

ABSA TZANEEN BUILDING

LIMPOPO: TZANEEN





ABOUT TZANEEN

Tzaneen is Limpopo's second largest town after Polokwane, situated in the Mopani District Municipality. It is bordered by Polokwane to the West, Greater Letaba to the North, Phalaborwa and Maruleng to the East and Lepelle-Nkumpi to the South.

The economy of Tzaneen depends largely on farming of fruits, vegetables, livestock, game ranching and timber. Tzaneen produces about 40% of South Africa's avocados, 40% of South Africa's mangoes and 20% of South Africa's bananas. Tzaneen also produces 90% of South Africa's tomatoes.

ABOUT THE BUILDING

The newly renovated Absa Tzaneen Building is situated in the heart of Tzaneen's CBD in Danie Joubert Street, between Agatha Street and Lannie Lane and directly opposite the Tzaneng Mall. The building serves a strong pedestrian market with ground floor access directly from Danie Joubert Street. The Building is also across the Tzaneen Taxi and Bus Ranks affording access to the commuter and vehicular clients.

The mixed-use buildings' retail offering includes the biggest Absa branch in Tzaneen, the newly opened sit-down Nando's, Tekkie Town, Chicken Licken, Nizams as well as the brand new 1 948m² Galaxy Bingo, to name a few.

Office space is situated on the first and second floors, accessible via a lift with a separate lobby. Office tenants include the Tzaneen SEDA branch. Ease of access is additional provided to office tenants with on-grade parking available on the first floor, with further secure and covered parking available for customers.

ABSA TZANEEN BUILDING

FAST FACTS



Tzaneen Population **40 153**
Greater Tzaneen Population **390 095**



Tzaneen Households **16 605**
Greater Tzaneen Households **108 926**



Distance To Polokwane **95km**
Distance To Johannesburg **413km**

BUILDING FAST FACTS



8 Retail stores



70 Open parking bays
41 Covered parking bays **Hourly rate for shoppers.
Monthly rate for tenants.**



4 Building levels



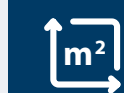
Situated in the heart of CBD



Retail and commercial use



Easily accessible



6 587m² GLA

ADDRESS

Cnr. Danie Joubert St & Lannie Ln, Tzaneen, 0850

23°49'34.2"S 30°09'42.3"E



PETER PRATT

Asset Manager

Cell: +27 (0)82 578 9020

Tel: +27 (0)15 291 4700

Email: peter@moolmangroup.co.za

LOCALITY MAP

POINTS OF INTEREST

- 1 Aqua Park (Suburb) 1km
- 2 Premier Park (Suburb) 1km
- 3 Van Velden Hospital 1km
- 4 Tzaneen Mediclinic 2km

RETAIL

- 5 Tzaneng Mall 750m
- 6 Boxer Centre 950m
- 7 Tzaneen Lifestyle Centre 1km
- 8 Tzaneen Crossing 3km

SCHOOLS

- 9 Tzaneen Primary School 1km
- 10 Ben Vorster High School 2km
- 11 Unicorn Preparatory School 3km
- 12 Unity Primary School 4km

LEGEND

..... CBD



SITE LOCATION & ORIENTATION

POINTS OF INTEREST

- 1 Taxi Rank
- 2 Bus rank
- 3 Department of Labour
- 4 Eskom Tzaneen
- 5 Tzaneen Library
- 6 Greater Tzaneen Municipality

RETAIL

- 7 Tzaneng Mall
- 8 Tzaneen Boxer Superstore
- 9 Spar
- 10 Tzaneen Crossing

LEGEND

..... CBD



ABSA TZANEEN BUILDING

LOWER GROUND FLOOR LAYOUT

Directory:

Shop B1	Absa
Shop B2	Chicken Licken
Shop B3	Fastrak
Shop B4-1	Nizams
Shop B4-3	Tekkie Town
Shop B001	JAM

