



DEVELOPMENT BROCHURE

INDEX

- 01 About
- 02 Fast Facts
- 03 Macro Location - Pretoria
- 05 Macro Location - Mamelodi
- 07 Prime Trading Area
- 09 Planned New Development
- 11 Site Location & Orientation
- 12 Centre Layout



ABOUT TSHWANE METROPOLE



Kings Walk will bring to the Mamelodi community and commuters the crown of retail convenience. Located on the extremely busy corner of Solomon Mahlangu [M10] and Bronkhorstspuit Road [R104] connecting the Eastern Tshwane district with various outlying towns and businesses - and most importantly acts as gateway to Mamelodi, one of the biggest townships in Gauteng.

The area is undergoing considerable road and infrastructure upgrades, as well as major residential development. The most recent addition includes amongst others The Blyde development by Balwin Properties, bringing together business, lifestyle, and leisure as well as the large Cosmo development which includes no less than 6500 residential units.

KINGS
WALK

ABOUT

Kings Walk spans approximately 30 000m² of convenience retail space and offering 1200 safe on-grade parking bays, will be known as Kings Walk. It will serve not only the residents of Mamelodi but also the surrounding areas. Kings Walk is strategically located on the bustling corner of Solomon Mahlangu (M10) and Bronkhorstspuit Road (R104), connecting the Eastern Tshwane district with various outlying towns and businesses. Moreover, it serves as a gateway to Mamelodi, one of the largest townships in Gauteng. The area is currently undergoing significant road and infrastructure upgrades, as well as major residential development. Notably, recent additions include The Blyde development by Balwin Properties, which combines business, lifestyle, and leisure, as well as the expansive Cosmo development featuring approximately 6500 residential units.

Positioned along a busy commuter route, Kings Walk will cater to the needs of residents in Mamelodi and its surrounding areas. The centre aims to provide visitors with a unique consumer experience, offering ample space for relaxation and entertainment. With a diverse range of sought-after national brands and local favourites, Kings Walk will combine quality, convenience, experience, and value in a comfortable and dignified shopping environment. The site will boast excellent access and traffic flow, ensuring a seamless shopping experience that meets the demands of modern shoppers.

After careful consideration of our site's location and the roads leading to our two main entrances, we have decided to adjust the leasing layout of the mall to better suit the demographics and traffic patterns.

One entrance is via Solomon Mahlangu Drive, which serves a heavy commuter market leading in and out of Mamelodi. The other entrance is via Bronkhorstspuit Road, which runs parallel to residential estates and aspirational residential units.


Given these factors, we have determined that the stores located near the Bronkhorstspuit entrance will naturally cater to a middle to higher LSM (Living Standards Measure) brands and more affluent customers. Conversely, the entrance located near the Solomon Mahlangu will feature retailers that offer more value for middle to lower LSM groups. As a result, we have decided to revise the site layout accordingly.


Our commitment is to consistently provide our shoppers with everything they need, and we firmly believe that Kings Walk will offer a comprehensive value and lifestyle solution for years to come. This development will truly bring the pinnacle of retail convenience to this rapidly growing area.

We look forward to welcoming you as part of Kings Walk!


FAST FACTS


 **Centre Classification:** Small Regional Shopping Centre

 **Location:** Located on a busy commuter road with direct access to major highways & townships

 **Area - Greater Pretoria East:** Fast developing area to the East of the Tshwane Metropole

 **Planned Opening:** April 2027

 **Demographic LSM 3 - 10:** Mixed demographic consisting of local estate populaces, Mamelodi residents and commuters

 **Transportation:** Centrally located with close access to major highway and located on a commuter route

 **GLA:** 30 000 m²

 **Parking Bays:** Approx. 1 200

SHOPRITE

Dis-Chem
PHARMACIES
Pharmacists who care

SPAR

BOXER

Cnr. Solomon Mahlangu Drive
& Bronkhorstspuit Road

Contact: Kelley van Zyl
kelley@moolmangroup.co.za | 082 445 9197

MACRO LOCATION

Pretoria

DISTANCES TO:

1. The Grove Mall

2. Denlyn Centre

3. Tshwane Regional Mall (Denne boom)

4. Mams Mall

5. Menlyn Park

6. Brooklyn Mall

7. Pretoria CBD
- 7.1km

7.7km

7.8km

10.1km

13.9km

18.4km

19.7km

National Roads

Provincial Roads

Railway

Railway Station



MACRO LOCATION

Mamelodi

DISTANCES TO:

1. Denlyn Centre

7.7km
2. Tshwane Regional Mall (Denne boom)

7.8km
3. Mamelodi Square

9.2km
4. Mams Mall

10.1km

National Roads

Provincial Roads

Railway

Railway Station



PRIME TRADING AREA

SUBURBS	POPULATION	HOUSEHOLDS
Savannah Country Estate	604	203
Mamelodi Ext. 14	132	5
Donkerhoek SH	3 472	1 308
Mooiplaas SH	1 417	550
Nellmapius Ext. 6	4 282	1 337
Nellmapius Ext. 7	4 829	1 477
Nellmapius Ext. 3	6 754	1 601
Nellmapius Ext. 4	29 370	9 269
Nellmapius SP	5 126	1 367
Nellmapius Ext. 8	4 339	1 429
5% ANNUAL GROWTH 2022	103 176	31 720
5% ANNUAL GROWTH 2027	131 682	40 484

National Roads

Provincial Roads

Railway

Railway Station



KINGS WALK RESIDENTIAL

Why Choose Kings Walk?



AMAZING LOCATION



FIBRE INTERNET



24-HOURS SECURITY



CLIENT CARE



PARK AND PLAY AREA



JOGGING TRAIL



PREPAID UTILITIES

KINGS WALK



SITE LOCATION & ORIENTATION





CENTRE LAYOUT





CONTACT:
Kelley van Zyl
kelly@moolmangroup.co.za
082 445 9197

