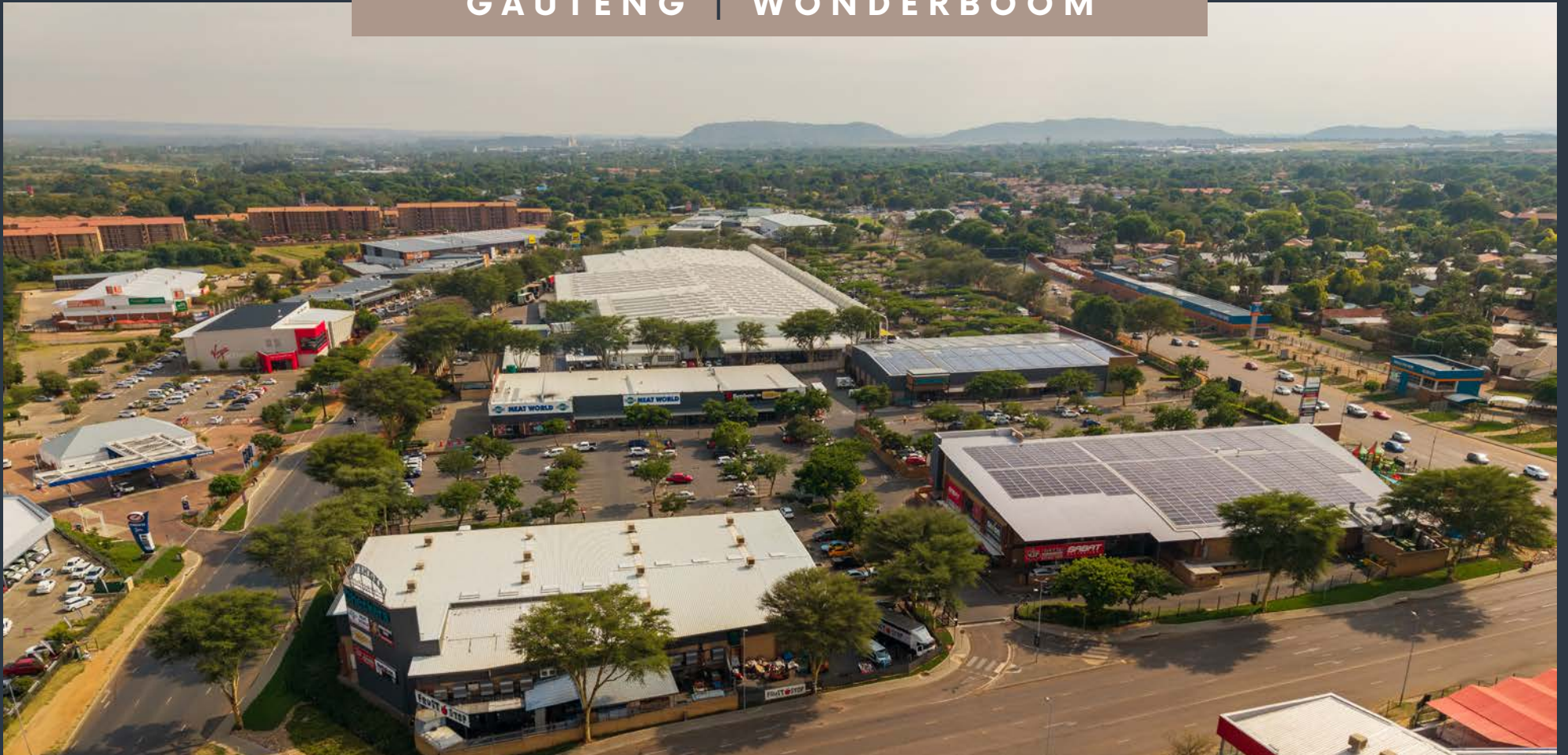


Wonderboom - Lavender Node

GAUTENG | WONDERBOOM



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About The Area

Pretoria

Pretoria is located in the Gauteng Province of South Africa and forms part of the City of Tshwane Metropolitan Municipality. Strategically positioned approximately 50km north of Johannesburg and forming part of the Gauteng City Region, Pretoria enjoys excellent connectivity via the N1, N4 and R21 highways, as well as the Gautrain rapid rail network linking it to OR Tambo International Airport and Sandton.

