



Autumn
LEAF

NEW RETAIL DEVELOPMENT



INTRODUCTION

The development site is located east of Zeerust, south of the N4 which is a primary route between South Africa and Botswana. The site is accessible from two points, namely the N4 and Kloof Street. A large number of vehicles utilise the N4 Highway while Kloof Street provides seamless access to the mall for customers from the Southern (Ikagaleng) and Northern parts of Zeerust.

The primary catchment area includes the formal town of Zeerust, while the secondary catchment area includes support on a regional level. Zeerust is an established commercial town and a popular retail destination with shoppers traveling to the town from surrounding areas, which includes a substantial amount of retail trade coming in from Botswana.

Traditionally Zeerust is however limited in its retail offering due to a lack of parking and a decentralised retail environment.

Outflow mainly occurs to Rustenburg and Mafikeng, which both have a large variety of retail offerings. The proposed retail development will retain some of the outflow with a good tenant mix dominated by national tenants.



ADDRESS:

ZEERUST,
NORTH WEST

BOARD APPROVED

W
WOOLWORTHS
the difference

Checkers

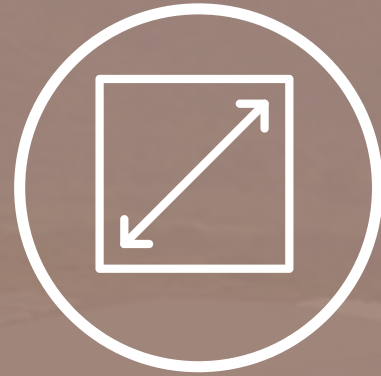


FAST FACTS



OPENING DATE:

1 November 2022



GLA:

± 13 000m²



POPULATION:

166 223



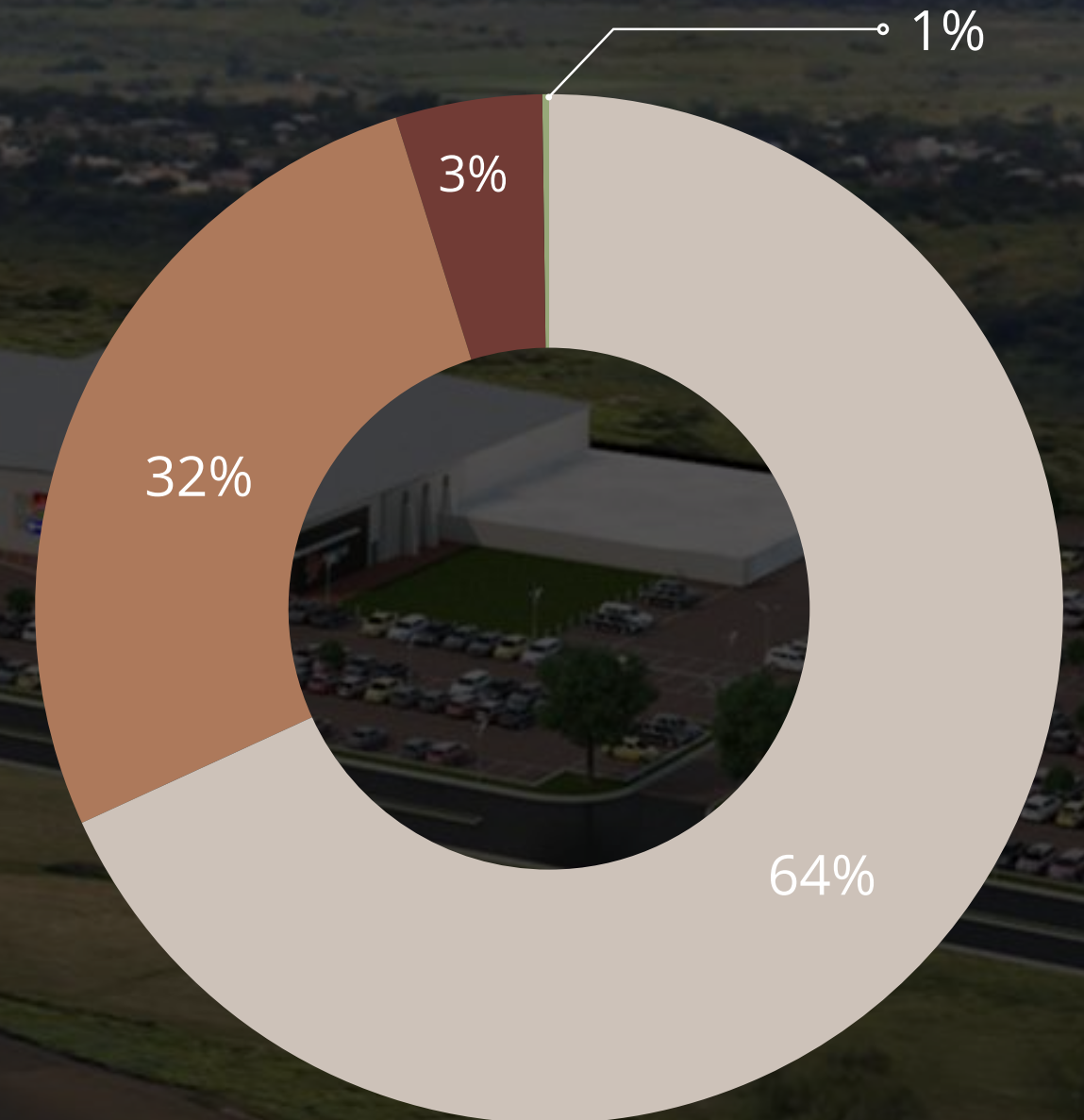
HOUSEHOLDS:

