

DEVELOPMENT BROCHURE

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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 Bronkhorstpruit 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

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 Bronkhorstspruit 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 Bronkhorstspruit Road, which runs parallel to residential estates and aspirational residential units.

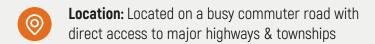
Given these factors, we have determined that the stores located near the Bronkhorstspruit entrance will naturally cater to a middle to higher LSM (Living Standards Measure) brands and more affluent customers. Conversely, the entrance located near the Solomon Mahlangu will feature retailers that offer 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

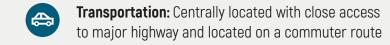
























Cnr. Solomon Mahlangu Drive & Bronkhorstspruit Road

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



MACRO LOCATION

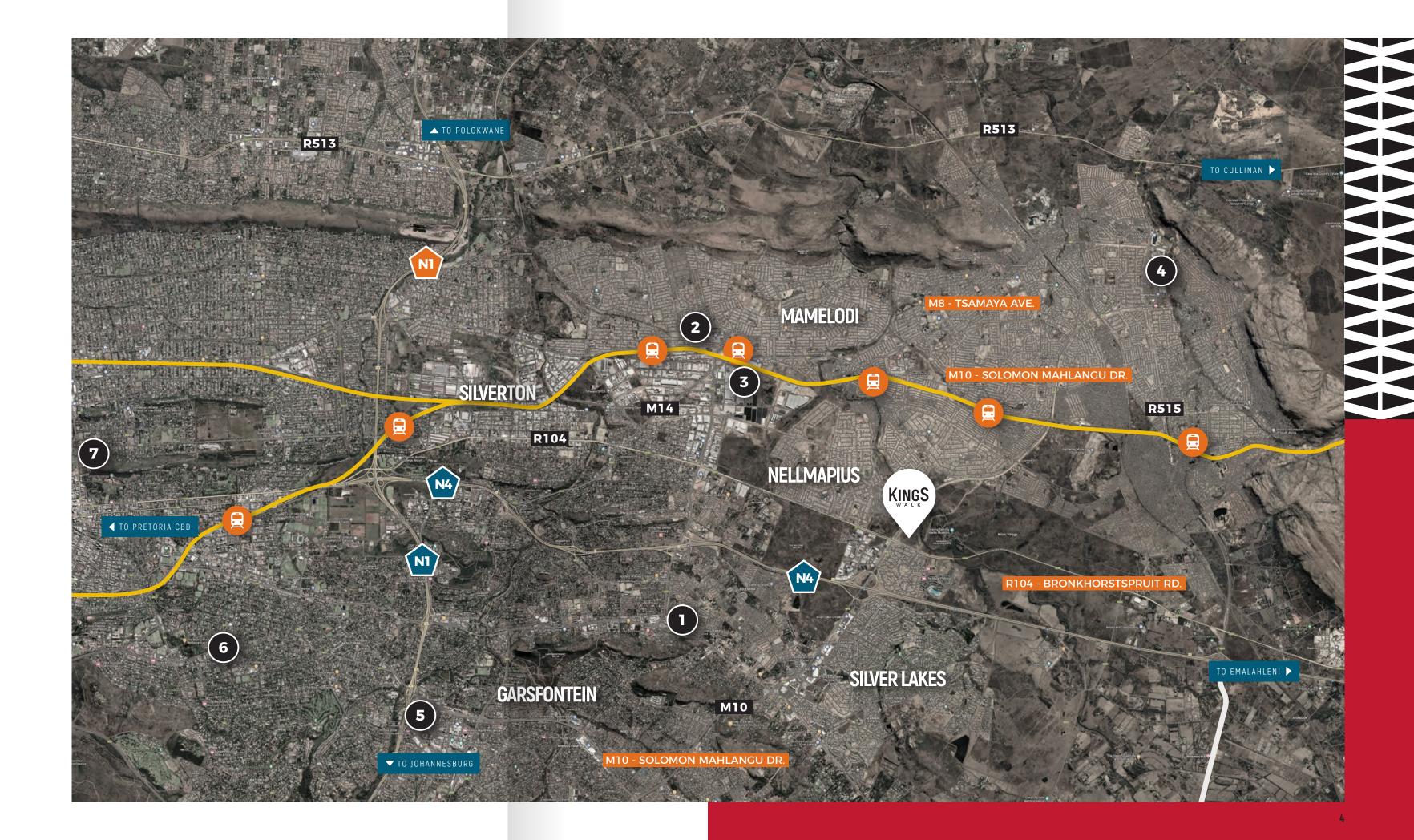
Pretoria

DISTANCES TO:

