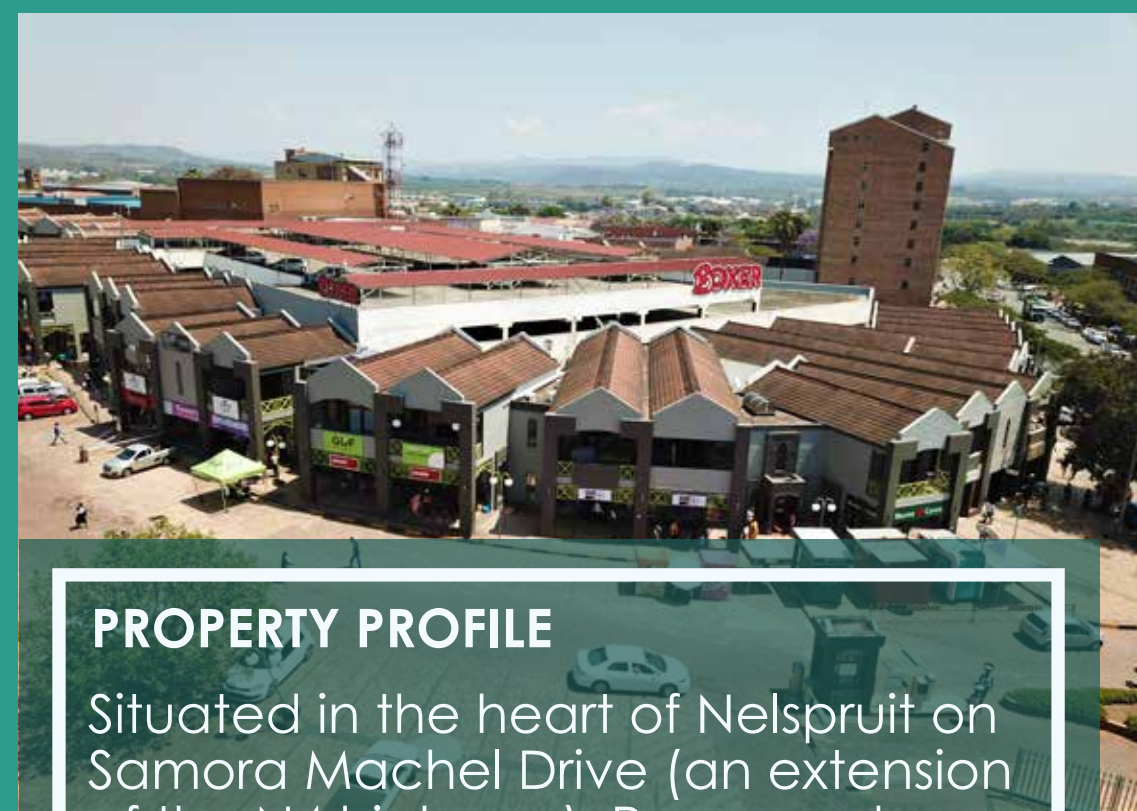




PROMENADE
SHOPPING CENTRE

It's happening!
Orion
REAL ESTATE



PROPERTY PROFILE

Situated in the heart of Nelspruit on Samora Machel Drive (an extension of the N4 highway), Promenade Shopping Centre creates a unique shopping experience to both locals and travellers alike.



WELL INTEGRATED
TRANSPORTATION
HUB



JUST OFF THE N4
HIGHWAY



PUBLIC TOILETS



FIBRE READY



PARKING



MIXED USE
DEVELOPMENT



CLOSE TO EDUCATIONAL INSTITUTIONS



BACKUP GENERATOR

CUSTOMER PROFILE

Promenade Shopping Centre is Mbombela's premier retail and lifestyle center, catering to upper-middle and high-income residents, professionals, and visitors. It offers premium retail, modern amenities, and a Mediterranean village ambiance.

The centre attracts affluent shoppers, business travelers, and young professionals seeking high-end fashion, luxury accessories, financial services, and social experiences. It is accessible via both public and private transport, with a well-structured public transport system ensuring seamless connectivity.

PROPERTY HISTORY

Originally built in **1951**, the Promenade Shopping Centre has been a cornerstone of **Mbombela's** development. Designed by renowned architect **Chris Moerdyk**, the building initially served as the **Nelspruit Municipal Offices and Town Hall**. The **Spanish Hacienda-style architecture** was carefully chosen to provide natural cooling, reflecting a timeless elegance that still influences the centre's character today.