45 172



DEMOGRAPHICS - 45KM RADIUS

HOUSEHOLD INCOME





ABOUT THE DEVELOPMENT

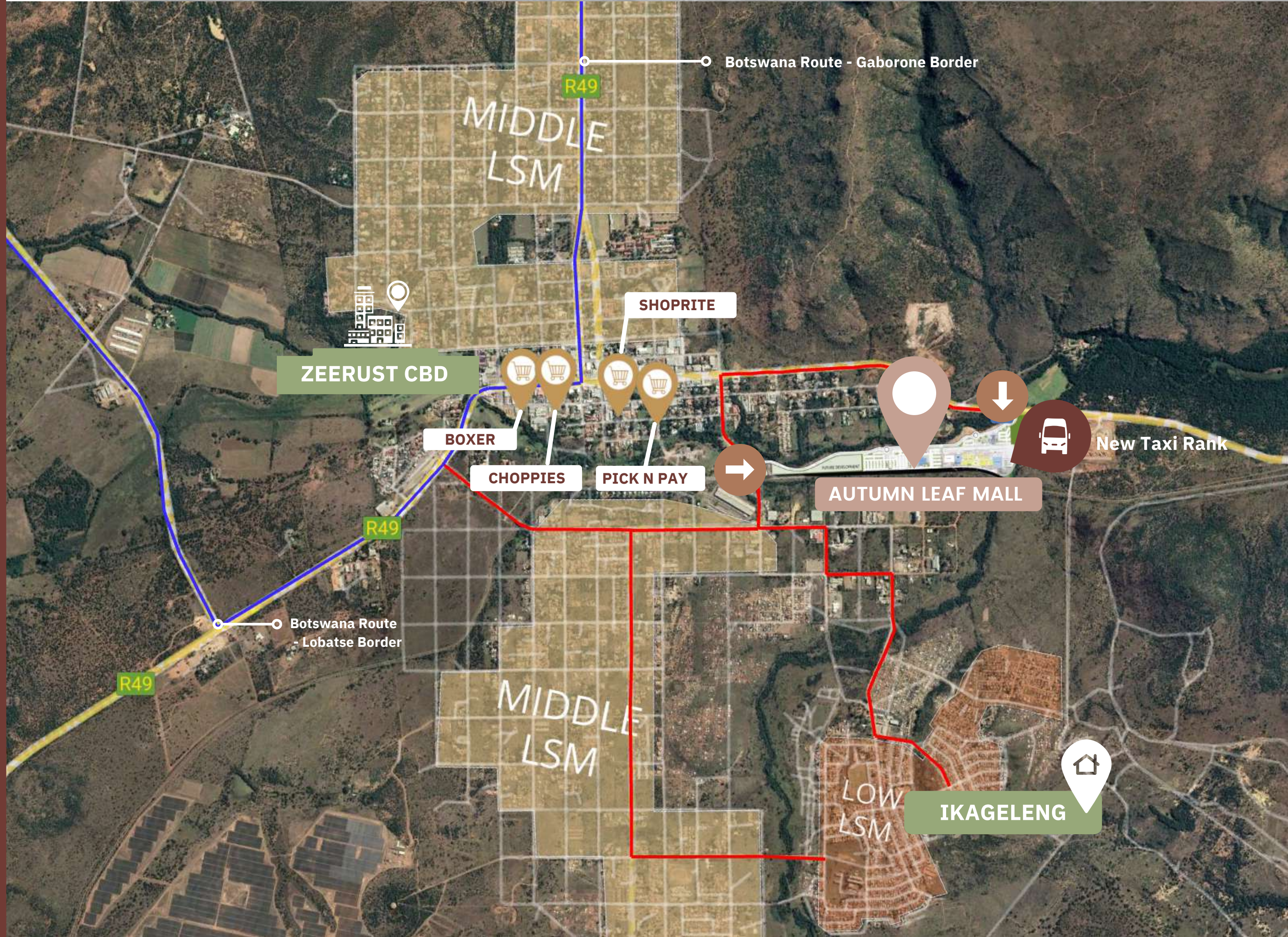
This development is set to become an iconic landmark in the town, housing strong national brands, aiming to fulfil the gap between the retail demand and supply present in Zeerust and its outlying areas.

