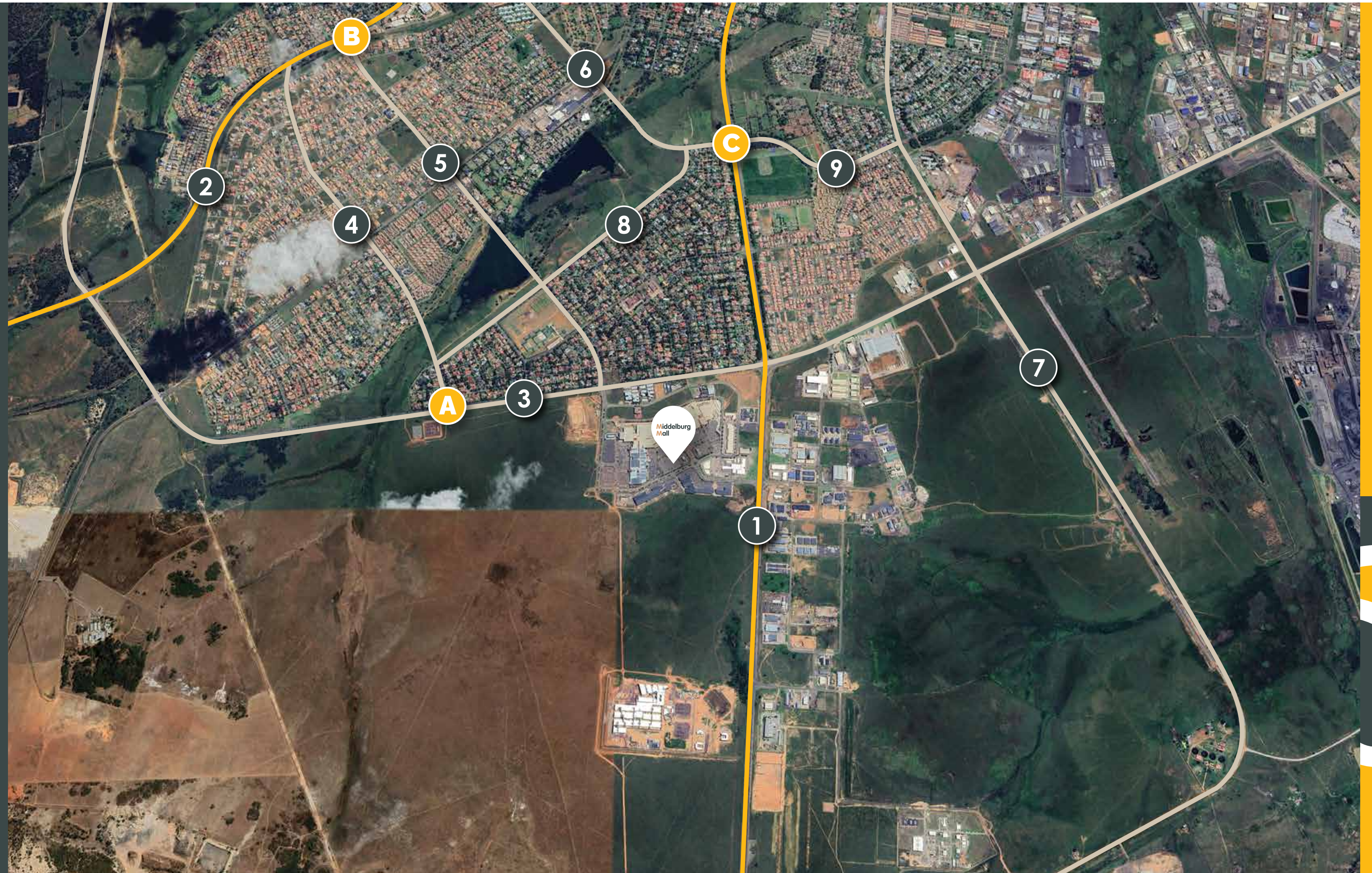


SITE LOCATION

LEGEND

- A Residential / Suburban Access via Dr Mandela Drive
- B Residential / Suburban Access via R555
- C Residential / Suburban Access via R35
- ① R53
- ② R555
- ③ Dr Mandela Drive
- ④ Hexrivier St
- ⑤ Sondagsrivier St
- ⑥ Oranje St
- ⑦ Jeppe St
- ⑧ Soutpansberg St
- ⑨ Verdoorn St