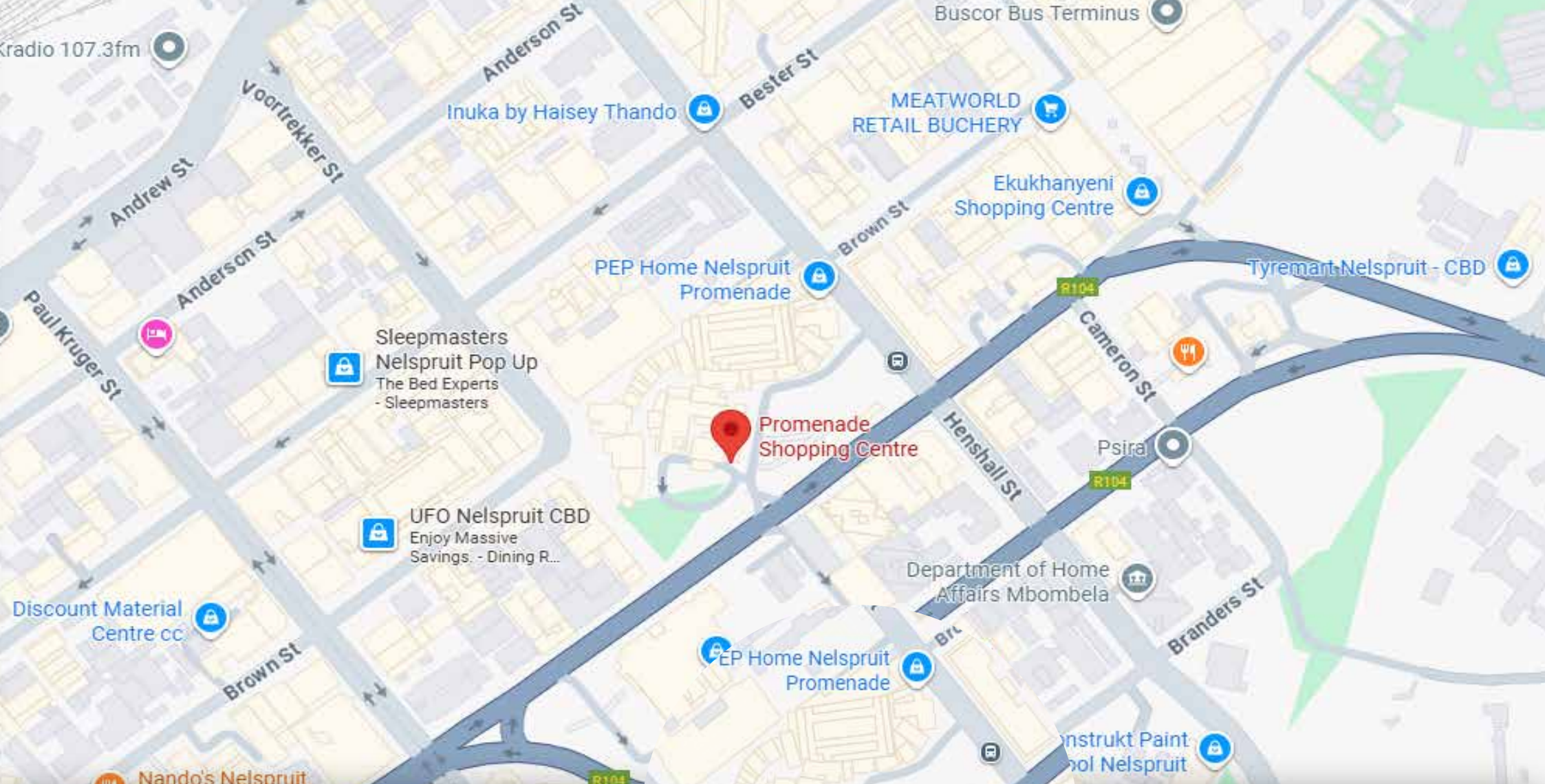


As the city grew, so did the landmark. The site was later transformed into a **vibrant mixed-use space**, incorporating a **hotel, conference centre, and retail center**. This redevelopment introduced the **Mediterranean village ambiance**, a signature feature that continues to define the centre's layout.



In **2005**, **Orion Real Estate (Pty) Ltd** acquired Promenade Shopping Centre, ushering in a new era of growth and innovation. Under Orion's ownership, a major redevelopment plan was set in motion, leading to **Phase 1's completion in 2021** and the highly anticipated **Phase 2 set for completion in 2025**. This ongoing transformation cements Promenade Shopping Centre's status as **Mbombela's premier retail and lifestyle destination**, blending heritage with modern convenience.





Physical Address

Corner Samora Machel Drive &
Henshall Street, Mbombela Central,
Mbombela,
1200

ERF Description

404



Zoning Information

Business 1



TENANT MIX

1. Roots Butchery
 2. Mr Price
 3. Liquor City
 4. Boxer Superstore
 5. Jet
 6. Studio 88
 7. Fashion Fusion
 8. Regus
 9. Dischem Local Choice Pharmacy
- And more



**ORION
EST.
1990**

It's happening!
Orion
REAL ESTATE



PROMENADE
SHOPPING CENTRE

**22,000m²
GLA**

**WE OWN PROPERTIES IN
5 PROVINCES**

**GAUTENG
WESTERN CAPE
MPUMALANGA
LIMPOPO
KWA-ZULU NATAL**



**PHASE 2
DEVELOPMENT
COMPLETED IN 2025**

**800,00 AVG
MONTHLY
SHOPPERS**

**ORION OWNS
OVER 30
PROPERTIES**



**67
STORES**

**47
OFFICE SUITES
INCLUDING REGUS**

**46
FURNISHED APARTMENTS**

LEASING LAYOUT

FIRST FLOOR



FIRST FLOOR

LEASING ENQUIRIES



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