

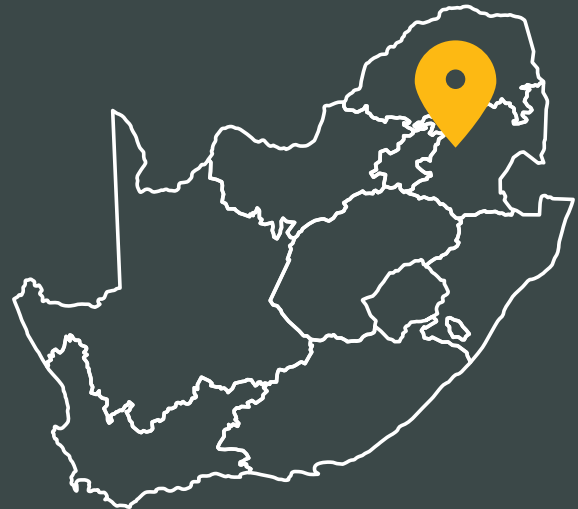


Middelburg
Mall

**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 736m² 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 736m ²	 Proximity to Taxi Rank: 500m
 128 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

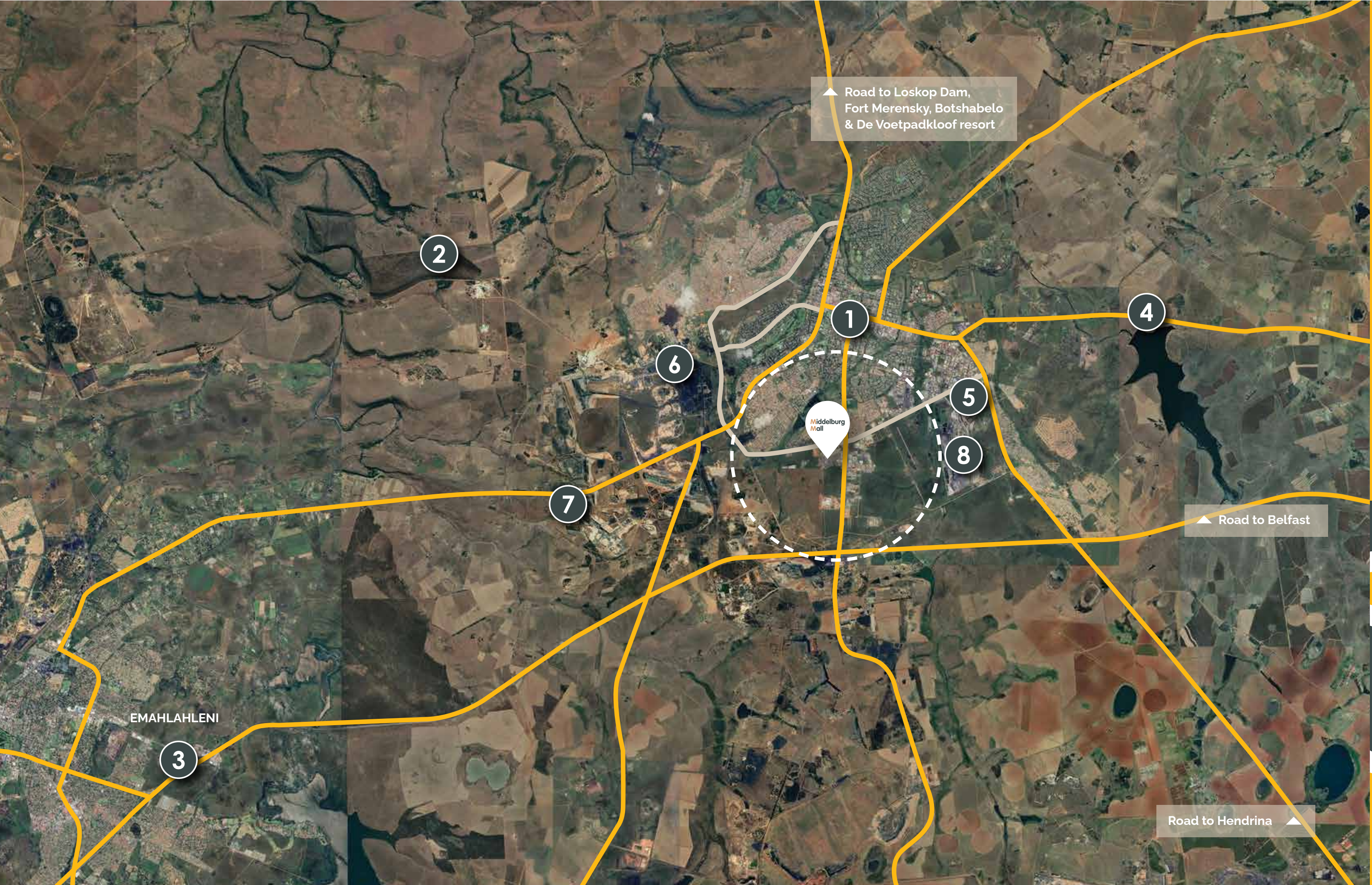
5	Columbus Stainless Steel	7.5km
6	Graspan Colliery	7.9km
7	Elandspruit Mine	9.6km
8	MFC Samancor	5.9km

