



PROMENADE SHOPPING CENTRE

LEASING ENQUIRIES

T: +27(0)11 718 6452

E: leasing@oriongroup.co.za

www.orionrealestate.co.za

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1. PROPERTY DESCRIPTION

Physical Address: cnr Samora Machel Drive & Henshall street

Suburb: Nelspruit Central

City: Nelspruit

Postal Code: 1200

Erf Description: 404 Nelspruit

Zoning Information

Zoning: Business 1

FAR: 2.0

Coverage: 80%

Parking: 2 parking spaces per 100m² gross leasable floor area

2. DEMOGRAPHIC PLAN



Companies Surrounding Promenade Shopping Centre:

SAPS Nelspruit	230 m
Dept of Home Affairs	300 m
Nelspruit Post Office	350 m
Unisa	650 m
Laerskool Nelspruit	650 m
Hoërskool Nelspruit	850 m
Ehlanzeni District Municipality	950 m
Busamed Lowveld Private Hospital	1 km

3. CUSTOMER PROFILE

Promenade Shopping Centre's customer profile is generally the middle to lower income shopper, which uses the Public Transport systems around the centre.

The Transport Infrastructure is well integrated and the main line Bus Stop is situated on the property precinct in Samora Machel Drive. The Taxi Rank is situated on Henshall Street opposite Promenade Shopping Centre.

Promenade Shopping Centre also boasts with a paid parking lot, which offers safe and convenient parking to our shoppers visiting Promenade Shopping Centre.

4. TRADING DENSITY

Promenade Shopping Centre boasts with top Trading Densities by the following National Tenants:

1. Boxer Supermarket
2. Mr Price Weekend
3. Sheet Street
4. Milady's
5. Spitz
6. Russels Pharmacy
7. Various mens and ladies fashion brands


5. LOCALITY


Promenade Shopping Centre has distinguished itself as one of the leading shopping malls in the Mpumalanga district. Situated in the heart of Nelspruit on Samora Machel Drive (an extension of the N4 highway), Promenade Shopping Centre creates a unique shopping experience to both locals and travellers alike.


Further catering to travellers through Nelspruit to Mozambique, Hotel Promenade, situated in the middle of Promenade Shopping Centre, provides a welcome oasis to the hustle and bustle of downtown Nelspruit.

Promenade Shopping Centre boast a diverse mix of Tenants and is anchored by Boxer Supermarket.

Building is equipped with:

Emergency power generator  (Hotel Only)

Connected with fibre 

Rest areas per floor 

GPS Co-ordinates:

S -25.4701974; E 30.9792978

Address:

