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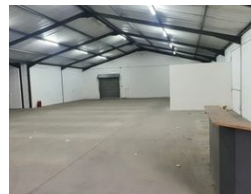
087 8212575

South Africa

NEW



Web Ref 7002001-91062



R27,000,000



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## 4,945m<sup>2</sup> High-Yield Retail Strip Centre | Prime Boxer-Anchored Investment in High-Growth Node

This well-located 4,945m<sup>2</sup> retail strip shopping centre offers a compelling investment opportunity in one of the Eastern Cape's most active commercial zones. Anchored by national retailer Boxer and supported by a strong tenant mix of independent operators, this centre serves a high-volume, lower LSM customer base with consistent daily foot traffic and proven trading density. Strategically positioned to service the Nu2 to Nu12 catchment areas, the centre enjoys maximum visibility and accessibility from key arterial routes, driving both shopper convenience and tenant retention. The location ensures a steady, all-day customer flow, making it a destination of choice for essential goods and services.

Key investment highlights include:

18 individual retail units offering a balanced tenant mix

## Features

**Zoning** Commercial

### Interior

Floor Loading Cap.	20 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	400

### Exterior

Security	Yes
Open Parking Bays	80

### Sizes

Floor Size	4,945m <sup>2</sup>
Land Size	11,300m <sup>2</sup>

### Extras

Alarm On Busy Road Near Public Transportation Near Railway station Security - System  
Frequency location Air Conditioning Unit Concrete Near Shops Near Highway High Speed  
Internet Near Hospital High Traffic Eat-in Kitchen Unfurnished Fibre Near Medical Center Brick  
Near Bus Near Motorway Good reachable traffic Wheelchair Accessible Near Schools Near  
Park Near Fitness centre Closed Circuit TV Near Shopping Mall Air Conditioner