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

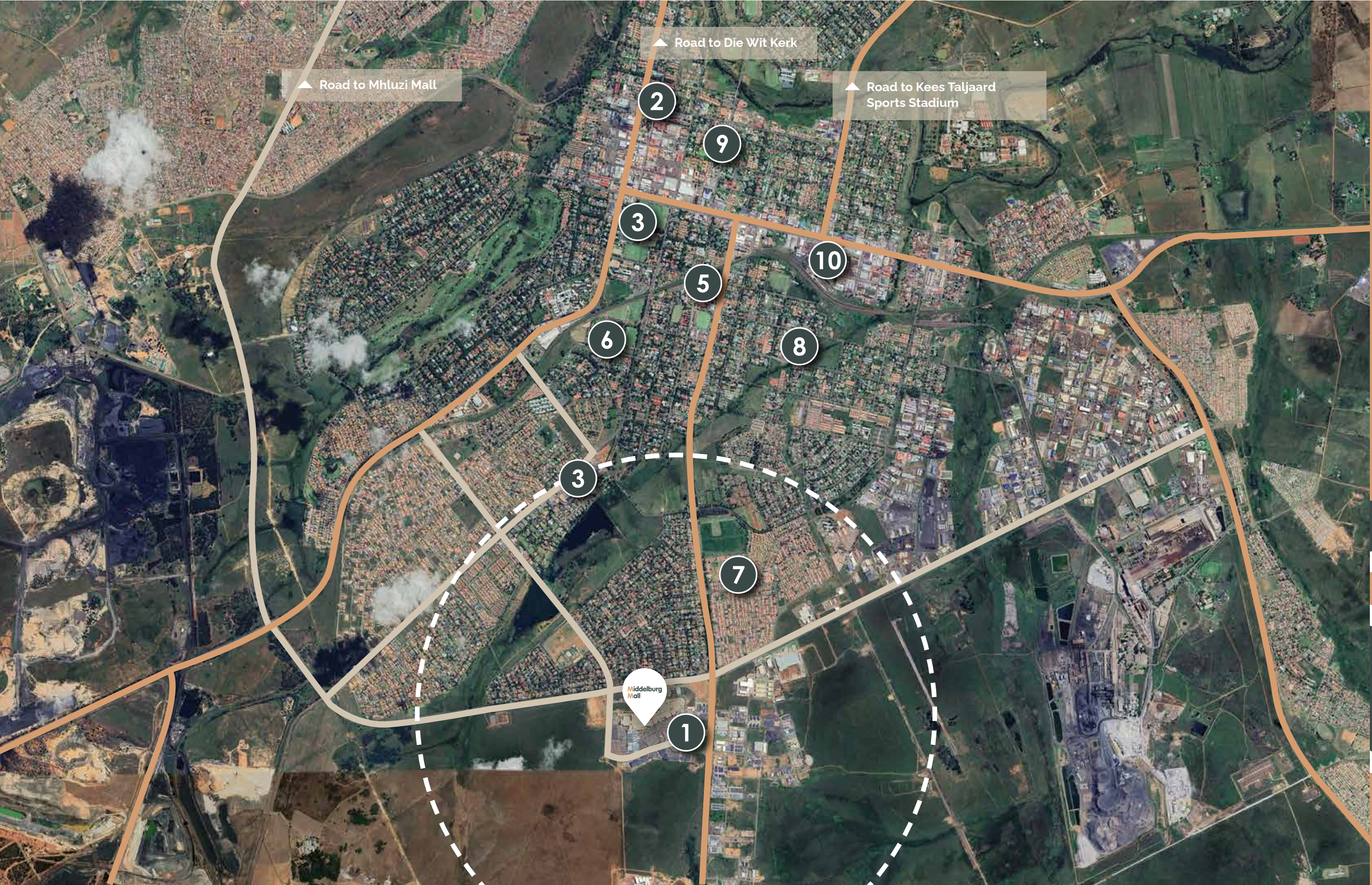
Other points of interest

10	NZASM Middelburg Railway Station	6.1km
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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