cnr Samora Machel Drive & Henshall street, Nelspruit dutoitannie38@gmail.com



Scan the
QR code
to get
directions

6. LEASING INFORMATION

Classification: Commuter Centre

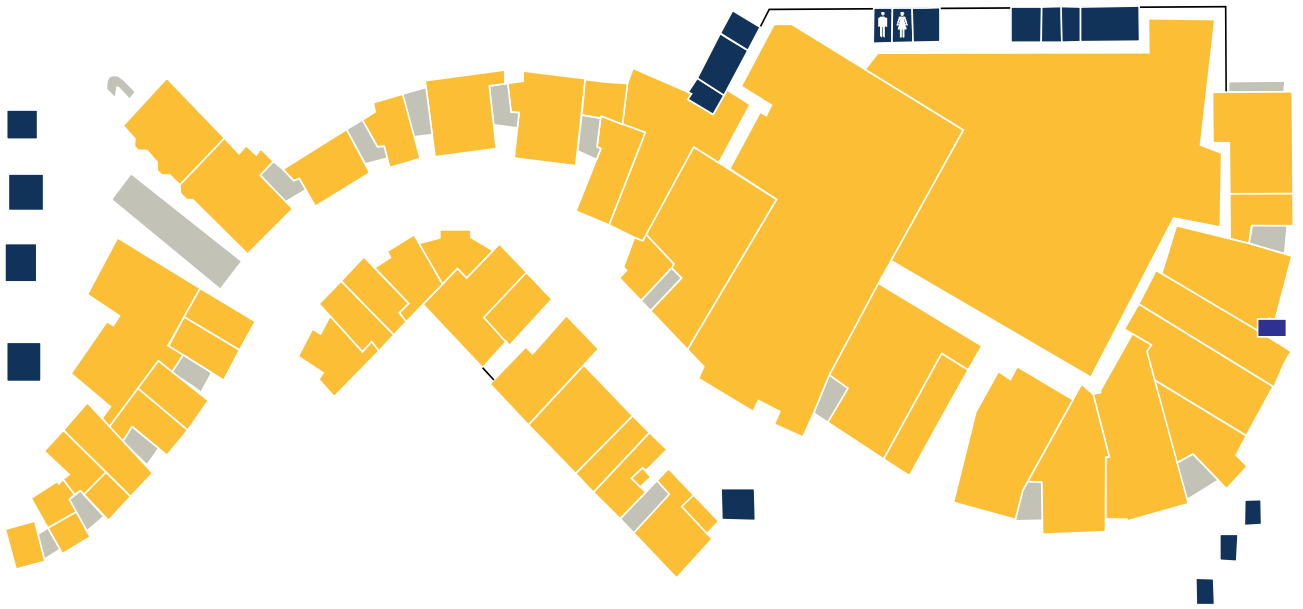
GLA: 16798 m²

Parking: Paid open parking lot

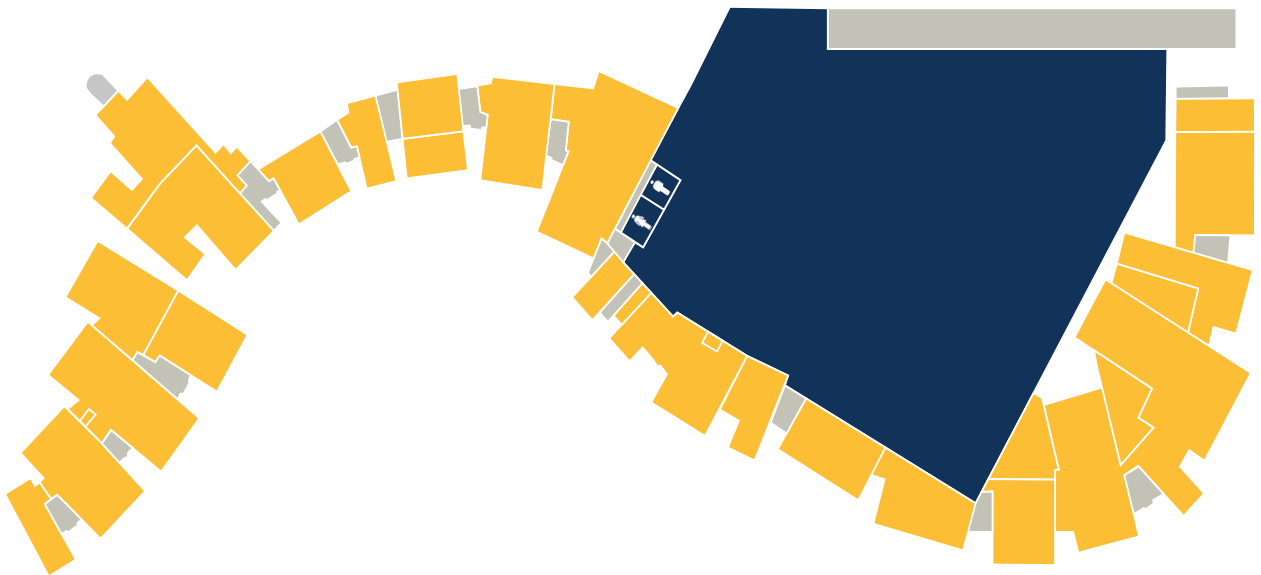
7. GALLERY



8. PROPERTY FLOOR PLANS



Ground Floor Level - Retail



First Floor Level - Office Suites