1.	The Grove Mall	7.1km
2.	Denlyn Centre	7.7km
3.	Tshwane Regional Mall (Denne boom)	7.8km
4.	Mams Mall	10.1kr
5.	Menlyn Park	13.9kı
6.	Brooklyn Mall	18.4k
7.	Pretoria CBD	19.7kr

National RoadsProvincial RoadsRailway Station





MACRO LOCATION

Mamelodi

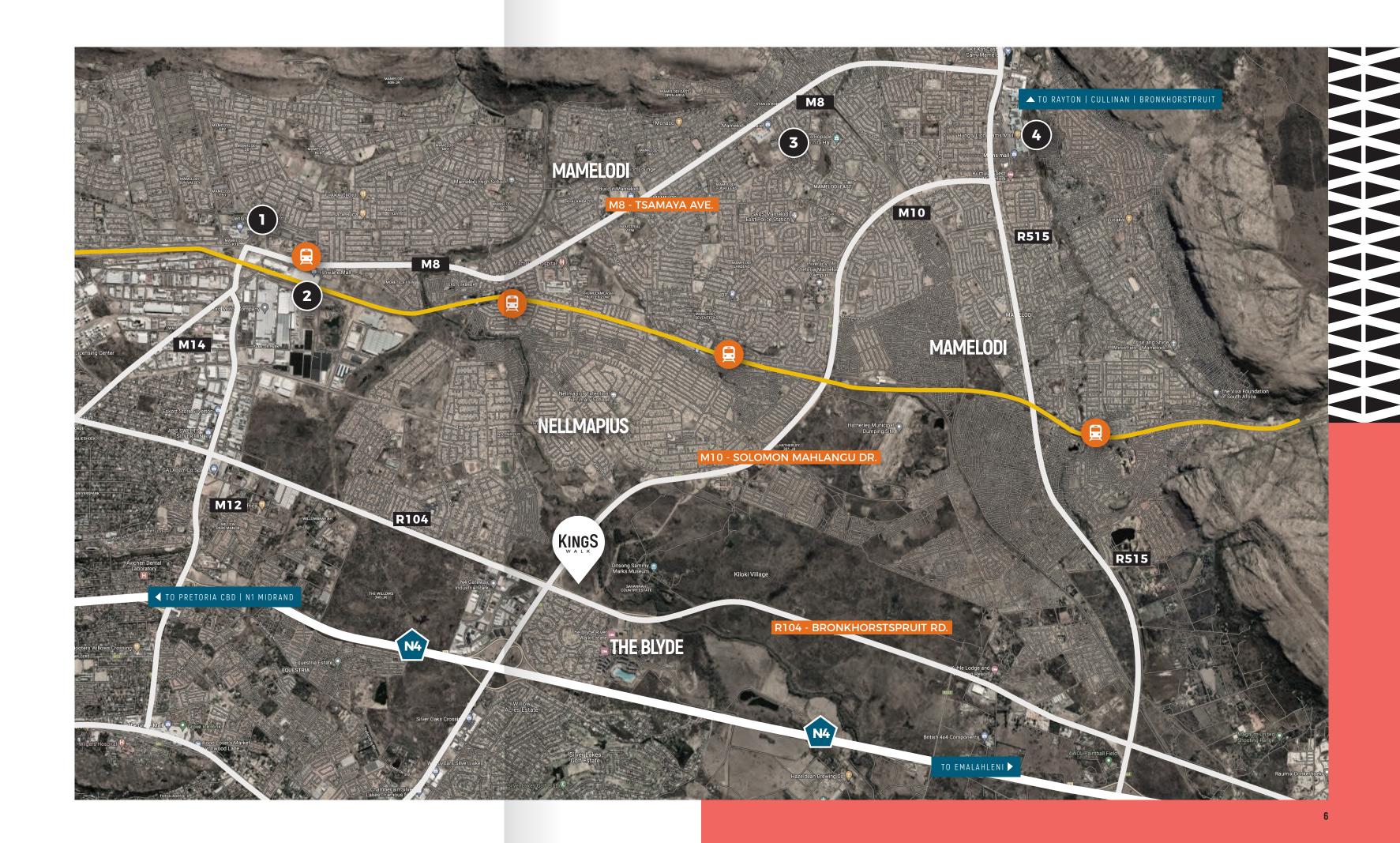
DISTANCES TO:

1. Denlyn Centre 7.7km 2. Tshwane Regional Mall (Denne boom) 7.8km 3. Mamelodi Square 9.2km 4. Mams Mall 10.1km



Railway Station





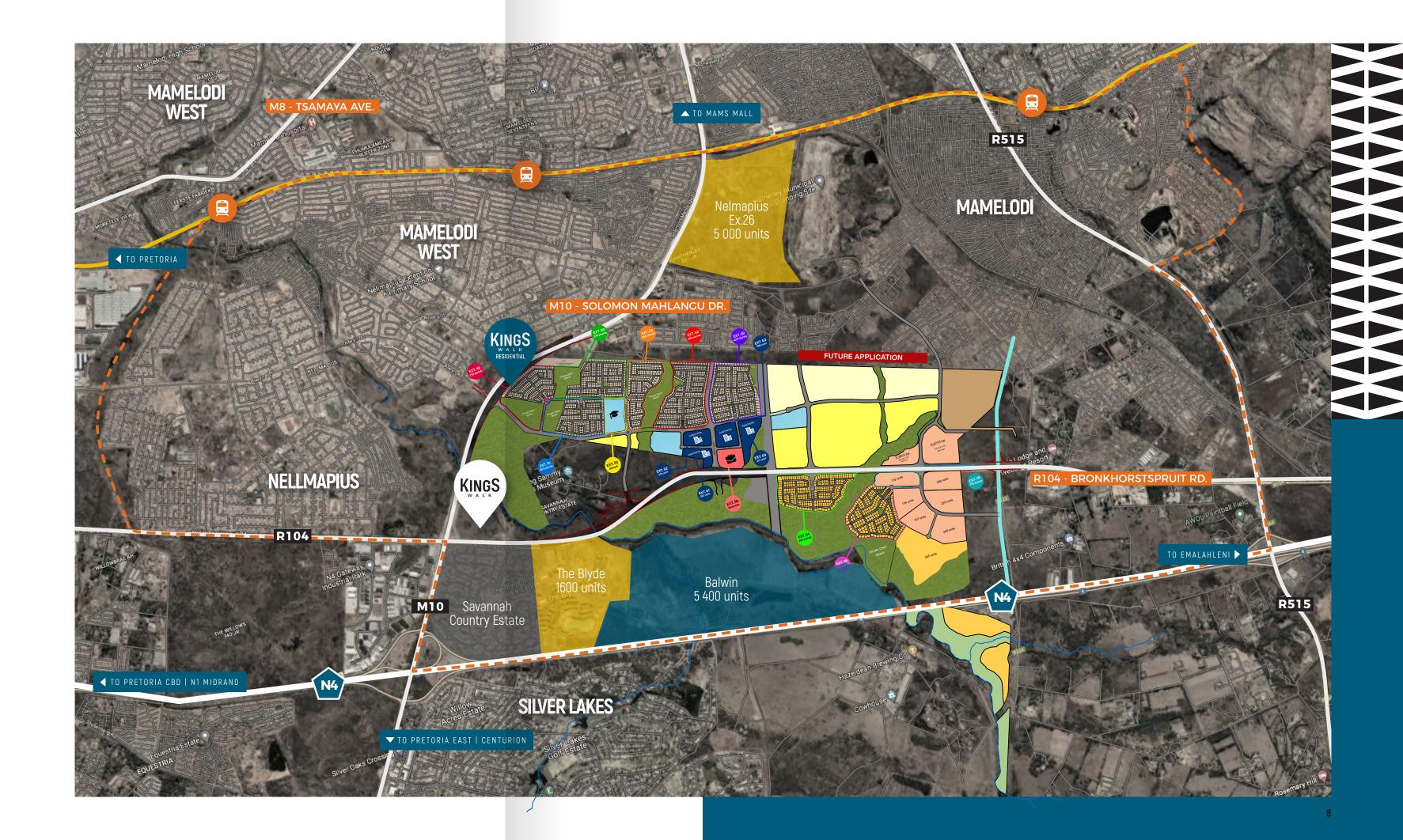
PRIME TRADING AREA

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 Station





KINGS WALK RESIDENTIAL

Why Choose Kings Walk?