The development will boast a taxi rank that will transport customers to and from surrounding towns as well as a filling station that will service motor vehicle customers making use of the N4 highway. With limited retail offerings in the Zeerust CBD and neighbouring towns such as Ntsweletsoku and Swartruggens, this new development offers much needed supply to the excess retail demand in Zeerust and the surrounding areas.



**NEW TAXI RANK
ON SITE**

MICRO LOCATION





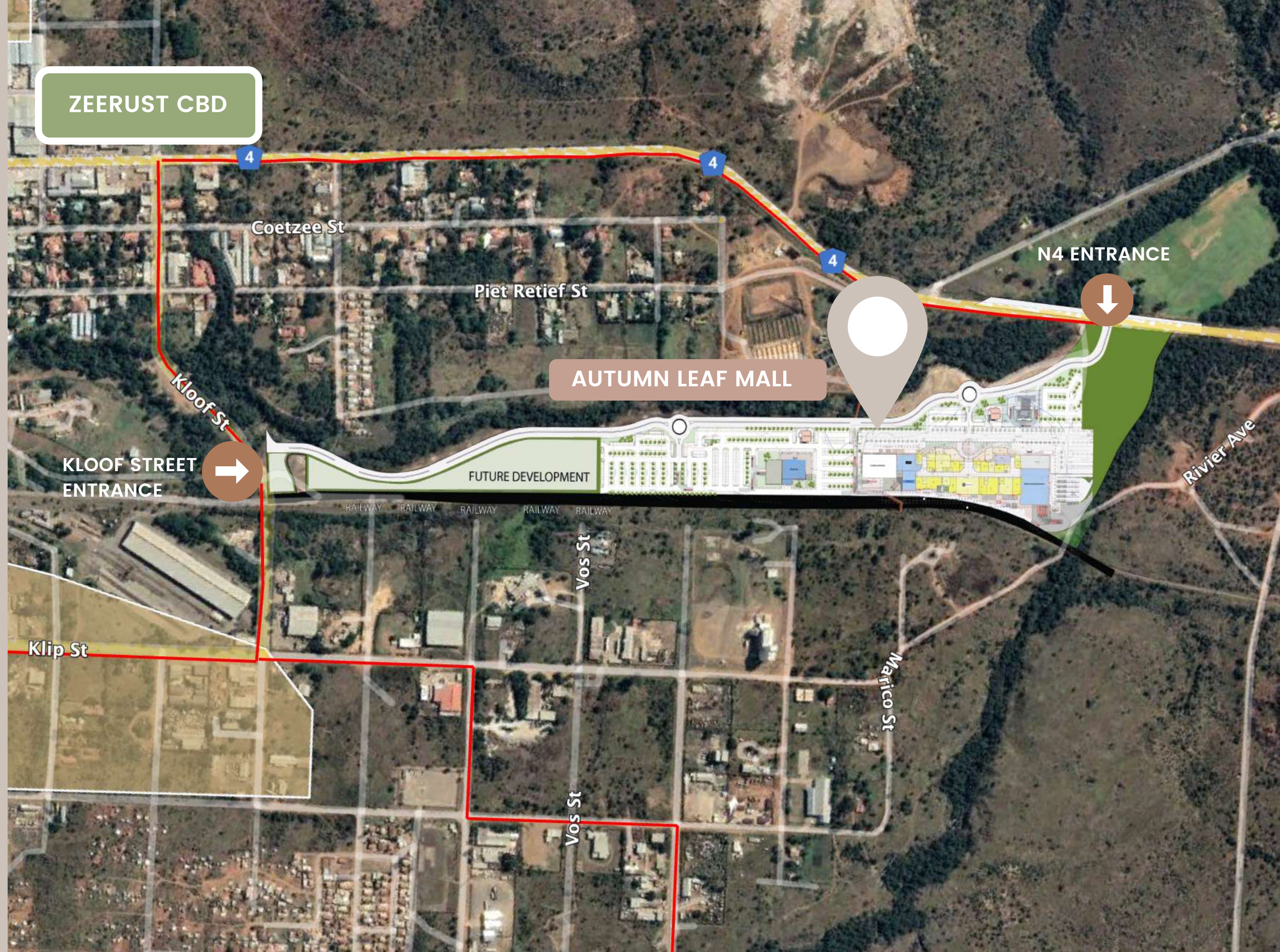
VISIBILITY

The benefits from great visibility from both the N4 Entrance and the Kloof Street Entrance. The N4, which will be mainly used by transient consumers has a large number of vehicles passing at high speeds, as such there will be a 4-way stop or Traffic Lights by the entrance in order to slow cars down resulting in good quality traffic.



