



Not an actual final rendering and only a sample

**WENDYWOOD**  
CENTRE

  
**Orion**  
REAL ESTATE



Wendywood Centre is centrally positioned in Wendywood, Sandton, offering a familiar and friendly shopping experience to the community and those travelling through the neighbourhood.



WELL INTEGRATED  
TRANSPORTATION  
HUB



JUST OFF THE M1  
HIGHWAY



PUBLIC TOILETS



FIBRE READY



PARKING



MIXED USE  
DEVELOPMENT



BACKUP  
GENERATOR



BACKUP WATER



CLOSE TO EDUCATIONAL INSTITUTIONS

## CUSTOMER PROFILE

Wendywood Centre serves as a convenient neighbourhood retail hub, catering to local residents, families, and working professionals. The centre offers everyday essentials, lifestyle services, and a friendly, community-oriented atmosphere. It attracts shoppers looking for accessible retail, grocery convenience, health and beauty services. Easily reachable by both public and private transport, Wendywood Centre provides ample parking and a relaxed shopping experience for those living and working in the surrounding area.

# LSM & Demographic Profile



Predominantly upper-middle to high-income households (LSM 7–10+). Population largely made up of professionals, established families, and retirees. Stable customer base with strong repeat visitation patterns. High demand for convenience retail, essential services, and select discretionary offerings.

## **Competitive Dynamics**

Sandton City functions as a destination centre attracting discretionary and lifestyle spending. Neighbourhood centres compete more directly for convenience-based shopping. Competition influences shopper's trip frequency and distribution across the area.

# TRAFFIC IMPACT STUDY

The surrounding road network near Wendywood Centre is as follows: Western Service Road: Single-lane road east of the site, connecting Woodlands Drive in the north to South Road in the south. Classified as Class 4, under City of Johannesburg jurisdiction.

Wendy Road: Single-lane road providing access to residential erven and the site, intersecting Western Service Road in the east and Bowling Avenue in the west. Classified as Class 5, under City of Johannesburg jurisdiction.

Darwin Street: Single-lane road serving residential erven and the site, connecting to Western Service Road in the east. Classified as Class 5, under City of Johannesburg jurisdiction.

Peak Hours: Friday afternoon: typically 16:30 – 17:30 Saturday midday: typically 10:45 – 11:45 Access to the shopping centre is currently free-flow from both Wendy Street and Darwin Street, and the updated design proposes reopening the access points on the Service Lane to improve access to the southern parking area.

Tenant parking is separated on the remainder of Erf 267 to the west, also accessed from Service Lane. Deliveries are handled from Service Lane, just east of the Wendy Road/Service Lane intersection. The primary catchment extends approximately 2 km, with a secondary trade area reaching up to 5 km.

Traffic peaks during weekday commuter hours, lunch periods, and early evenings, driven by surrounding residential areas, nearby office nodes, M1 and Sandton-bound traffic passing through Wendywood. Weekend traffic remains steady and locally focused, supported by easy access from Western Service Road and surrounding arterials.