- Main Road / Highway
- Suburban / Residential link roads to site



Middelburg
Mall

SITE ORIENTATION

LEGEND

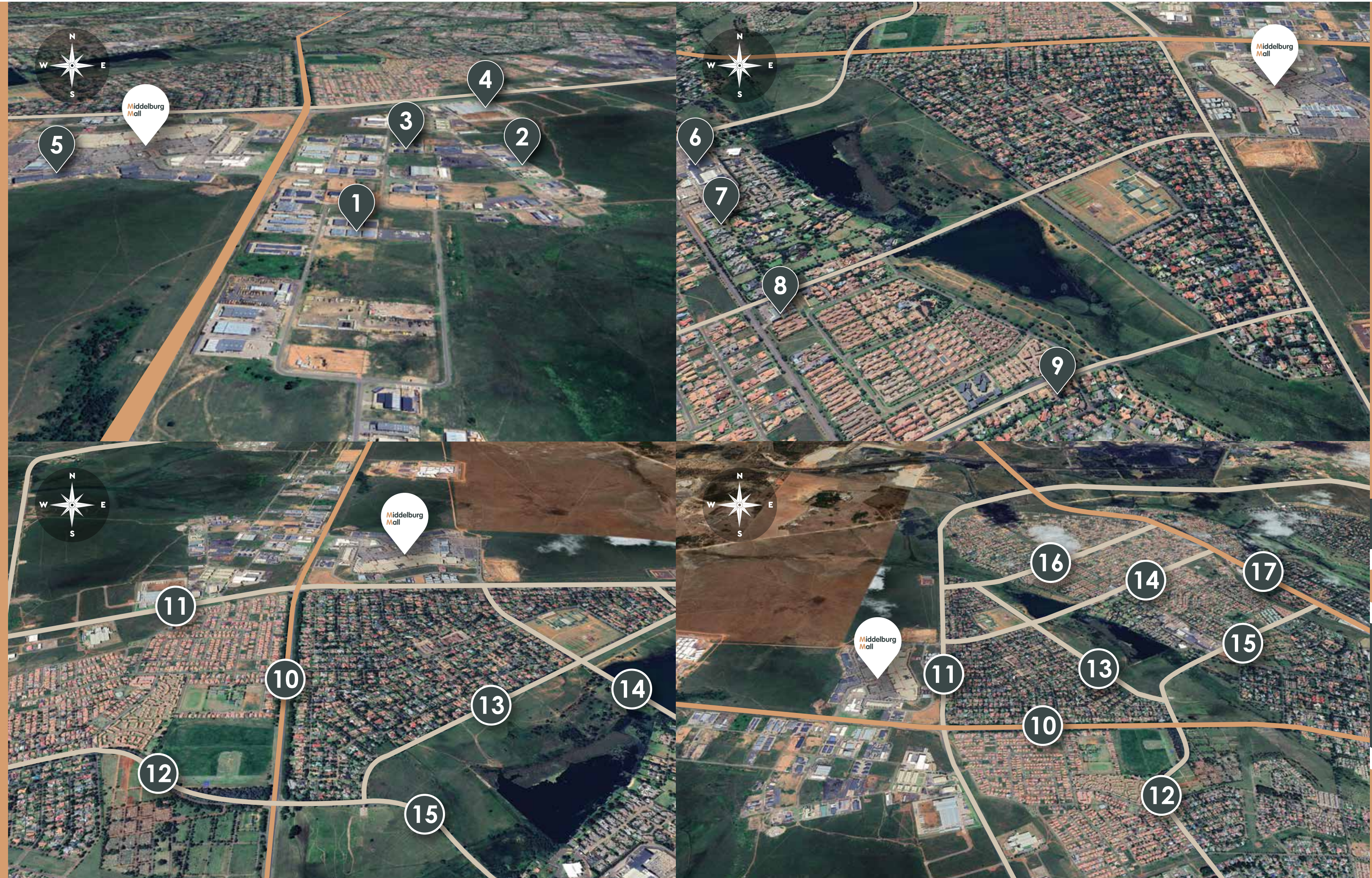
- ① Goldwagen Middelburg
- ② Takealot Pickup Point Middelburg
- ③ SAE Business Park
- ④ Twizza
- ⑤ Alzu Feeds Middelburg
- ⑥ Builders Express Middelburg
- ⑦ Food Lover's Market Middelburg
- ⑧ PostNet Middelburg
- ⑨ Alveston Manor Boutique Hotel & Spa
- ⑩ R53
- ⑪ Dr Mandela Drive
- ⑫ Verdoorn St
- ⑬ Soutpansberg St
- ⑭ Sondagsrivier St
- ⑮ Oranje St
- ⑯ Hexrivier St
- ⑰ R555