Kloof Street Entrance Distance from site to CBD - 0,5km

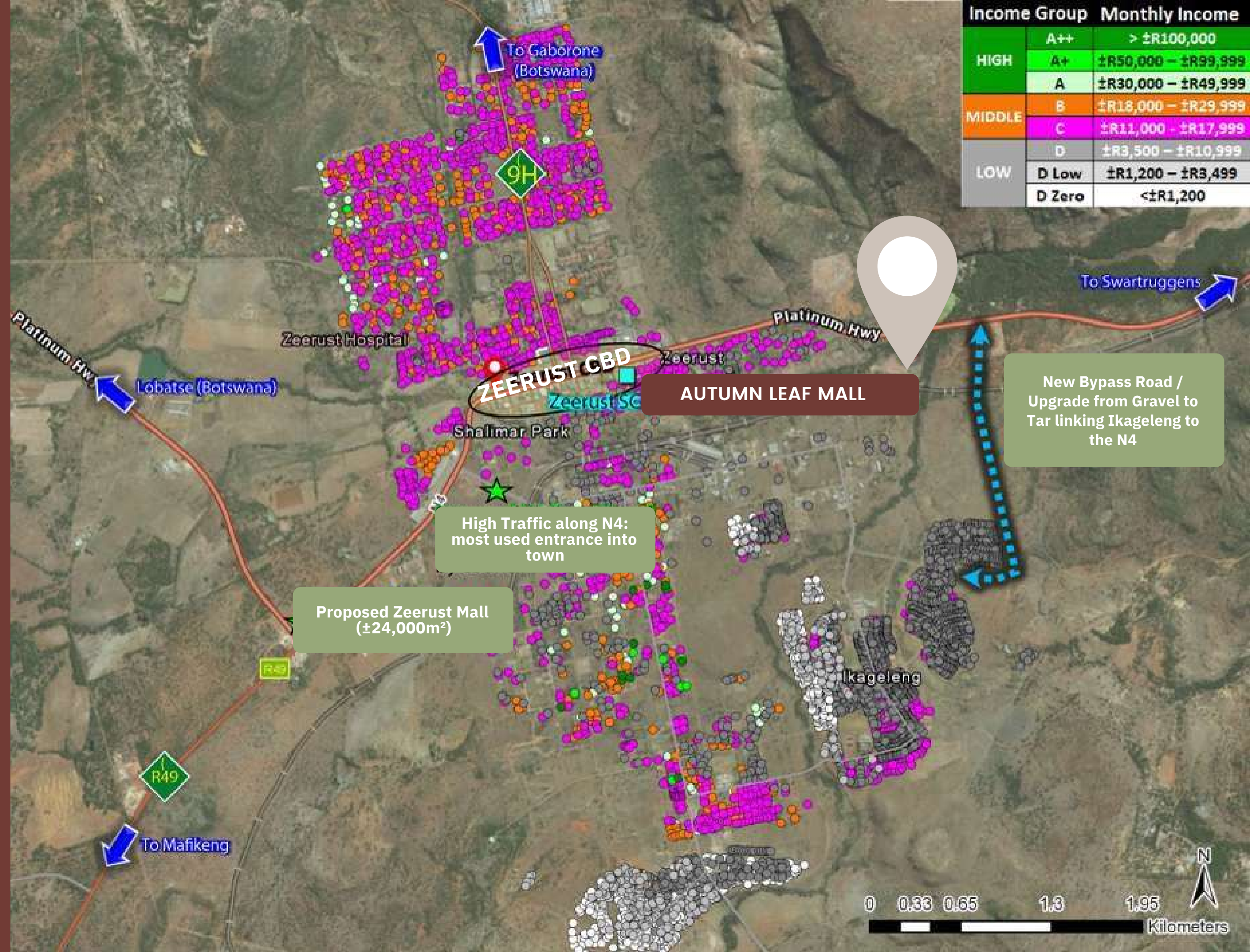
N4 Entrance Distance from site to CBD - 1,7km