# PROPERTY HISTORY

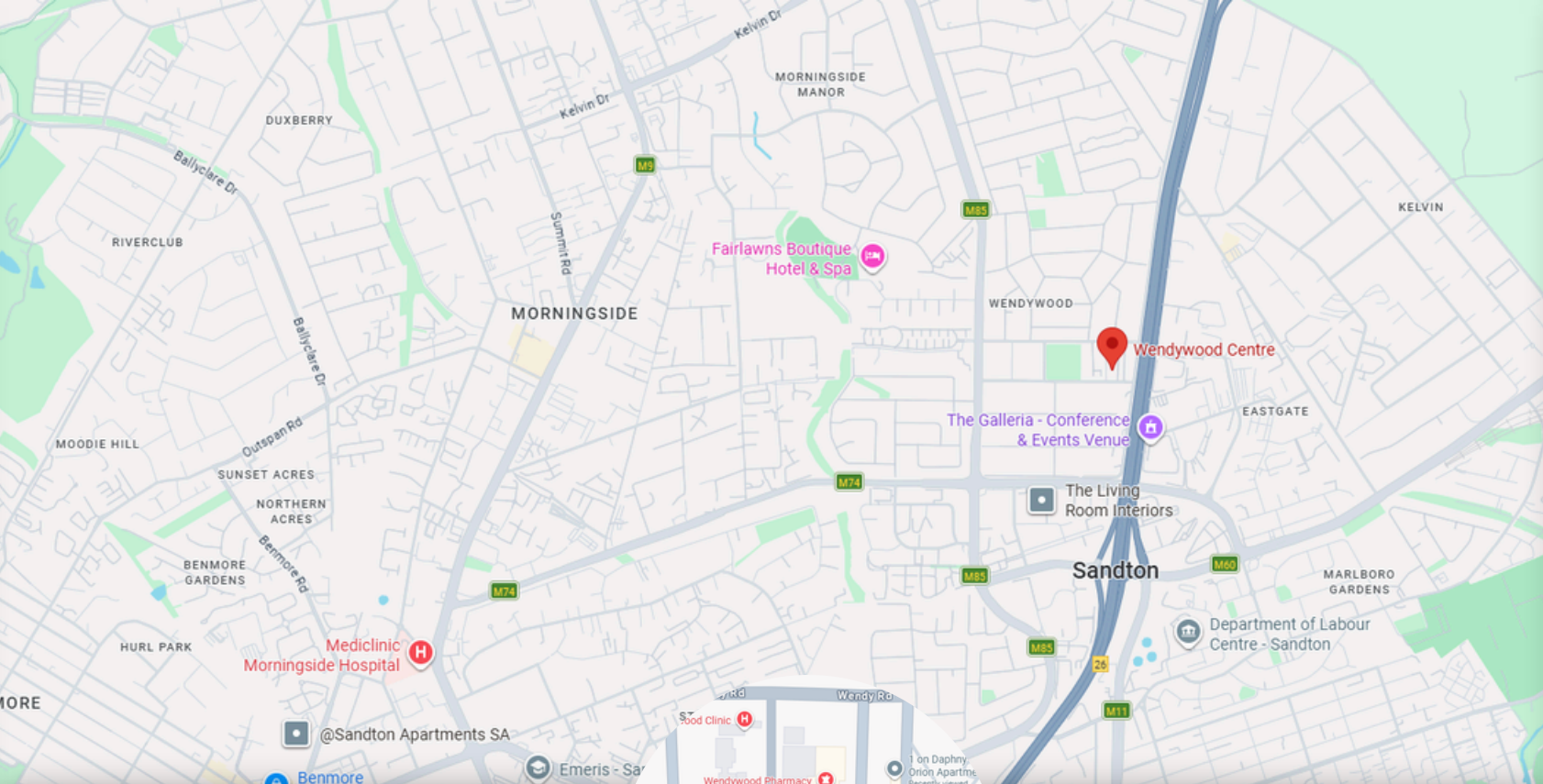
Wendywood Centre has long been an integral part of the Wendywood community, supporting the area's growth and day-to-day lifestyle for decades. Established as a neighbourhood convenience centre, it was designed to provide easy access to essential retail, services, and social spaces for local residents. Its familiar, welcoming architecture and community-focused layout reflect the relaxed suburban character of Wendywood, maintaining a sense of comfort and connection that continues to define the centre today.

Acquired by Orion Real Estate in 1996, Wendywood Centre was originally envisioned as a thriving retail and office hub serving the dynamic Sandton region. Over the years, as urban lifestyles evolved and economic trends shifted, so too did our approach to unlocking the full potential of this landmark property.

Recognising the growing demand for modern living and lifestyle convenience, Orion Real Estate embarked on a transformative journey to reimagine Wendywood Centre into something truly exceptional, a destination where people can live, work, shop and connect within one vibrant space.

Today, Wendywood Centre is undergoing a major redevelopment that breathes new life into the property. Former office spaces have been transformed into luxury furnished studio apartments, designed for modern professionals seeking comfort and convenience in a prime location. At the same time, the retail component is being redesigned to attract a curated mix of contemporary tenants, bringing fresh energy, innovative brands, and enhanced experiences to shoppers. With this evolution, Wendywood Centre is set to become the next lifestyle hub in Johannesburg's northern suburbs, a space that reflects the future of urban living while honouring its rich legacy in the community.