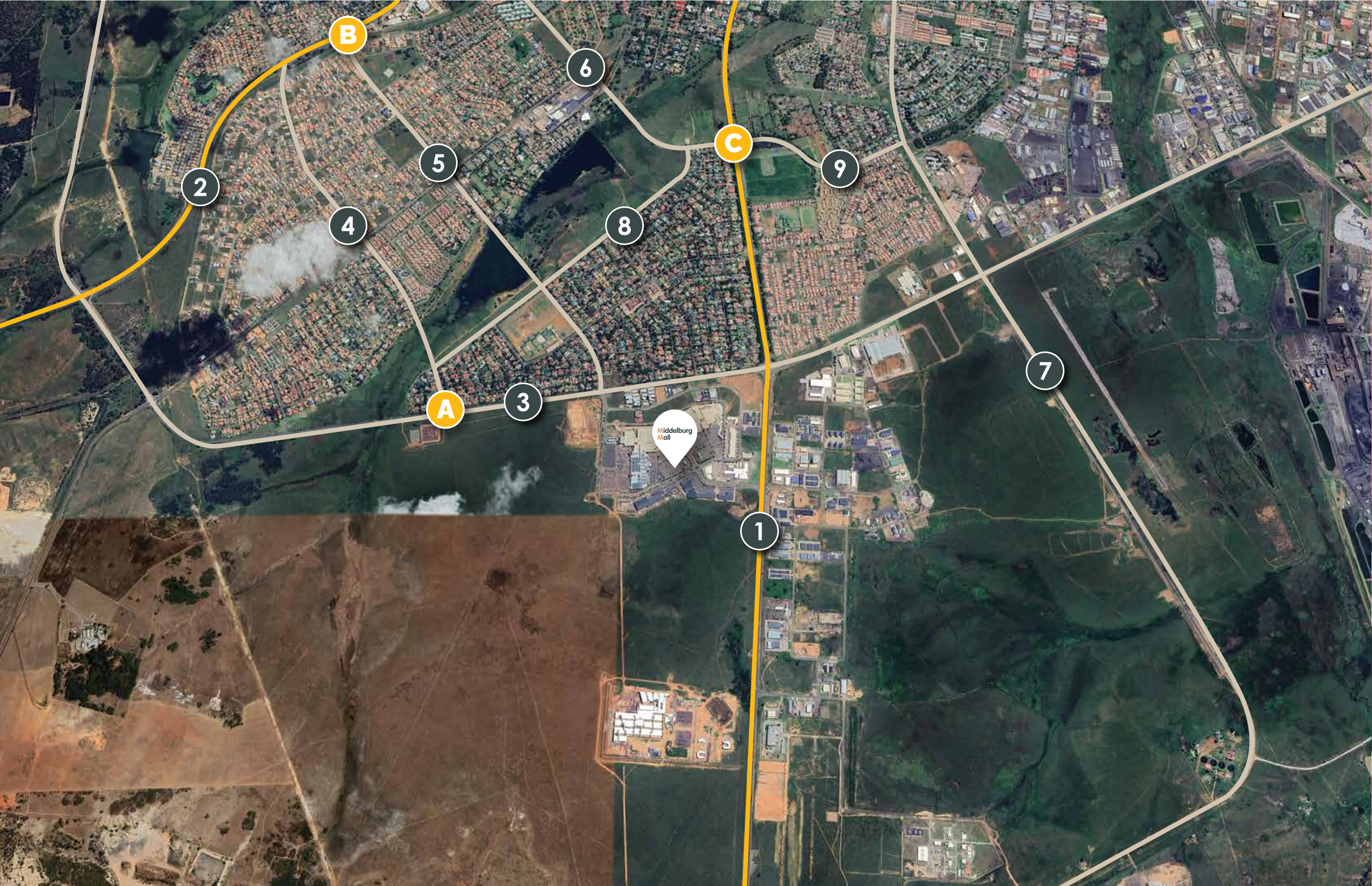


SITE LOCATION

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



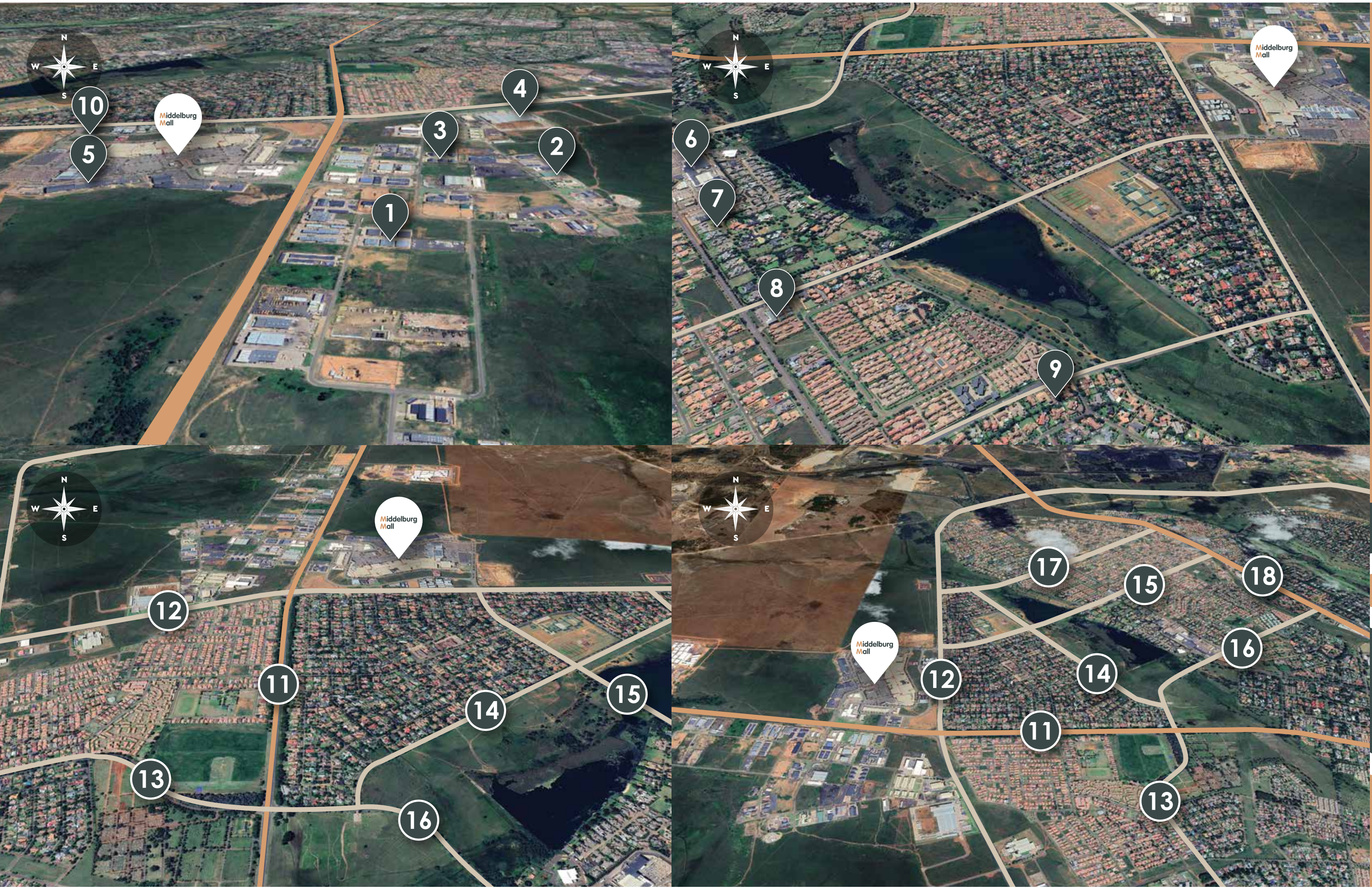
SITE ORIENTATION

LEGEND