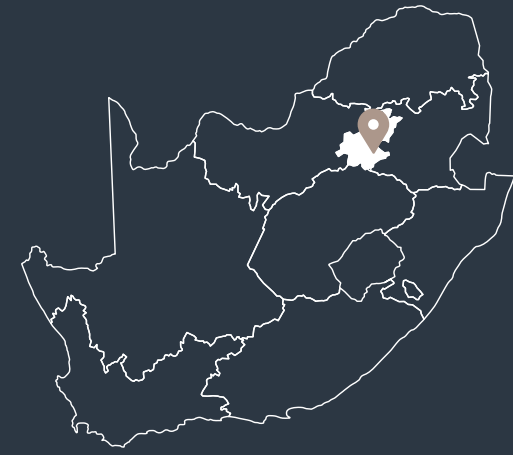
As South Africa's administrative capital, Pretoria serves as the seat of government and hosts numerous national departments, foreign embassies and diplomatic missions. The city benefits from a diversified economy driven by government services, education, automotive manufacturing, research institutions and a growing private sector.

Pretoria is home to leading academic institutions including the University of Pretoria and UNISA, contributing to a strong, skilled workforce and a stable consumer base. The City of Tshwane Metropolitan Municipality comprises over 3 million residents, positioning Pretoria as a key economic hub within Gauteng and one of the country's most established commercial and residential nodes.

Wonderboom

Wonderboom is a well-established northern suburb of Pretoria, conveniently located near the N1 and R101 highways, providing easy access to the Pretoria CBD, Rosslyn, and surrounding residential nodes. The area offers strong connectivity to key economic hubs while maintaining a distinct suburban character.

Known for its stable residential base, Wonderboom is supported by a mix of schools, light industrial activity, retail centres, and proximity to Wonderboom Airport. Its accessibility, combined with steady residential demand and nearby commercial activity, makes the area a well-positioned and accessible northern Pretoria node.



Fast Facts

WONDERBOOM - LAVENDER NODE

25°40'56.8"S 28°11'29.0"E



Prime Location in Wonderboom



Prominent R101 Exposure
Immediate N1 Connectivity
Convenient access to the N4 highway,
ensuring efficient regional connectivity



Strong Residential Support Base



Established Retail & Automotive Destination



Anchored by National Brands



Excellent Accessibility & Visibility

LEASING / SALES ENQUIRY

SUE LE ROUX

Asset Manager

C 082 555 2187

T 012 361 7970 ext 224

E sue@moolmangroup.co.za

CHERIZE STEYN

Property Manager

C 084 450 7933

T 012 361 7970 ext 224

E cherize@moolmangroup.co.za

Wonderboom-Lavender Node

Positioned at the prominent intersection of the R101 and the greater Wonderboom-Annlin precinct, the Wonderboom-Lavender Node represents one of Pretoria North's most established and strategically integrated retail and automotive destinations. Anchored by national brands and supported by strong daily convenience and destination retail, the node serves both the surrounding residential suburbs and the broader northern Pretoria catchment.

At its core, Makro Wonderboom and Virgin Active Wonderboom drive consistent footfall, creating a powerful retail backbone complemented by the convenience offering of Lavender Square. Anchored by Checkers FreshX and supported by a strong mix of speciality retailers including Meat World, Fruit Stop, Crazy Pets, Liquor City, Spur, Plastic R Us and essential service outlets, Lavender Square delivers everyday convenience in a vibrant neighbourhood setting.

The automotive presence within the node is a defining strength. Motortown Wonderboom features premium brands including Audi Centre and McCarthy

Volkswagen, alongside Tiger Wheel, while Wonderboom Auto Extreme accommodates Hyundai/Kia, Metraclark, Miketon Tools, PG Glass, Takealot and Builders Express Wonderboom. This cluster creates a focused automotive and trade hub, drawing destination shoppers and reinforcing the node's commercial depth.

Further enhancing accessibility and daily traffic is the Annlin Engen service station, ensuring consistent movement through the precinct. The purpose-built Penny Pincher (BUCO) property, with generous customer parking, adds strong trade and hardware appeal within the greater node context.

