



PROMENADE
SHOPPING CENTRE

It's happening!
Orion
REAL ESTATE

PROPERTY PROFILE

Promenade Shopping Centre is a mixed-use, open-air shopping centre located in the heart of Mbombela Central, Mbombela. The centre combines retail shopping, food, financial services, office space, and residential services, making it a convenience-led destination for both everyday needs and broader shopping visits. With its central location, accessible positioning, and varied tenant mix, Promenade serves as a practical urban retail hub designed to support shoppers, workers, and businesses in one well-connected environment.



WELL INTEGRATED
TRANSPORTATION
HUB



JUST OFF THE N4
HIGHWAY



SAFE TOILETS



FIBRE READY



SECURE PARKING



MIXED USE
DEVELOPMENT



CLOSE TO EDUCATIONAL
INSTITUTIONS



BACKUP
GENERATOR

CUSTOMER PROFILE

The typical Promenade customer is a convenience-driven, working-age shopper who values accessibility, practicality, and variety in one stop. This includes CBD workers, local residents, service users, value-conscious families, weekday shoppers, as well as domestic and cross-border travellers and visitors from Mozambique and Eswatini (formerly Swaziland) who visit the area for shopping, business, and access to goods and services. These customers are often looking to combine errands such as shopping, banking, dining, accommodation, travel-related needs, and essential services in a single visit.



PROPERTY HISTORY

Originally built in 1951, the Promenade Shopping Centre has been a cornerstone of Mbombela's development. Designed by renowned architect Chris Moerdyk, the building initially served as the Nelspruit Municipal Offices **and Town Hall. The Spanish Hacienda-style architecture** was carefully chosen to provide natural cooling, reflecting a timeless elegance that still influences the centre's character today.