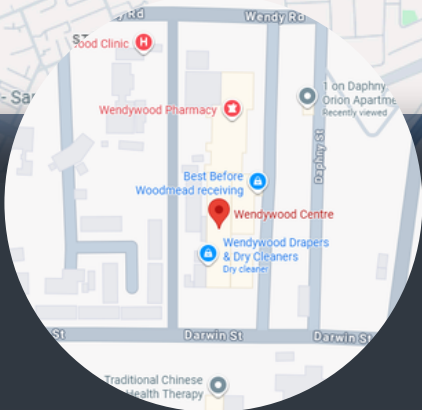


### Physical Address

1 Daphny St, Wendywood, Sandton,  
2148,

### ERF Description

898



**Zoning Information**  
Business 1



## WENDYWOOD CENTRE

### TENANT MIX

1. Luvland
2. Joel Dorfان  
Optometrist
3. Wendywood Dry  
Cleaners
4. Sky420
5. Apex Hydro
6. Laundromat  
and more to come



# RESIDENTIAL APARTMENTS

# 1 ON DAPHNY WENDYWOOD

Where Modern Living Meets Inspired Design

## LUXURY STUDIOS

Welcome to 1 on Daphny, a premium residential offering by Orion Apartments. Experience modern, fully furnished studio apartments designed for comfort and convenience, with unit sizes starting from 25m<sup>2</sup>- 40m<sup>2</sup>— right in the heart of Wendywood, Sandton.



48  
Apartments



## FEATURES

- Centrally Located
- Air- Conditioning
- Kitchenette
- Fully Furnished
- 55 Inch TV
- WiFi Included
- Prepaid Water & Electricity
- Secure Parking Available
- 24/7 security and full digital access control



# WENDYWOOD CENTRE

4,826m<sup>2</sup>  
GLA

**WE OWN PROPERTIES IN  
5 PROVINCES**

**GAUTENG  
WESTERN CAPE  
MPUMALANGA  
LIMPOPO  
KWA-ZULU NATAL**

**ORION OWNS  
OVER 30  
PROPERTIES**



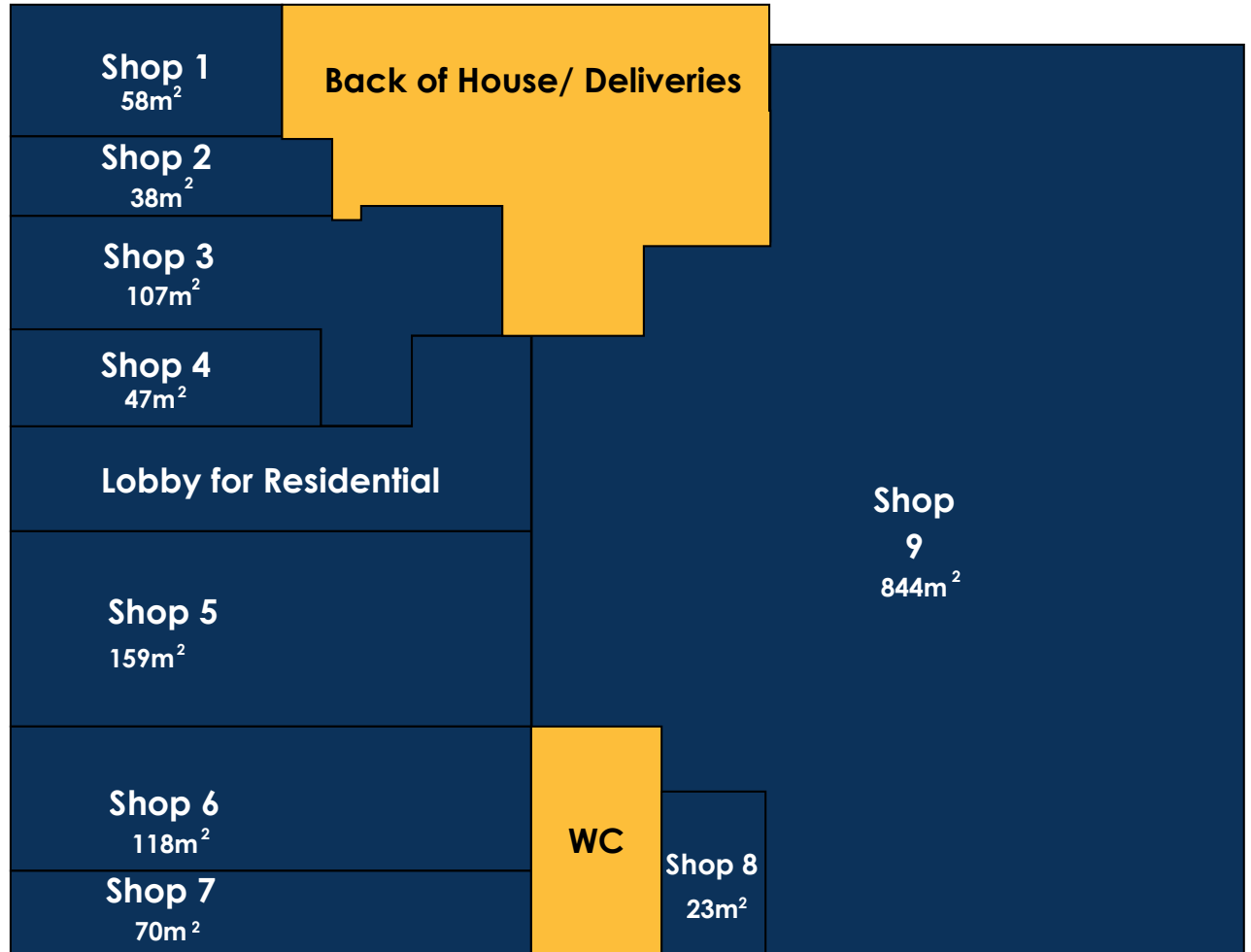
**DEVELOPMENT TO  
BE COMPLETED IN  
Q1 2027**