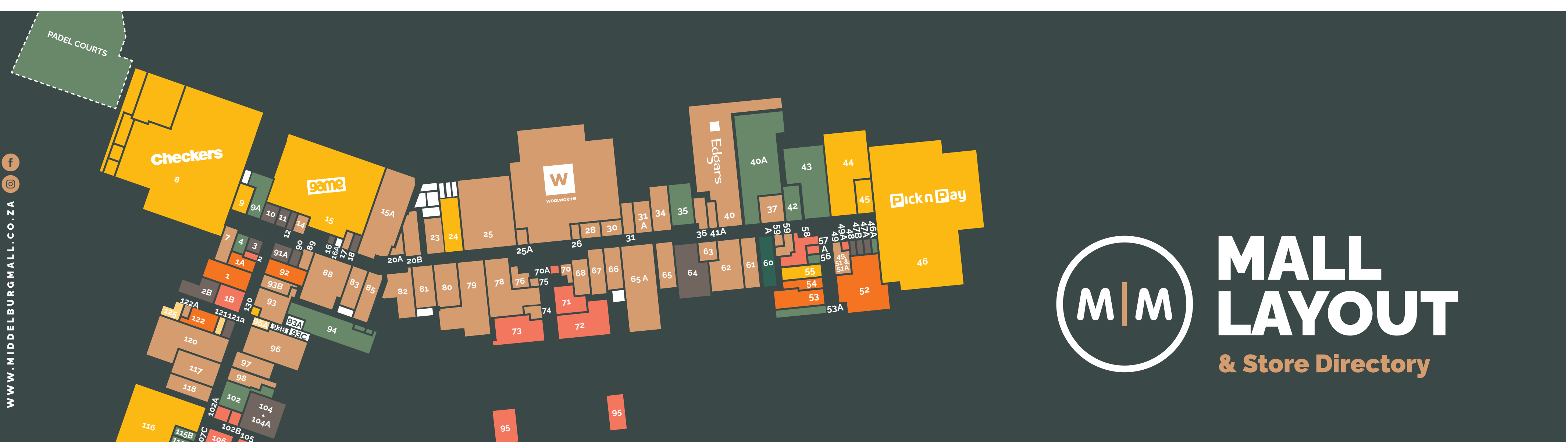
-- 3km Radius

== Main Road / Highway

== Suburban / Residential link roads to site

Middelburg Mall





MALL LAYOUT

& Store Directory



Banks / Forex / Financial 52 ABSA 013 244 9500 92 Capitec 013 244 1244/1268 53 FNB 087 345 7210 122 Nedbank 013 247 7800 1a Old Mutual 013 658 9223 1 Standard Bank 013 244 9269/67			Clothing / Fashion / Footwear / Accessories 107 a&b Clothing Junction 087 283 2748 118 Sneaker Factory 013 244 9320 93 Refinery 013 244 5084 93b S.P.C.C 087 848 7360 20a Vialli 083 351 6969 20b Bogart Man 072 143 0822 117 Mr Price Kids 087 7541 706 120 Ackermans 013 244 1241 25a American Swiss 013 244 9305 63 Archive 067 000 0122 59a Arthur Ford 013 244 1177 82 Cape Union Mart 013 244 1040 85 UNIQ TBC 30 Davisons 013 244 1407 28 Earth Child/Naartjie 081 171 1327 40 Edgars 010 598 8367 34 Exact 013 244 9308 23 Fabiani 013 244 1077 78 Foschini 013 244 9300/13 65a Jet 013 244 7040			John Craig 010 006 3220 Legit 013 244 2006 65 Lovisa 013 244 3163 41a Markham 013 244 9312 67 Milady's 087 750 1803 81 Mr Price Sport 013 244 1195 96 Mr Price Weekend 013 244 1055 79 Old Khaki 013 244 1042 76 Pep 013 244 3159 88 Pick and Pay clothing 013 244 1093 62 Queenspark 013 244 9440 37 Relay Jeans 013 244 9348 36 Senqu 013 244 2224 74 Shoe Street 013 244 1091 14 Side Step 010 006 3054 31 Skipper Bar 010 066 3765 49, 51 & 51a Solo 013 244 3162 89 SportsScene 013 244 9302 80 Sportsmans Warehouse 013 120 4049 15a Stems 013 244 9307 66 Studio 88 013 244 1290 26 Tekkie Town 087 802 7087 7 The Fix 013 244 9347 97 Total Sport 013 244 9311 66 Touch of Gold 013 244 1467 70 Trappers 013 244 1375 83 Truworths 081 171 0116 25 Third Base Urban 013 541 0076 68 Fila 079 947 6235 59			Education / Stationery 60 Bargain Books 013 244 1243			Food / Restaurants / Bar 95 Burger King 021 417 5921 73 Cappuccino's 013 244 1344 70a Chicken Licken 013 244 1225 106 Delhi Delicious 013 244 3181 2 Fishaways 013 244 2512 71 Steers 013 244 2512 71 Milkylane 013 244 2513 57a King Pie 078 874 2328 70a Krispy Kreme 013 110 3480 95 Mcdonald's 013 244 1511 58 Mugg and Bean 013 244 1097 105a Nando's 013 243 0070 105 Panarotti's 013 244 1254 72 Spur 013 244 1324 1b Wimpy 013 244 1145 111 Hungry Lion TBC 102a Vida e Caffè 013 170 