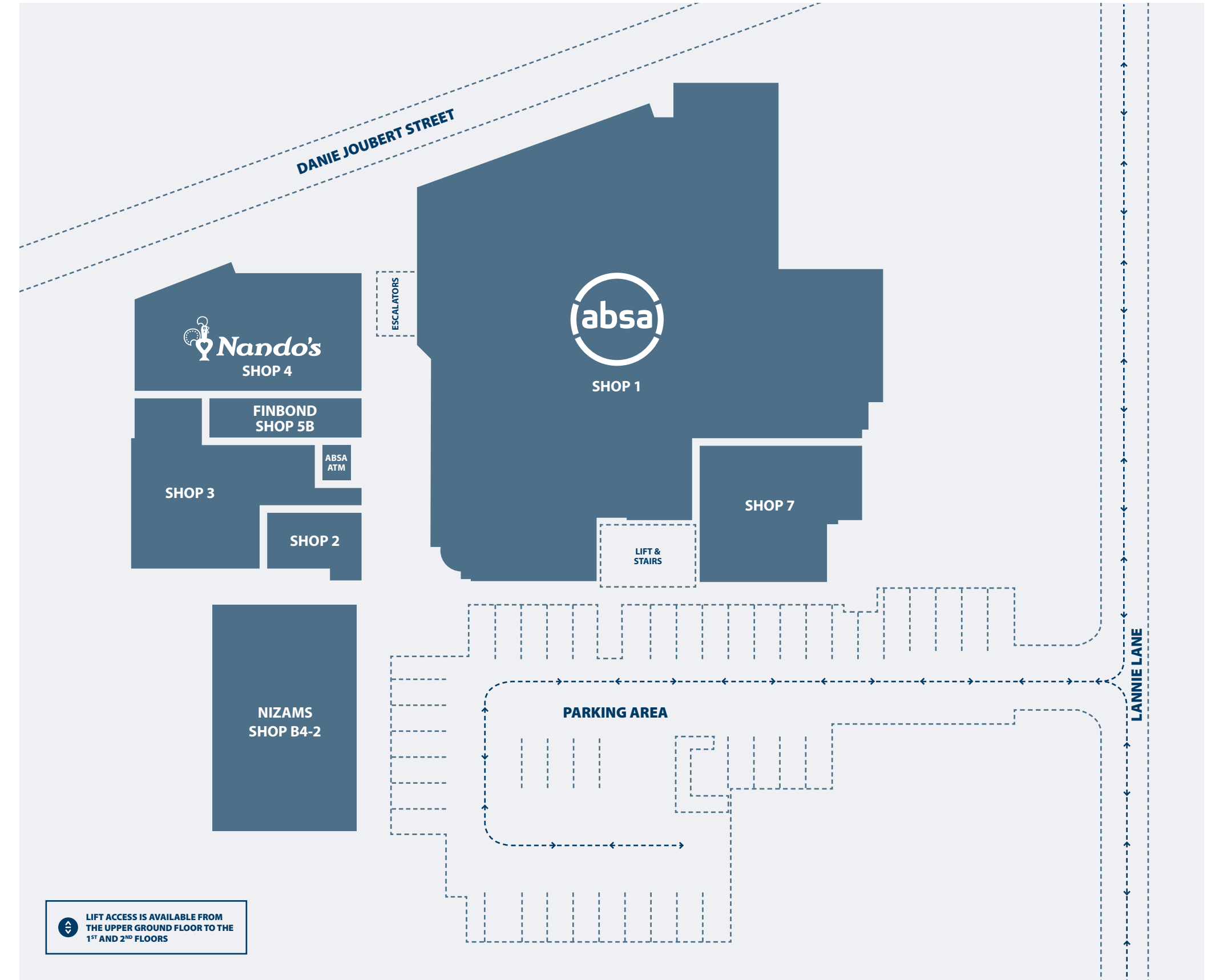


ABSA TZANEEN BUILDING

UPPER GROUND FLOOR LAYOUT

Directory:

