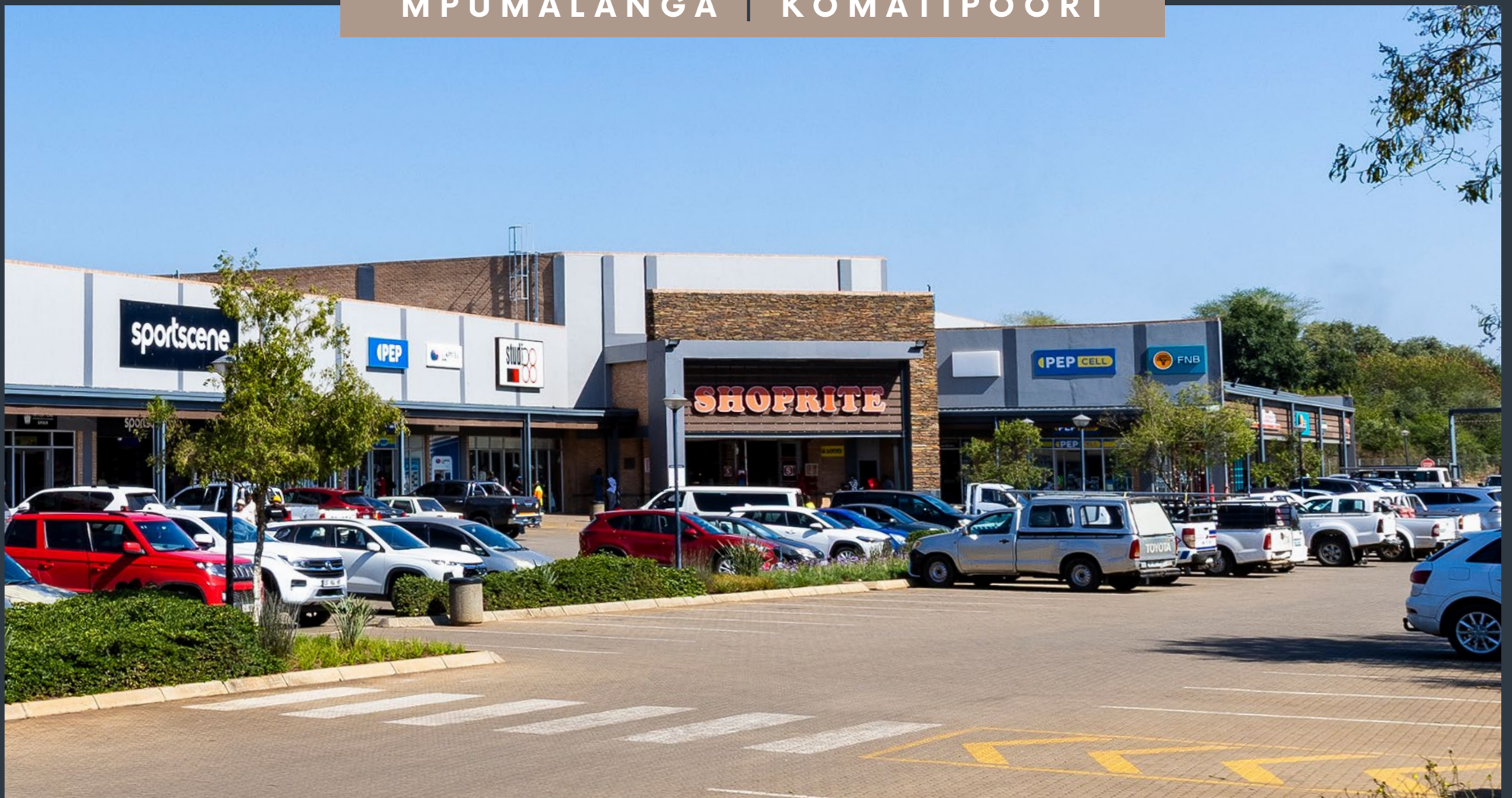


Shoprite Komatipoort

MPUMALANGA | KOMATIPOORT



moolmangroup

OUR NAME PRECEDES US

EST. 1967



About Komatipoort

Komatipoort is located on the Mpumalanga border with Mozambique to the East and the Kruger National Park to the North. It serves as a base town for residents and is a strong cross-border trade destination for Mozambique citizens. The sub-tropical area is known for its strong agricultural base with produce that includes fruits and sugar. The town consists of a CBD and various residential areas, as well as an industrial area in the South.

About Shoprite Komatipoort

Komatipoort Shoprite Centre is strategically located on Rissik Street - the busy main access road leading from the N4 freeway into Komatipoort. It is opposite the Superspar Centre and forms part of an established retail node in the area.

The centre is anchored by Shoprite and features a strong fashion offering by the likes of; Jet, Mr Price, Studio 88, Pep, Sportscene, Senqu, The Hub and Rage. Banking convenience includes a full-fledged Standard Bank and FNB branch complimented by Capitec and Nedbank ATM's.

Due to its convenient location, the centre is easily accessible, with ample free parking for visitors as well as a long distance taxi rank.