- 1 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 Destiny Exclusive Hotel and Conference Centre
- 11 R53
- 12 Dr Mandela Drive
- 13 Verdoorn St
- 14 Soutpansberg St
- 15 Sondagsrivier St
- 16 Oranje St
- 17 Hexrivier St
- 18 R555

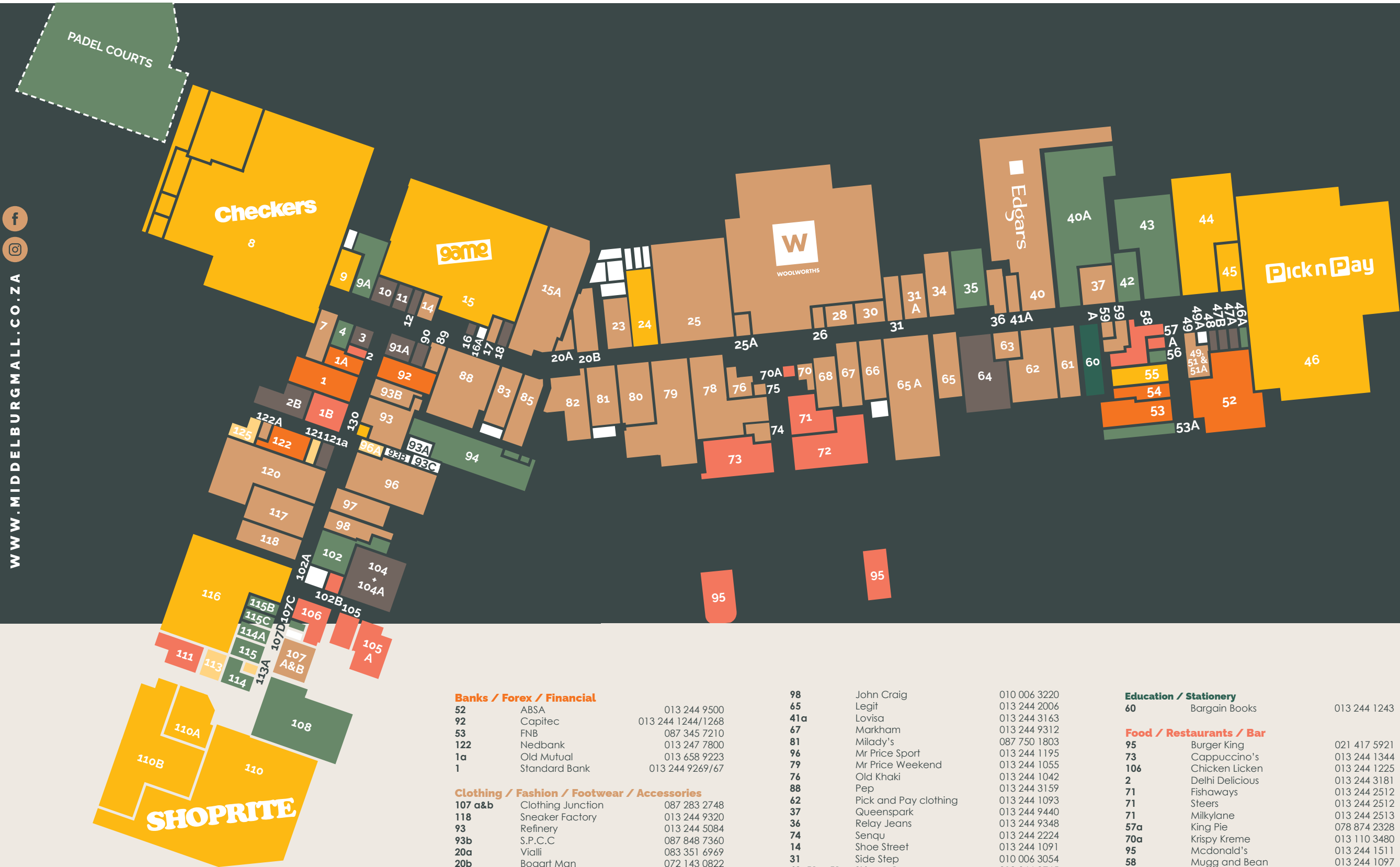
- 3km Radius
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Middelburg Mall