5352 49a Bakgat Biltong 064 883 3602			Audio / Electronic / Cellphone 3 Cell C 084 707 7332 16 Gadget Paradise 013 244 3180 104 & 104a Incredible Connection 013 244 9230 90 Ldino 082 067 3833 120 Ldineo 074 828 0246			Media Sound 079 323 5577 121a Mega Store 013 244 1475 11 MTN 083 869 8033 12 Pep Cell 013 244 5117 18 Raja Traders 013 244 3180 10 Telkom 013 244 3215 91a Vodacom Shop 013 244 1622 47a Mobizone 069 320 7575 47b Tomtoc 074 698 0786 48 Mr Price Cell 087 754 2221			Beauty / Hair / Health 125 Princess Professional Hair 072 550 1347 96a Senza Cosmetics 013 001 0072 121 Signature Cosmetics 013 244 1279 113 Sorbet 013 244 1695 113a Eden Perfumes 087 700 8527			Department Stores 8 & 9 Checkers & Checkers Liquor 013 244 9460 44 Clicks 013 244 1186 55 Crazy Store 087 135 9040 116 Dischem 013 244 9800 15 Game 013 244 9100/58 24 Identity 081 171 0117 46 Pick and Pay 013 244 2436 45 Pick and Pay Liquor 013 244 2436 110 Shoprite 013 244 7400 110a Shoprite Liquor 013 244 7400 110b Roots 010 590 9270			Specialities 35 @Home 013 244 9309/10 102 Pep Home 013 244 1049 43 Mr Price Home 013 244 2596 115b Absolute Pets 021 506 6143 108 Babies R Us/Toys R Us 087 234 8546 115 Bags and Baggage 013 244 1065 53a BedZA 083 233 8296 107c Cigar & Vape House 082 086 8801 107d Ldnio 082 067 3833 113a Eden Perfumes 011 396 1026 94 Goldrush Bingo 013 244 3185 17 JT Tailors 013 244 3180 56 Paintball and Hobby World 079 962 5474 46a Pressed in Time 013 244 1962 115c Specsavers 013 244 1060 4 Targa Optical 013 244 1131 Kiosk Twisp 081 771 6958 122a Verimark 013 244 1063 42 Continental Linen 011 540 3886 40a Magic Company 013 591 0286 N/A Awesome Padel Court 072 272 4292 114 Tasko Sweets 067 617 6922 9a Sheet Street 013 244 1371 114a Yokico 013 004 0979		
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IMAGE GALLERY



Middelburg Mall

CENTRE MANAGEMENT:

General Manager Email:

gm@middelburgmall.com

Reception Email:

reception@middelburgmall.com

Contact Number:

013 244 1404

Cherize Steyn:

Area Manager - Leasing

Email:

cherize@moolmangroup.co.za

Contact Number:

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WWW.MIDDELBURGMALL.CO.ZA



OWNED AND MANAGED BY:



IN PARTNERSHIP WITH:

Flanagan & Gerard

Property Development & Investment