**MIXED PORTFOLIO  
OFFICE  
INDUSTRIAL  
RESIDENTIAL  
RETAIL  
HOSPITALITY**

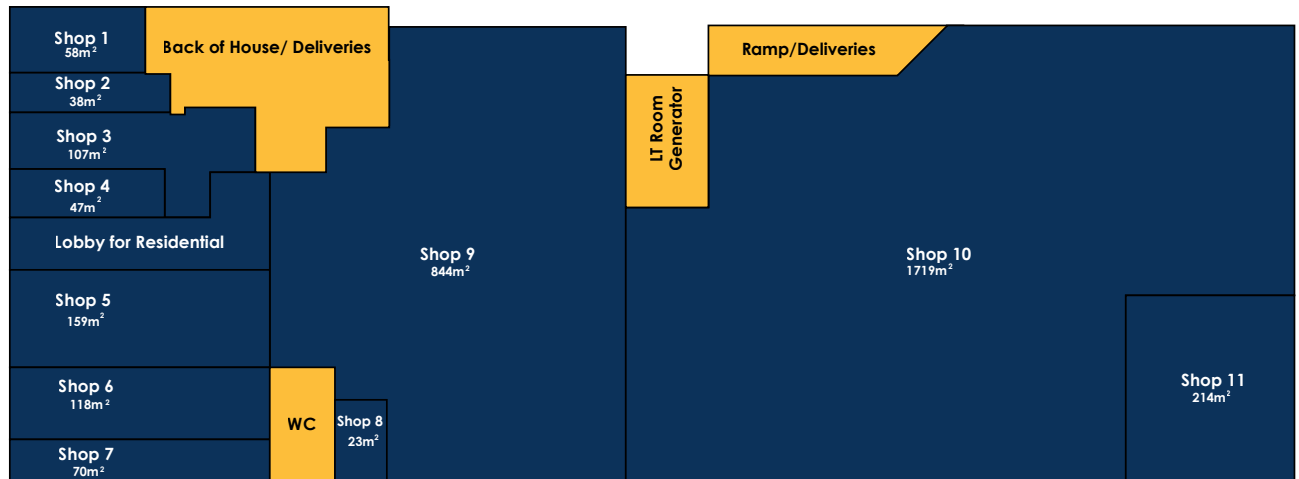
**12  
STORES  
48 FURNISHED  
APARTMENTS**

# LEASING LAYOUT

## WENDYWOOD CENTRE



# LEASING LAYOUT



## Ground Floor



## Lower Ground



# LEASING ENQUIRIES

## Contact Details

Johan Van Belkum

T: +27 (0)82 789 8019

Kashmir Singh

T: +27 (0)60 996 7728

E: [leasing@oriongroup.co.za](mailto:leasing@oriongroup.co.za)



3rd Floor, 26 Wellington Road  
Parktown, Johannesburg  
2193