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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	013 244 9470
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

98	John Craig	010 006 3220
65	Legit	013 244 2006
41a	Lovisa	013 244 3163
67	Markham	013 244 9312
81	Milady's	087 750 1803
96	Mr Price Sport	013 244 1195
79	Mr Price Weekend	013 244 1055
76	Old Khaki	013 244 1042
88	Pep	013 244 3159
62	Pick and Pay clothing	013 244 1093
37	Queenspark	013 244 9440
36	Relay Jeans	013 244 9348
74	Senqu	013 244 2224
14	Shoe Street	013 244 1091
31	Side Step	010 006 3054
49, 51 & 51a	Skipper Bar	010 066 3765
89	Solo	013 244 9312
80	Sportscene	013 244 9302
15a	Sportsmans Warehouse	013 120 4049
26	Stems	013 244 9307
61	Studio 88	013 244 1290
7	Tekkies Town	087 802 7087
97	The Fix	013 244 9347
66	Total Sport	013 244 9311
70	Touch of Gold	013 244 1467
83	Trappers	013 244 1375
25	Truworths	081 171 0116
68	Third Base Urban	013 541 0076
59	Fila	079 947 6235

Education / Stationery

60	Bargain Books	013 244 1243
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Food / Restaurants / Bar

95	Burger King	021 417 5921
73	Cappuccino's	013 244 1344
106	Chicken Licken	013 244 1225
2	Delhi Delicious	013 244 3181
71	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	021 493 2660

Audio / Electronic / Cellphone

3	Cell C	084 707 7332
16	Gadget Paradise	013 244 3180
104 & 104a	Incredible Connection	013 244 9230
90	Lalino	082 067 3833
120	Lalino	074 828 0246
2b	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
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
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
Kiosk	Biltong Republic	
Kiosk	Kiley's Florist and Gifting	082 234 6150
Kiosk	Vuse	081 771 6958



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:

084 450 7933



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OWNED AND MANAGED BY:



IN PARTNERSHIP WITH:

Flanagan & Gerard

Property Development & Investment