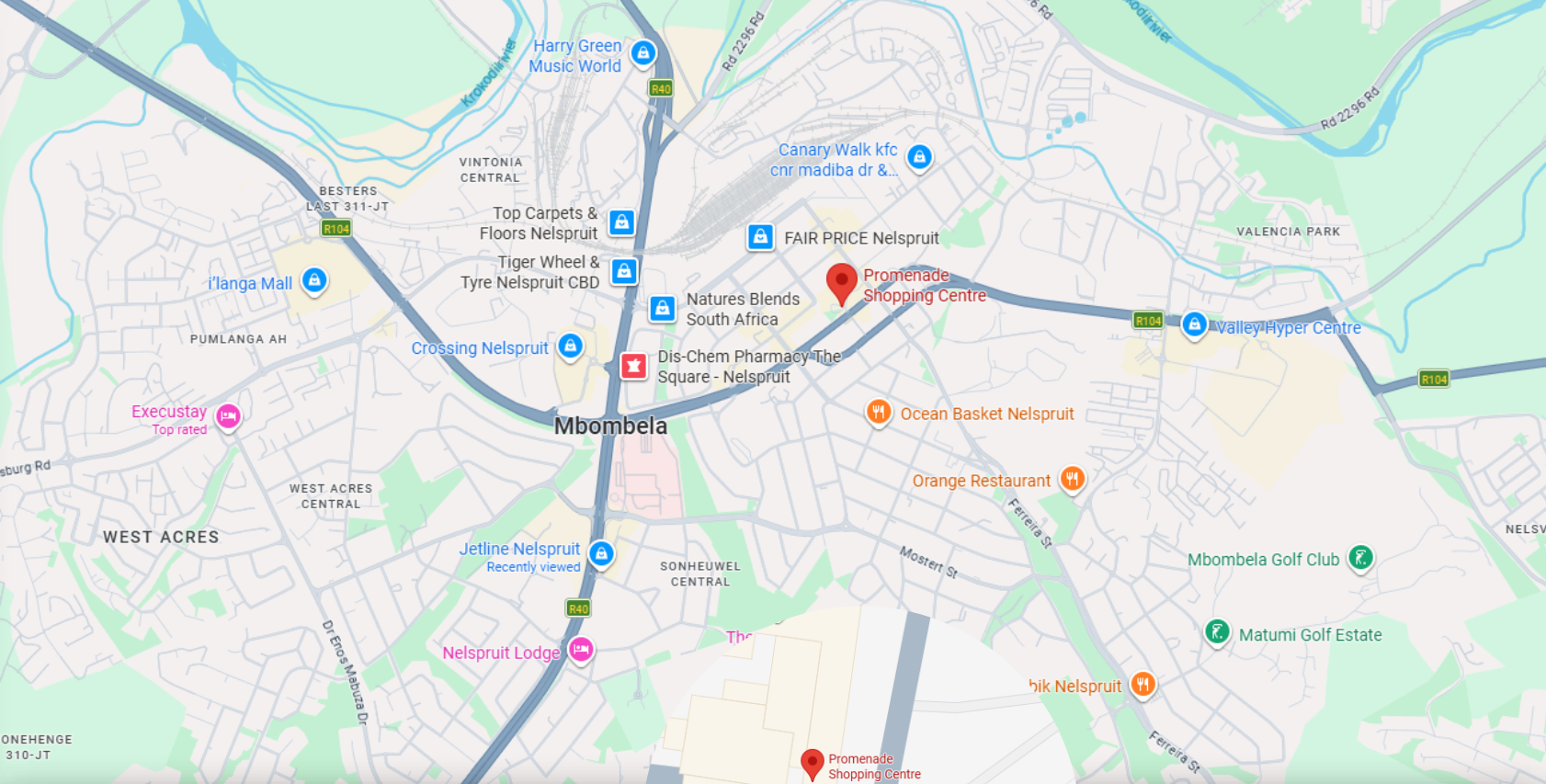


As the city grew, so did the landmark. The site was later **transformed into a vibrant mixed-use space, incorporating a hotel, conference centre, and retail shopping.** This redevelopment introduced the **Mediterranean village ambiance, a signature feature** that continues to define the centre's layout.



In 2005, Orion Real Estate acquired Promenade Shopping Centre, ushering in a new era of growth and innovation. Under Orion's ownership, a major redevelopment plan was set in motion, leading to Phase 1's completion in 2021 and the highly anticipated Phase 2 set for completion in 2026. This ongoing transformation cements Promenade Shopping Centre's status as **Mbombela's premier retail and lifestyle destination**, blending heritage with modern convenience.





Physical Address

Corner Samora Machel Drive &
Henshall Street, Mbombela Central,
Mbombela, 1201

ERF Description

Zoning Information
Business 1



TENANT MIX

1. Roots Butchery
2. Mr Price
3. Liquor City
4. Boxer Superstore
5. Jet
6. Jam Clothing
7. Fashion Fusion
8. Regus
9. Russells Pharmacy
- and more

PROMENADE *Place*

Where Modern Living Meets Inspired Design

LUXURY STUDIOS

Welcome to Promenade Place by Orion Apartments, featuring fully furnished, luxury studio apartments in the heart of Nelspruit at the Promenade Shopping Centre, with apartments ranging from 30m² to 50m².