ADDRESS:
Erf 919, Rissik Street Komatipoort,
Extension 5, Mpumalanga



Fast Facts

SHOPRITE KOMATIPOORT

S25 26' 18.82 E31 57' 33.51

- 20 Stores
- 5600m² GLA
- 251 Parking Bays
- Located on main access roads
- Strong fashion offering
- Part of an established retail node

	Distance to CBD	300m
	Distance to Lembombo Border Post	4.6km
	Distance to Kruger National Park	11.2km
	Distance to Nelspruit	107km

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Micro LOCATION

POINTS OF INTEREST

- | | | |
|---|---------------------------------|------|
| 1 | Komati Spar Centre | 250m |
| 2 | CBD | 500m |
| 3 | Industrial Area | 600m |
| 4 | Gekombineerde Skool Komatipoort | 650m |
| 5 | Komatipoort Academy | 750m |
| 6 | Lebombo Border Post | 5km |
| 7 | Kruger National Park | 11km |



Site LOCATION

POINTS OF INTEREST

- | | |
|---|---------------------------|
| 1 | Superspar |
| 2 | CBD |
| 3 | Komatipoort Train Station |
| 4 | Taxi Rank |
| 5 | Bus Rank |

• • • • 500m Radius

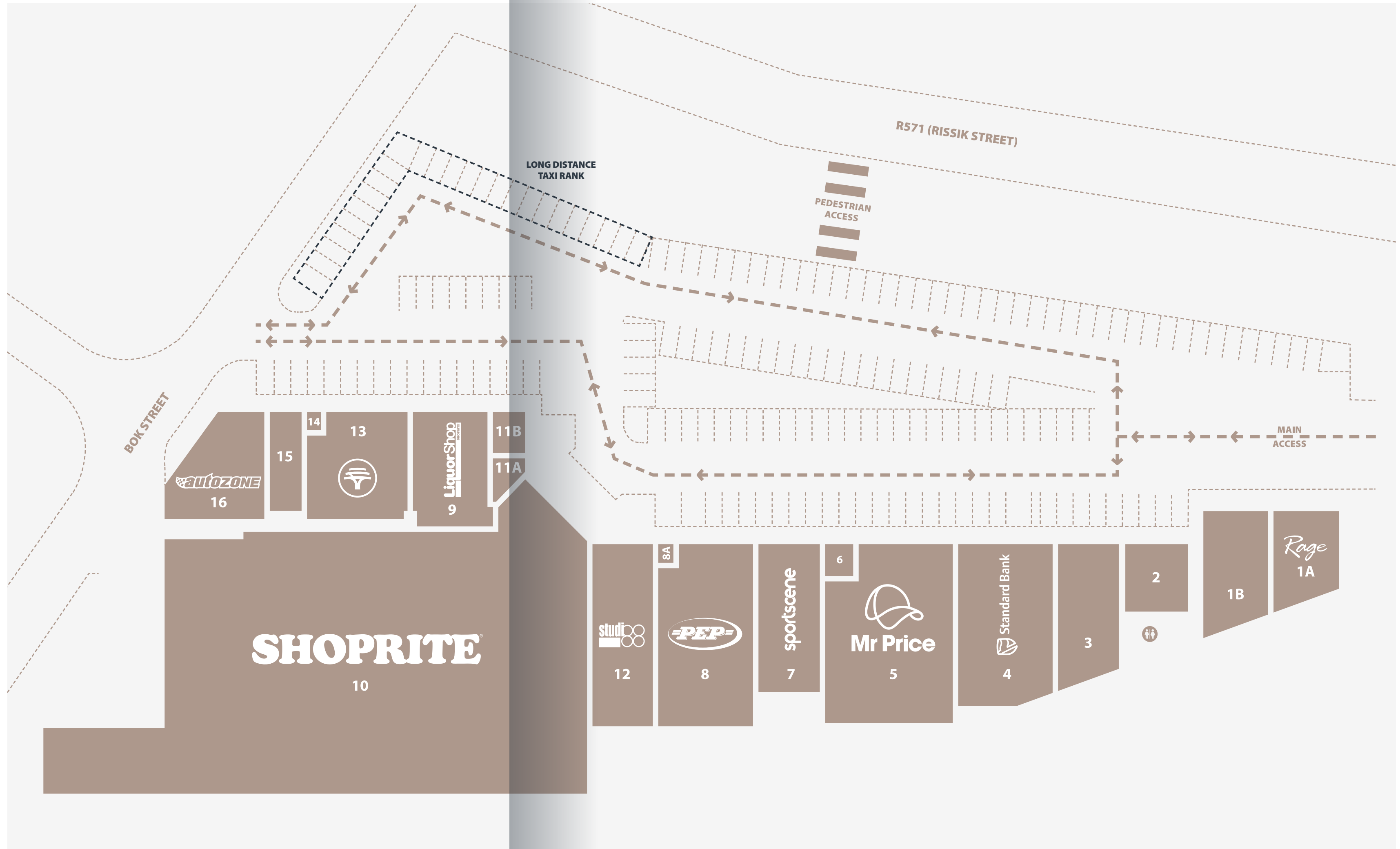




Layout

TENANTS

Shop 1A	Rage
Shop 1B	Senqu
Shop 2	The Courier Guy
Shop 3	The Hub
Shop 4	Standard Bank
Shop 5	Mr Price
Shop 6	Arthur Ford
Shop 7	Sportscene
Shop 8	Pep
Shop 8A	Capitec ATM
Shop 9	Shoprite Liquor
Shop 10	Shoprite
Shop 11A	Vacant
Shop 11B	Pep Cell
Shop 12	Studio 88
Shop 13	FNB
Shop 14	Vacant
Shop 15	Exclusive Hair
Shop 16	Autozone

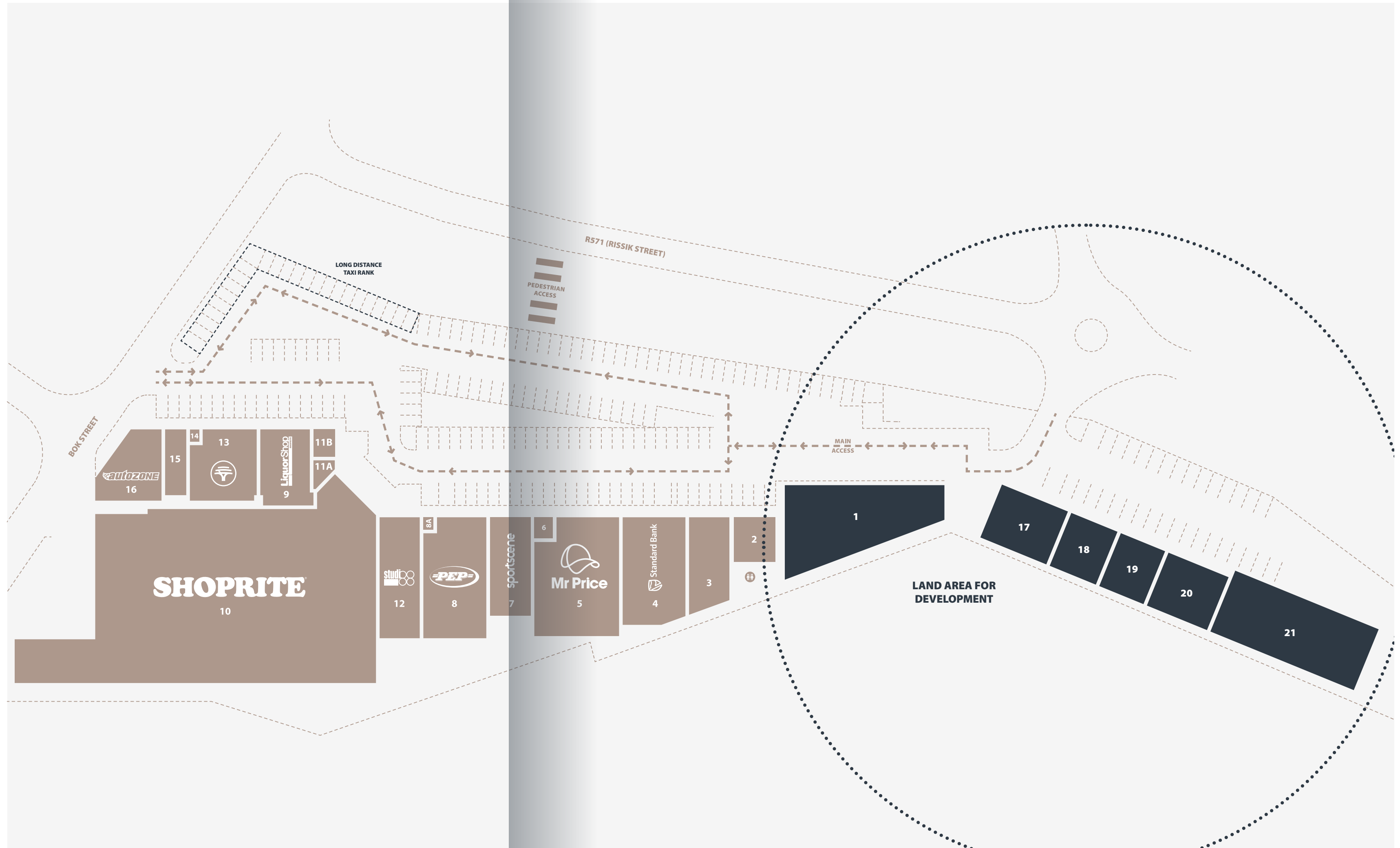




Layout

LAND AREA FOR
DEVELOPMENT -
3555m²

Line Shop 1 - Clicks	519m ²
Line Shop 17	145m ²
Line Shop 18	150m ²
Line Shop 19	146m ²
Line Shop 20 - Autozone	195m ²
Line Shop 21 - Tiger Wheel & Tyre	510m ²





SHOPRITE KOMATIPOORT

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