



THAVHANI MALL

Regional Mall
Thohoyandou



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Flanagan & Gerard

Property Development & Investment



THE MALL FORMS PART OF THE 76 HA MIXED USE DEVELOPMENT THAT IS BEING DEVELOPED BY THAVHANI INVESTMENTS AND FLANAGAN & GERARD. THE MALL WILL ACT AS A CATALYST FOR THE DEVELOPMENT OF A MIXED USE URBAN NODE.

The mall will have a GLA of some 50,000m² together with parking, taxi and bus facilities.

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- The site:** Erven 2, a portion of the farm Mpabase 432 MT, Thohoyandou, Limpopo Province, in extent of 12.68 ha.
- Location:** The site is located in Thohoyandou, with exceptional visibility and accessibility on the R524 road linking Makhado and Thohoyandou. The site is located in the designated municipal growth area. The development aligns with The Spatial Development Framework in terms of mixed use development and a provincial / regional service centre. The site is ideal for satisfying growth requirements of retailers.
- Growth:** The Thulamela local municipality contributes 40,5% towards the Vhembe district economy (2010).
- Demographics:** The primary trade area consists of some 370,000 people or 86,939 households. The weighted average household income for the trade area's LSM 1 to 10+ households is approximately R42,210 per annum or R3,518 per month (2011). Weighted average household income for the trade area's LSM 4 to 10+ is approximately R125,816 per annum or R10,484 per month (2011). (Ref: Demacon Marketing - Thohoyandou Mixed Use Market Study – August 2011)
- Accessibility:** The site is located superbly in terms of access and visibility both from a macro and micro perspective. The 76 ha site lies on the junction of the R524 (Road to Makhado) and the new Giyani road (linking Giyani to Sibasa). This property is extremely accessible by well established roads from Makhado, Giyani, Sibasa and the surrounding rural areas.
- Trade Area:** The trade area encompasses Thohoyandou, Dzindi, Tswinga, Mulenzhe, Manamane, Ngwenani, Lunungwi, Maradze, Lwamondo, Tshakhuma, Thisvhase, Rembander, Tshilungulwane, Vuwani, Dakari, Gumbani, Khakanwa, Mavambe, Mulenzhe, Mangondi, Sterkstoom, Tshiffi, Makhuvha and Tshedzume, as well as Elim, Mangondi, Giyani, Hartebesfontein and Tshikonelo.
- Economic Benefits:** The mall is likely to create in excess of 2500 temporary jobs and 1500 permanent jobs.
- Anchors:** 2 supermarket anchors
3 fashion anchors
- Parking:** Free parking and 35 bay taxi rank
- Access & Egress:** Three main access and egress points to the site from the R524 and 5 entrances into the mall.
- Developers:** Flanagan & Gerard Developments
Thavhani Property Investments
- Investors:** Flanagan & Gerard Investments
Thavhani Property Investments
- Timing/Programme:** Construction of the Thavhani Mall will commence in the first half of 2014 with completion in April 2016.
- Leasing:** For all leasing enquiries, please contact John Rowberry of Flanagan & Gerard - jr@fgprop.com or 082 887 1351.



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