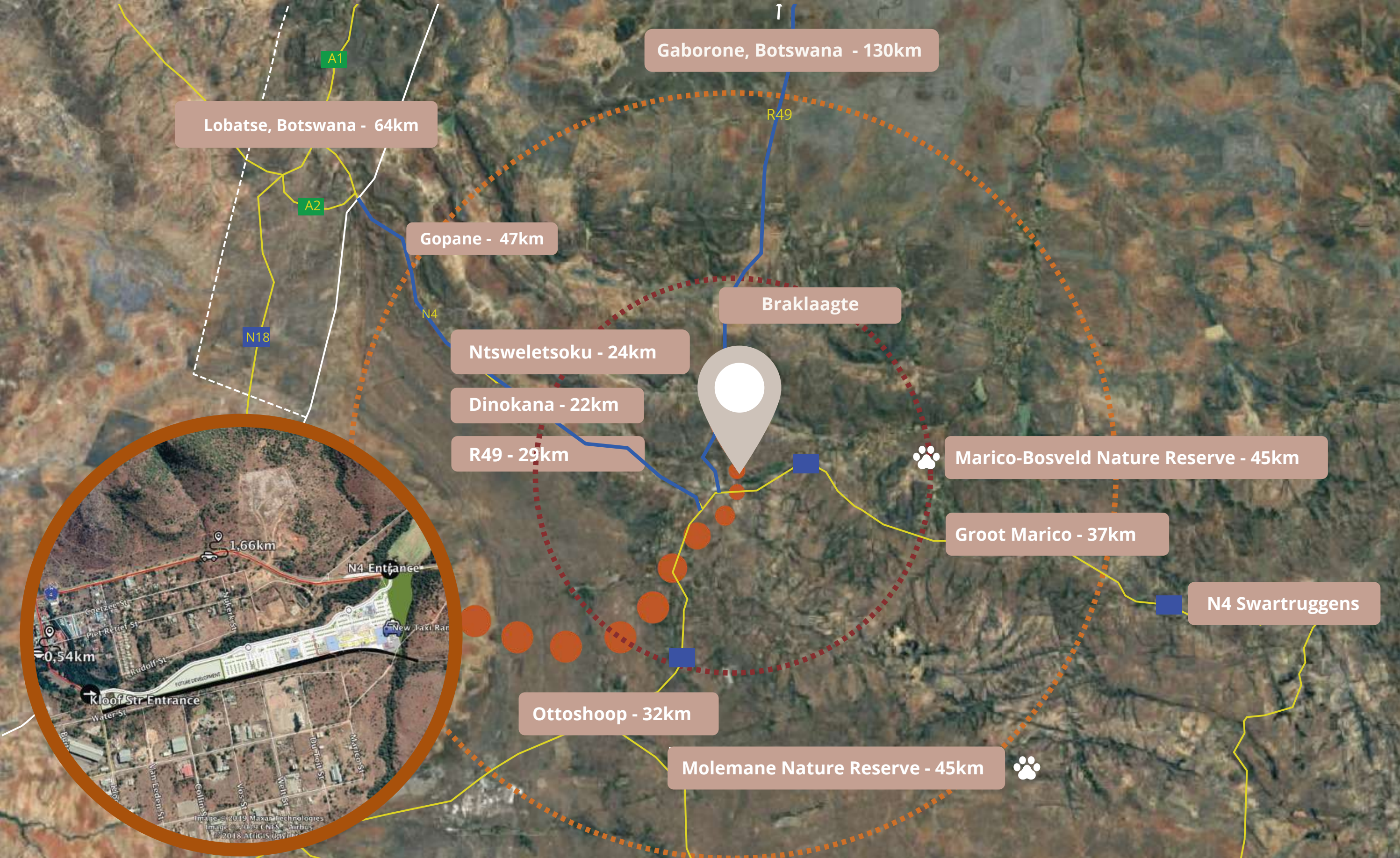




PRIMARY CATCHMENT

- The Zeerust CBD is the main commercial node catering to the greater surrounding market.
- The CBD has limited retail offering with little room for expansion for the existing tenants. The lack of parking is also a major issue which the proposed development will provide a solution for.
- The town benefits from the Botswana trade as the main routes to Botswana, Gabarone Border and Lobatse Border, are through Zeerust.