The Wonderboom-Lavender Node offers a rare combination of large-format retail, lifestyle convenience, automotive excellence and essential services — all within a high-visibility, easily accessible location surrounded by established residential neighbourhoods. It is a proven, high-traffic commercial environment with sustained demand and long-term leasing appeal.

Road Access

Major Regional Routes

- Direct frontage and access from the R101 (Paul Kruger Street) – primary arterial linking Pretoria CBD to Pretoria North and Wonderboom
- Immediate connectivity to the N1 Highway via nearby interchanges (northbound to Polokwane, southbound to Johannesburg). Convenient access to the N4 highway, ensuring efficient regional connectivity
- Efficient linkages to the R513 (Sefako Makgatho Drive) connecting Wonderboom to Montana and the eastern Pretoria growth corridor
- Strong regional accessibility from Rosslyn Industrial Node and greater northern Pretoria

Urban Road Network

- Direct access via Brahm Pretorius Street – key east-west urban connector through Wonderboom & Annlin
- Connectivity through Albert Street serving surrounding residential suburbs
- Multiple access points supporting seamless vehicular circulation within the node
- Established public transport movement along the R101 corridor (taxi and bus routes)
- Well-developed pedestrian access from adjacent residential neighbourhoods
- Signalised intersections ensuring controlled and efficient traffic flow
- High visibility from main arterials enhancing ease of navigation and access



Image Gallery



Image Gallery



Micro LOCATION

SCHOOLS

- | | | |
|----|---|-------|
| 1 | Laerskool Wonderboom | 950m |
| 2 | LS Wonderboom-Suid | 1.2km |
| 3 | Wonderland Pre-Primary School | 1.5km |
| 4 | Hoërskool Wonderboom | 1.5km |
| 5 | Little Graduates Pre-Primary (Annlin) | 2km |
| 6 | Laerskool Danie Malan | 3.2km |
| 7 | Hoërskool Overkruin | 3km |
| 8 | Northridge Primary School (Sinoville) | 3.5km |
| 9 | Laerskool Rachel de Beer (Pretoria North) | 4.5km |
| 10 | Hoërskool Pretoria-Noord | 5km |

POINTS OF INTEREST

- | | | |
|----|----------------------------------|-------|
| 11 | Wonderboom Nature Reserve | 1.4km |
| 12 | Kolonnade Shopping Centre | 6km |
| 13 | Akasia Golf Club | 9km |
| 14 | Tshwane University of Technology | 10km |
| 15 | Wonderpark Shopping Centre | 15km |



Site LOCATION

WONDERBOOM - LAVENDER NODE BUILDINGS

1 Penny Pincher (BUCO)	2 940m ²
2 Virgin Active Wonderboom	3 150m ²
3 Annlin Engen	3 912m ²
4 Wonderboom Auto Extreme	9 139m ²
5 Lavender Square	11 194m ²
6 Motortown Wonderboom	11 619m ²
7 Makro Wonderboom	17 644m ²

SCHOOLS

8 Laerskool Wonderboom	950m
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Layout

1 LAVENDER SQUARE

2	Checkers FreshX	2700m ²
3	Fruit Stop	2033m ²
4	Meat World	1862m ²
5	Parts and Tools	1561m ²
6	Spur	762m ²
7	Plastic R Us	674m ²
8	Crazy Pets	673m ²
9	Liquor City	503m ²
10	Vacant	425m ²
11	Eagle Clothing	280m ²
12	Bembom	248m ²
13	Pizza Chef (to be Vacant)	97m ²
14	Pudo Locker	

15	ANNLIN ENGEN	3912m ²
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16	VIRGIN ACTIVE WONDERBOOM	3150m ²
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17	MAKRO WONDERBOOM	17,644m ²
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18 PENNYPINCHERS