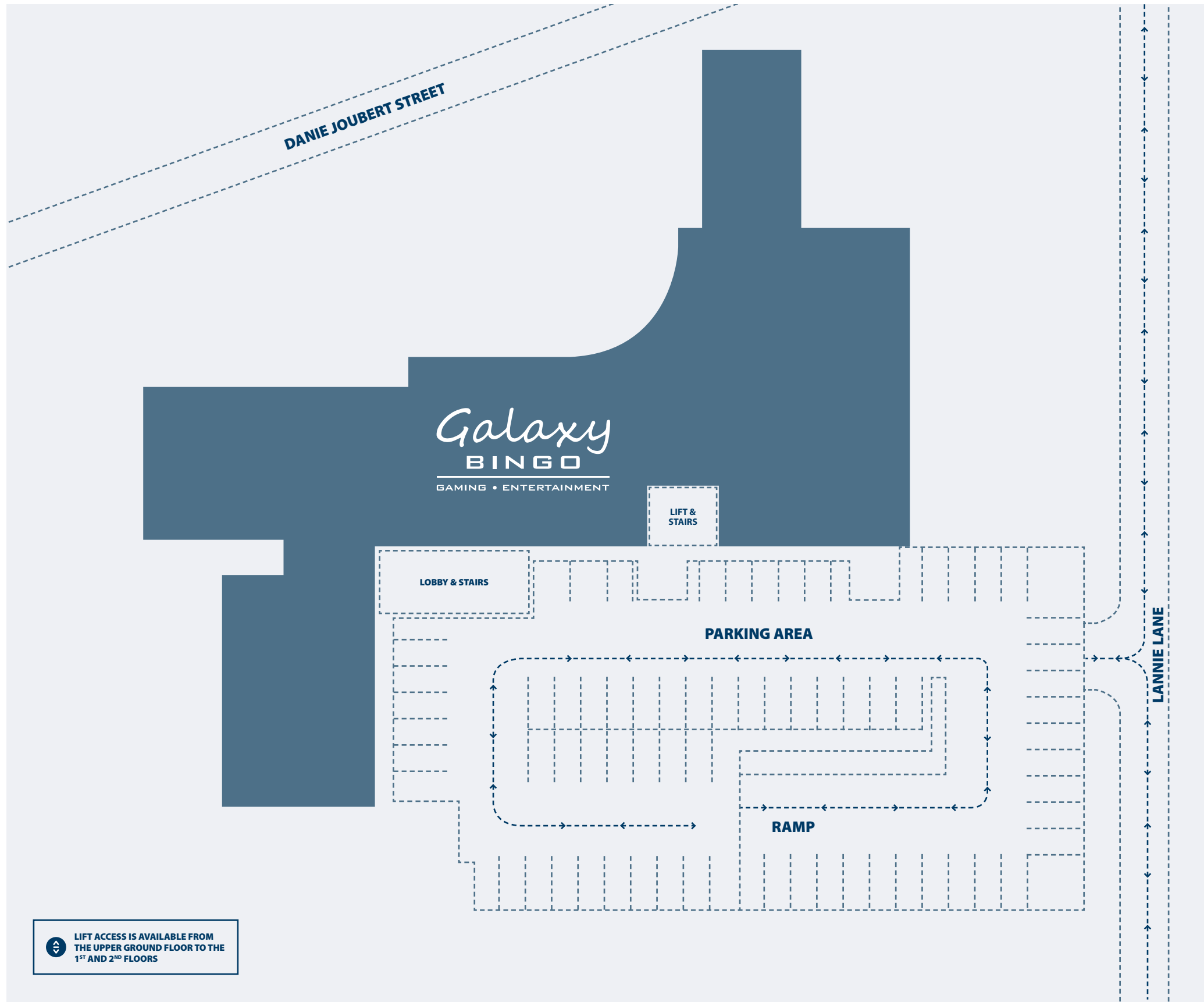
Shop B4-2	Nizams
Shop 1	Absa
Shop 2	Letsatsi Finance and Loan
Shop 3	Vacant
Shop 4	Nando's
Shop 5B	Finbond Mutual Bank
Shop 7	Vacant



