



KINGS WALK

KINGS WALK

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 7154 residential units.

# KINGS WALK

# ABOUT

Kings Walk spans approximately 32 000m<sup>2</sup> 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 Bronkhorstpruit 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 Bronkhorstpruit Road, which runs parallel to residential estates and aspirational residential units.

Given these factors, we have determined that the stores located near the Bronkhorstpruit 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 - 8:** A mixed demographic consisting of local estate residents, Mamelodi residents, and daily commuters
- Transportation:** Centrally located with close access to major highway and located on a commuter route
- Kings Walk 4-Day Avg. Traffic Analysis:**  
**CARS: 12 239 | TAXIS: 2 098 |**  
**PEDESTRIANS: 324 | CYCLISTS: 80**
- GLA:** 32 000 m<sup>2</sup>
- Parking Bays:** Approx. 1 200



Cnr. Solomon Mahlangu Drive  
& Bronkhorstpruit Road

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# 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                          | 10.1km |
| 5. Menlyn Park                        | 13.9km |
| 6. Brooklyn Mall                      | 18.4km |
| 7. Pretoria CBD                       | 19.7km |

National Roads

Provincial Roads

Railway

Railway Station



## KINGS WALK

# 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

# KINGS WALK



# 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



# 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

## KINGS WALK





# CENTRE LAYOUT

# KINGS WALK

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**moolmangroup**  
OUR NAME PRECEDES US  
EST. 1967