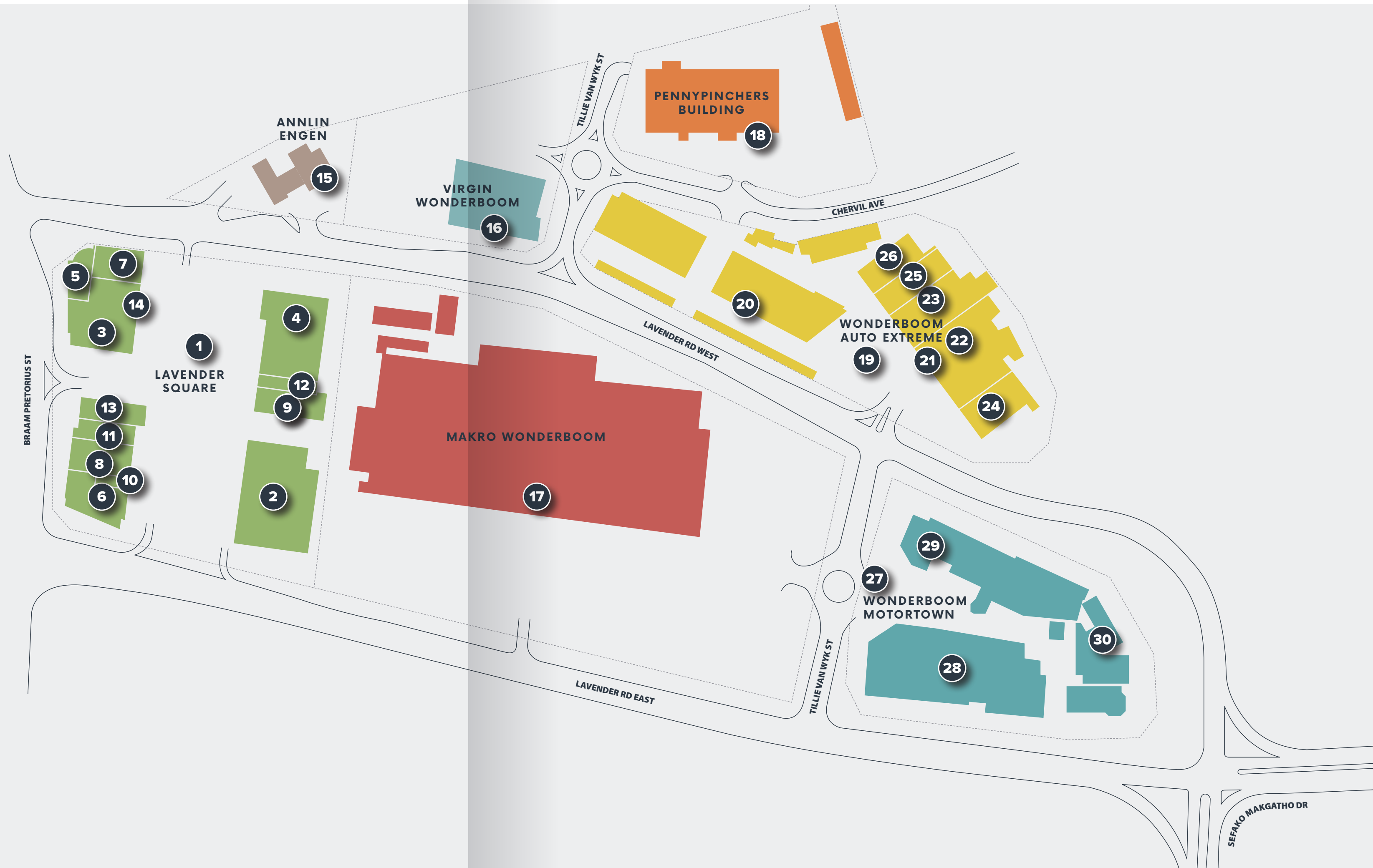
- Stores: Purpose-built for BUCO
- Parking Bays: 124 Customer Parking Bays
- GLA: 2940.5m²

19 WONDERBOOM AUTO EXTREME

20	Hyundai/Kia	3443m ²
21	Builders Express Wonderboom	2538m ²
22	Vacant	1928m ²
23	Metraclark	1384m ²
24	Takealot	776m ²
25	Miketon Tools	640m ²
26	PG Glass	401m ²

27 MOTORTOWN WONDERBOOM

28	McCarthy Volkswagen	6708m ²
29	Audi Centre	4178m ²
30	Tiger Wheel	733m ²





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Leasing Enquiries:

SUE LE ROUX

Asset Manager

C +27 (0)82 5552 187

T +27 (0)12 361 7970

E sue@moolmangroup.co.za

CHERIZE STEYN

Property Manager

C +27 (0)84 4507 933

T +27 (0)12 361 7970

E cherize@moolmangroup.co.za



www.moolmangroup.co.za