



1ST ON FIRST
DUN VEGAN

Orion
REAL ESTATE
It's happening!

PROPERTY PROFILE

1 on First is a mixed-use development in Dunvegan, Edenvale, positioned as a modern retail-led destination with residential and office components. Strategically located next to the N12 and close to OR Tambo International Airport, the property benefits from strong accessibility, high visibility, and exposure to both passing traffic and the surrounding residential market. Its convenience appeal is reinforced by nearby landmarks such as Bedfordview Country Club, Glendower Golf Club, Makro, and a number of airport hotels.

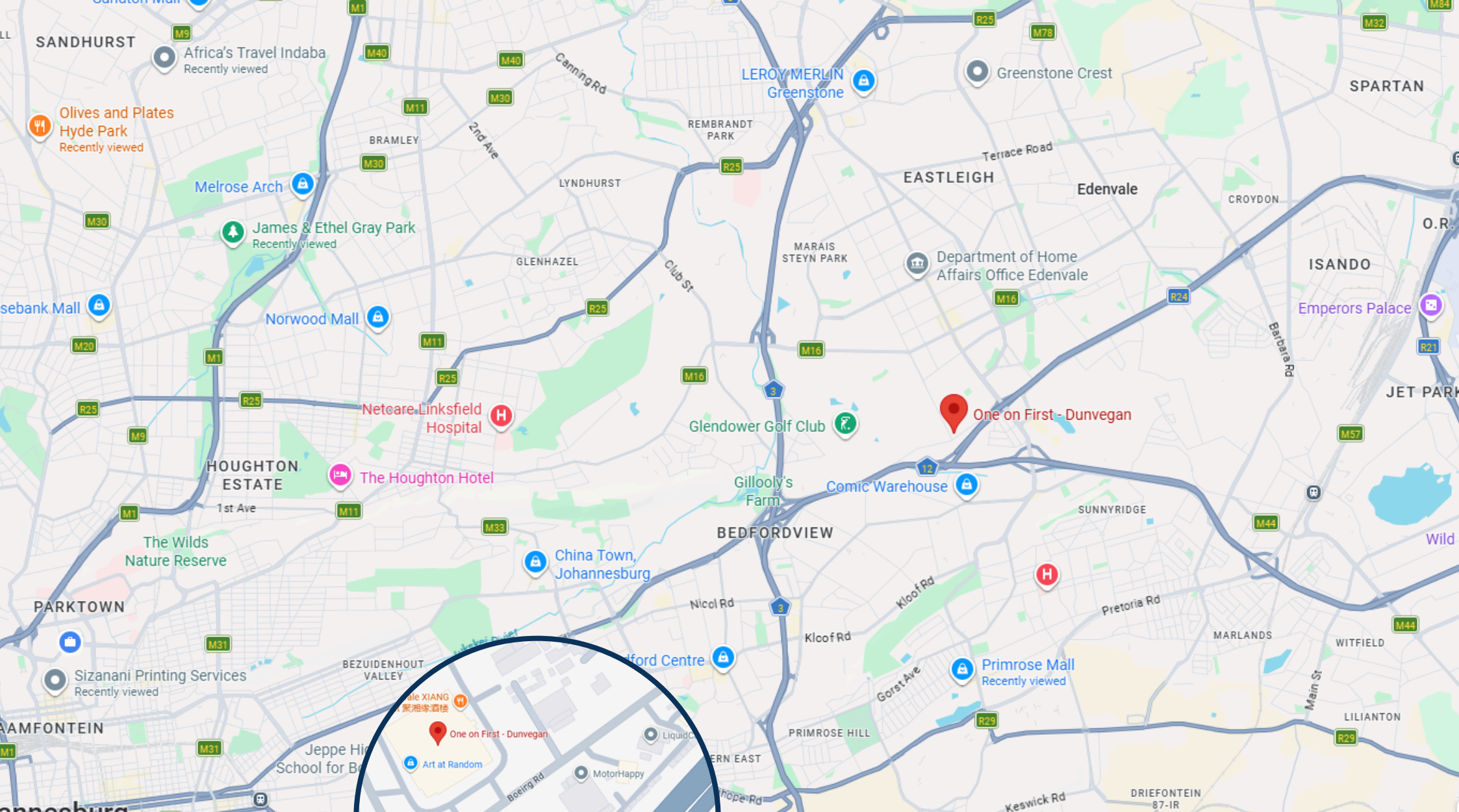
FEATURES

- 24 Hour Security   Maintenance
- Billboard   Cleaning
- CCTV   Proximity to Highways
- Proximity to Golf and other Clubs   Secure Customer Parking



CUSTOMER PROFILE

One on First is well suited to a convenience-driven, mid- to upper-income customer base drawn from Dunvegan, Elma Park, Bedfordview, Edenvale and surrounding East Rand suburbs, as well as commuters and business travellers moving through the area. The current tenant mix, which includes food, grooming, wellness, specialist services, framing, and restaurant offerings, suggests a customer profile centred on daily convenience, lifestyle services, quick dining, neighbourhood-based repeat visits and destination shopping.