24-HOURS SECURITY

CLIENT CARE

PARK AND PLAY AREA



JOGGING TRAIL



PREPAID UTILITIES

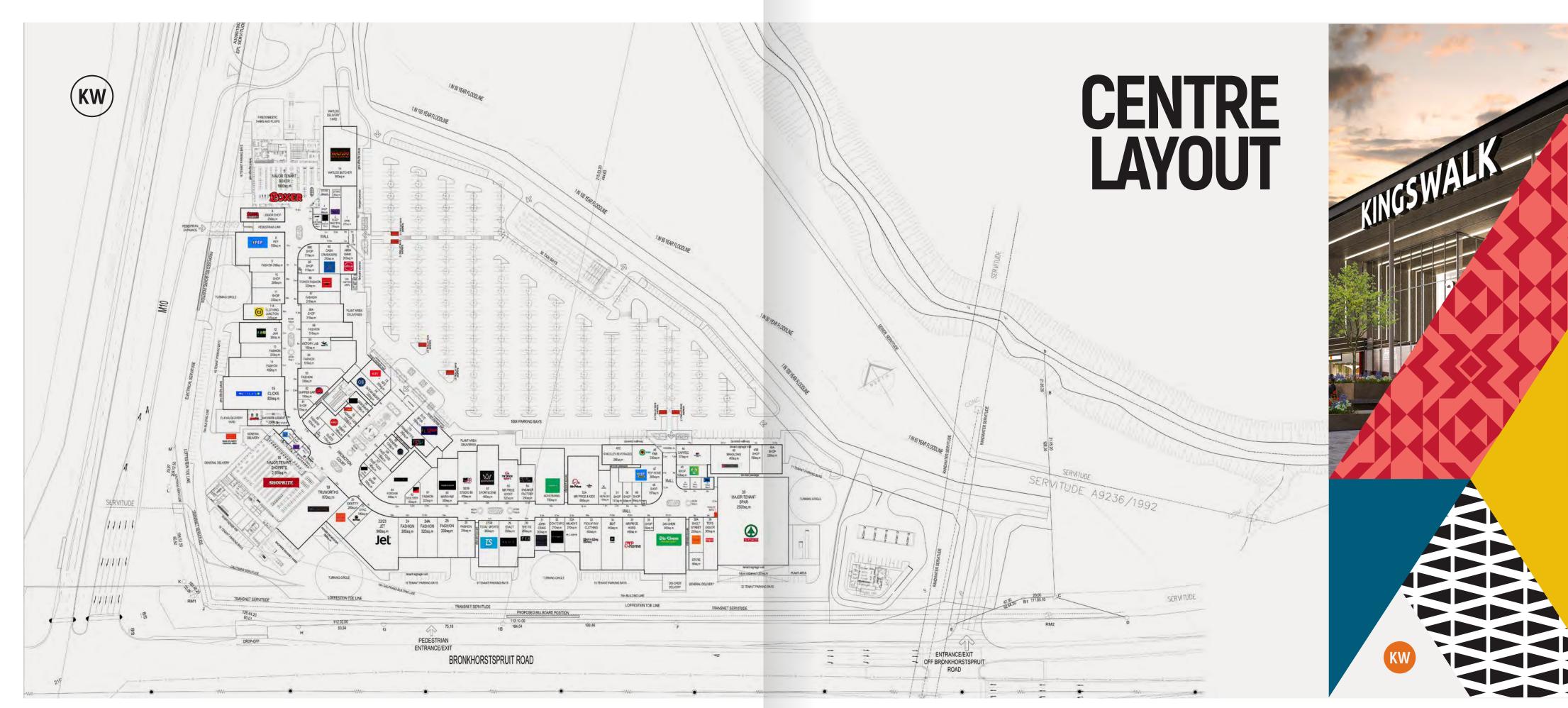




SITE LOCATION & ORIENTATION









KINGS

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