ABSA TZANEEN BUILDING

FIRST FLOOR LAYOUT

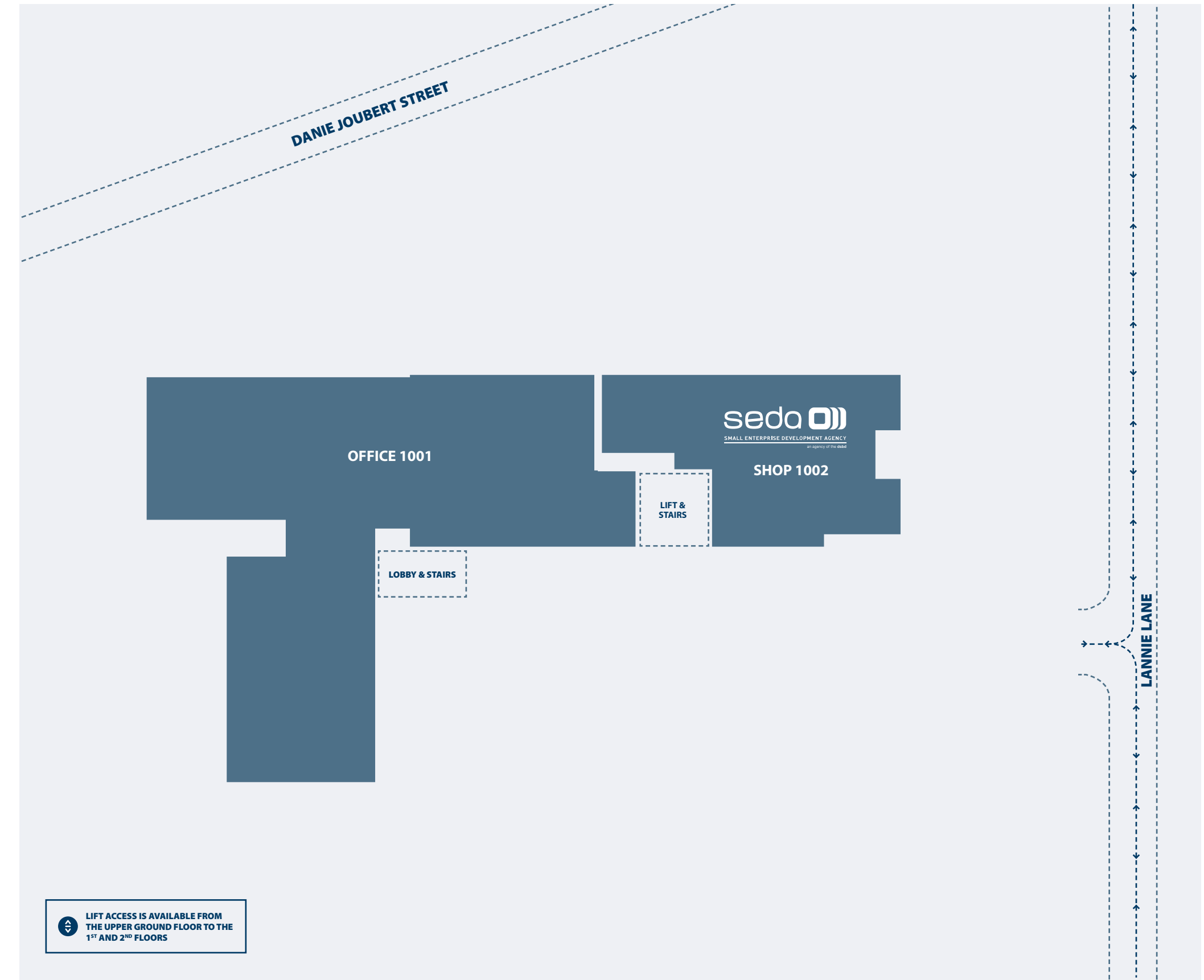
Directory:
First Floor Galaxy Bingo



ABSA TZANEEN BUILDING

SECOND FLOOR LAYOUT

Directory:
Office 1001 Vacant
Shop 1002 Seda



ABSA TZANEEN BUILDING

LEASING ENQUIRIES:

FOR MORE INFORMATION PLEASE CONTACT:

PETER PRATT

Asset Manager

Cell: +27 (0)82 578 9020

Tel: +27 (0)15 291 4700

Email: peter@moolmangroup.co.za



moolmangroup

OUR NAME PRECEDES US

EST. 1967

www.moolmangroup.co.za