MACRO LOCATION

- PRIMARY CATCHMENT
- SECONDARY CATCHMENT - 45km
- BOTSWANA ROUTE TO LOBATSE AND GABORONE

SITE PLAN



SITE PLAN

64 593

POLE No. : 9

DRIVE THROUGH TEMPLE
STANDARD SIZE TEMP
250m

TRANSITION FROM OVERHEAD TO UNDERGROUND CABLE

POLE No. : 2

POLE No. : 1

Yard

Yard

OBC
CHICKEN AND MEAT

CLICKS

FNB

PEP

PEP HOME

STEAK 'N' SPICES
A taste for life

IDENTITY

W
WOOLWORTHS

WOMAN

TRUWORTHS

mrprice

LiquorShop

Checkers

SHOP 45 200m²

SHOP 45 200m²

SHOP 45 200m²

SHOP 45 200m²

SHOP 45 200m²

SHOP 45 200m²

SHOP 45 200m²

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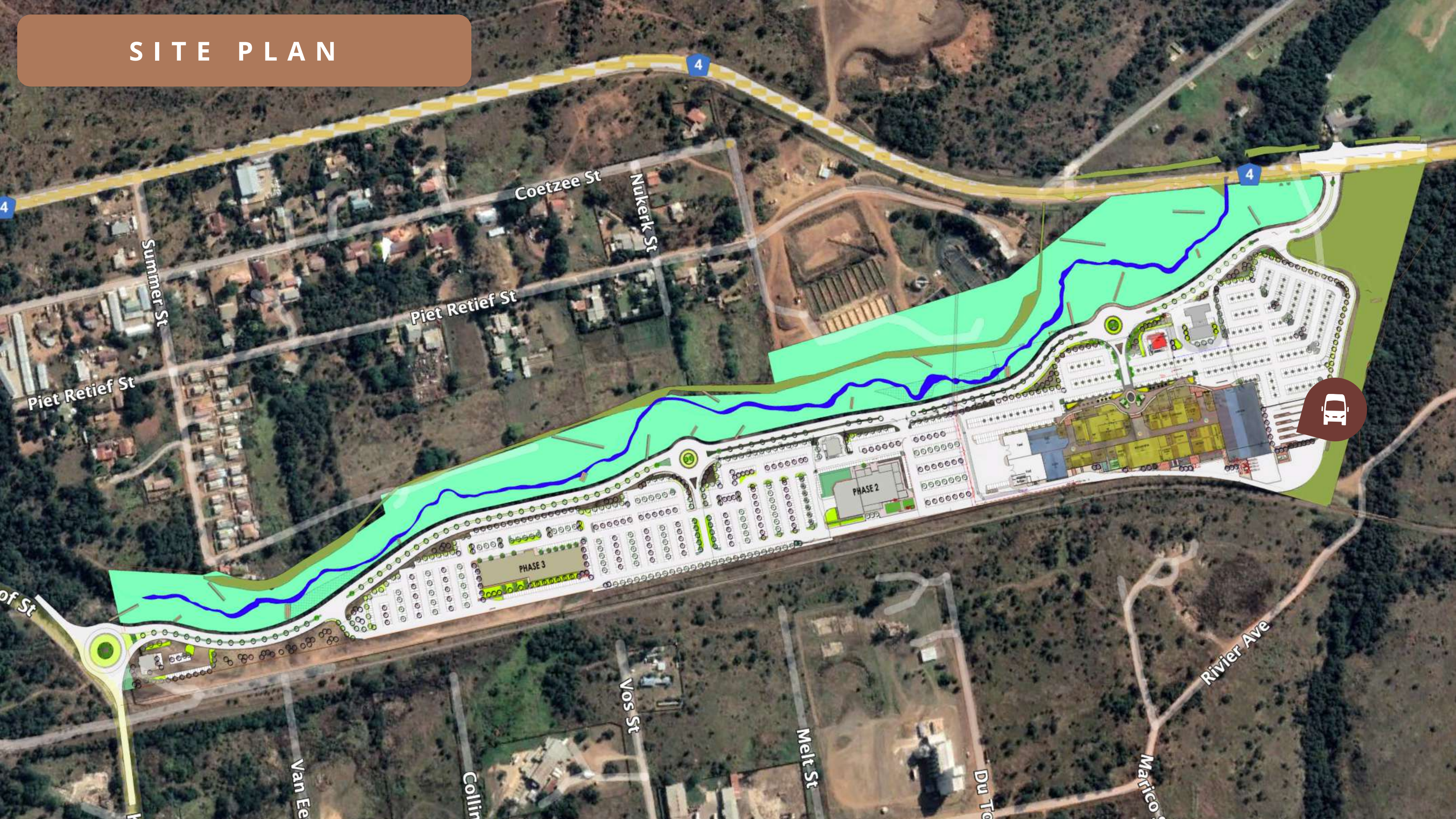
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SITE PLAN



SITE PROGRESS - N4 ENTRANCE



SITE PROGRESS - MAIN PLATFORM



SITE PROGRESS - KLOOF ENTRANCE



2022 PROGRESS PICTURES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES





LEASING ENQUIRIES



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