46
Apartments

FEATURES

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



**ORION
EST.
1990**

Orion
It's happening!
REAL ESTATE

**WE OWN PROPERTIES IN
5 PROVINCES**

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

**ORION OWNS
AND MANAGES
OVER 30
PROPERTIES**



**PROMENADE
SHOPPING CENTRE**

**22 000m²
GLA**

**PHASE 2
DEVELOPMENT
COMPLETED IN 2025**



59 STORES

**24 OFFICE SUITES
INCLUDING REGUS**

**46 FURNISHED
APARTMENTS**

LEASING LAYOUT GROUND FLOOR

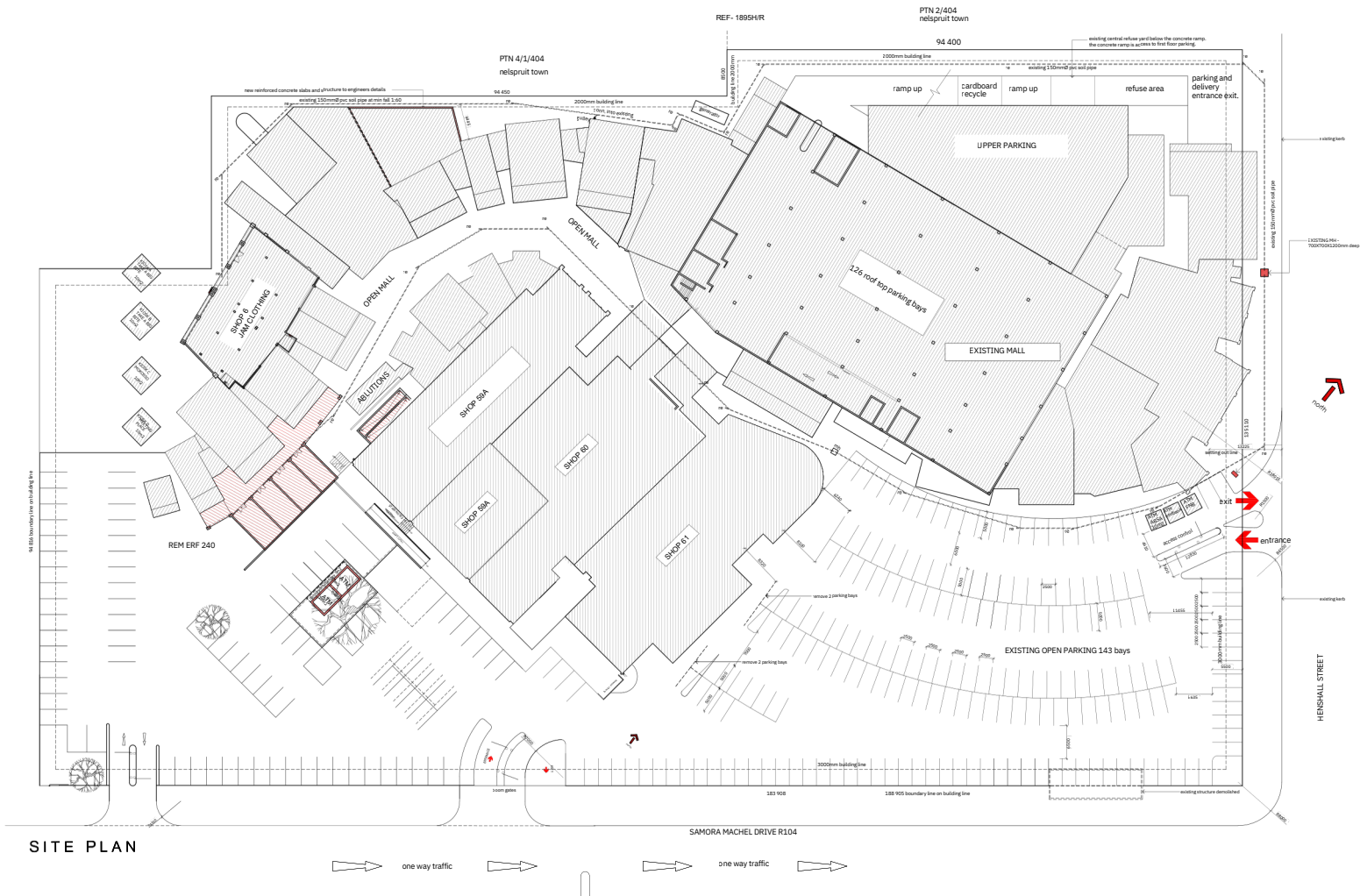


LEASING LAYOUT FIRST FLOOR



FIRST FLOOR

SITE PLAN



LEASING ENQUIRIES



PROMENADE
SHOPPING CENTRE

Orion
REAL ESTATE

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