Physical Address

Cnr First & Boeing Rd East,
Edenvale, Johannesburg

Erf Description

195

Zoning Information

Business 1

Usage

Mixed Use (Retail, Residential,
Showroom & Office)



Current Tenant Mix

Shop 1 - Luv Land

Shop 2 - Bud Co

Shop 5 - Fad3 Barbershop

Shop 10 - Silk Hairdressing

Shop 11 & 12 - SukhoThai Spa

Shop 18 - Art at Random

Shop 19 & 20 - Orion Supermarket

Shop 21- Shaixan Takeout

Shop 25 - Xiang Xang Restaurant



**ORION
EST.
1990**



**MIXED
PORTFOLIO
OFFICE
INDUSTRIAL
RESIDENTIAL
RETAIL
HOSPITALITY**

**1^{ON}FIRST
DUNVEGAN**

**WE OWN PROPERTIES
IN 5 PROVINCES**

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

**10 283 m2
GLA**

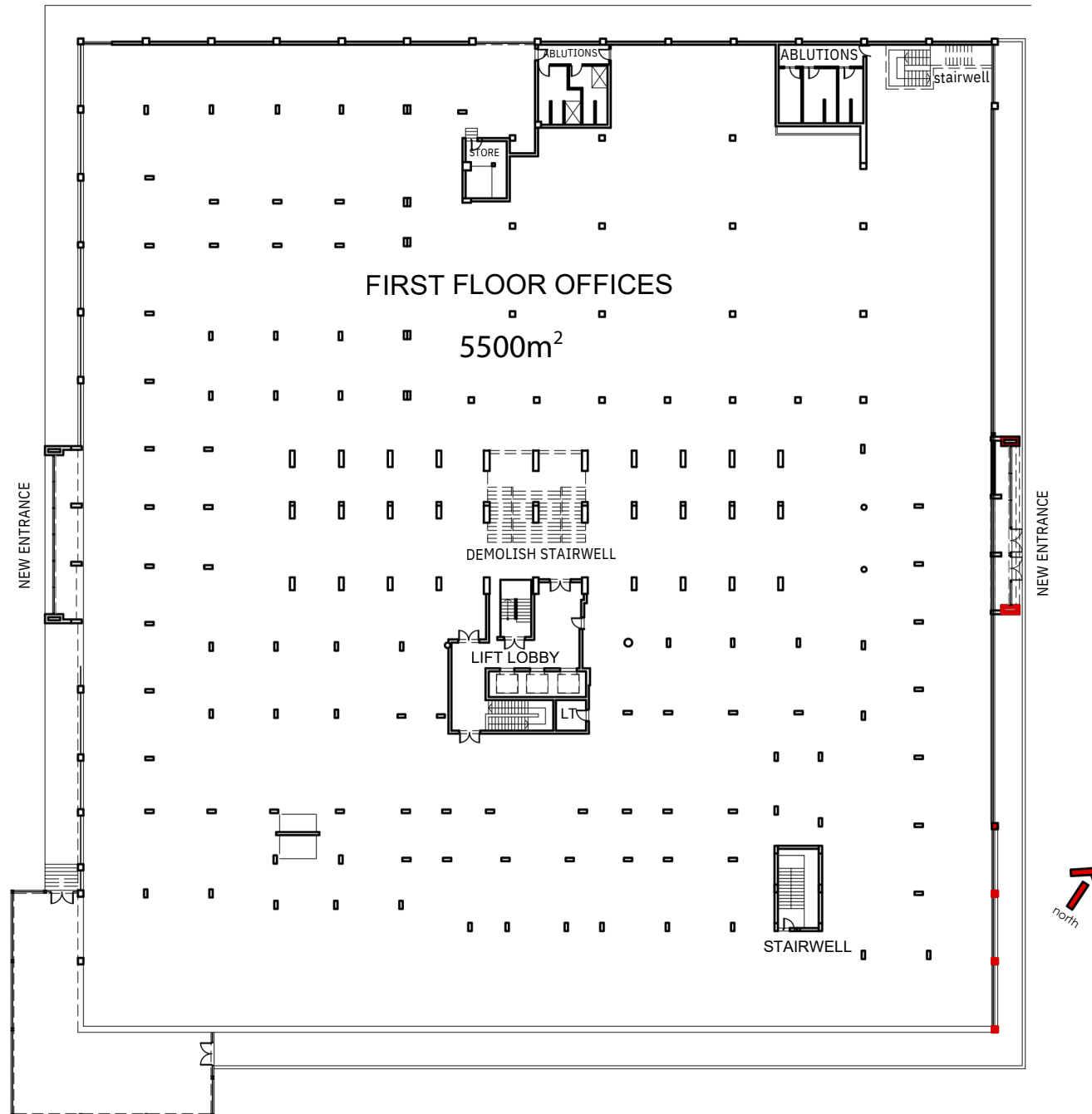
**OWNS AND
MANAGES OVER
30 PROPERTIES**



Property Floor Plans - Ground Floor



Property Floor Plans - First Floor



FIRST FLOOR PLAN

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



3rd Floor, 26 Wellington Road
Parktown, Johannesburg 2193