

Factotone Pty Ltd
t/a



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FOR SALE : LEPHALALE CROSSING, LIMPOPO



MULTI-TENANTED SHOPPING CENTRE – LEPHALALE CBD

96% LET

R417 157 MILLION

ERF SIZE 48 000 SQ M GLA 24 510 SQ M

A rare opportunity to acquire a dominant retail holding in the heart of Lephalale's central business district. Lephalale Crossing comprises a consolidated five-property retail portfolio that effectively controls the town's primary retail node.

Blended Yield: ± 9.3%

This is a strategic, income-producing investment underpinned by strong national tenants, high footfall, and long-term economic drivers.



National Tenant Covenant

Anchor Retailers:

Shoprite

Boxer Supermarket

Fashion & Apparel:

Mr Price, Truworths, Ackermans, Jet, Markhams, PEP, Rage, Exact, Fashion World

Home, Value & General Retail:

Cashbuild, Russells, Beares, Tekkie Town, Cash Crusaders, Sleepmasters, Sheet Street

Food & Convenience:

Debonairs, King Pie, OBC Chicken

Full Banking Representation:

FNB, Nedbank, Capitec, Standard Bank, ABSA, African Bank

Location & Economic Fundamentals:

Lephalale is one of South Africa's fastest-growing regional centres driven by:

Grootegeluk Coal Mine

Medupi Power Station

These large-scale infrastructure assets continue to support population growth, employment, and sustained retail demand.

Investment Rationale:

Dominant position within the CBD retail node

Diversified, blue-chip tenant base

Strong income profile with attractive yield

Exposure to a high-growth regional economy

Offering Complete ownership of Lephalale's core retail infrastructure

PORTFOLIO OVERVIEW

1. Shoprite Centre | 7,226m²

Enclosed neighbourhood mall anchored by Shoprite, supported by a strong national fashion mix including:

Skipper Bar

Studio 88

Power Fashion

PEP

A proven convenience-led retail destination.

2. Boxer Centre | 5,755m²

Open-plan centre anchored by Boxer Supermarket and Boxer Liquor.

Key features include:

Direct adjacency to the main taxi rank

High daily commuter footfall

Complementary tenants: Betta Bets, Webbers, Fastrak

3. Fashion Corner | 5,245m²

A dominant fashion-focused centre with an exceptional national tenant line-up:

Mr. Price

Markhams

Truworths

Ackermans

PEP

Sheet Street

Includes a pharmacy and ample on-site parking.

4. Banking Centre | 2,541m²

Mixed-use retail and office building anchored by leading financial institutions:

FNB and Nedbank

Upper floors accommodate professional tenants including a GP practice and recruitment agency.

5. Relebogile Centre | 3,542m²

Strategically positioned near the CBD and a major taxi interchange.

Tenant mix includes:

Pick n Pay

Eskom

AutoZone

OBC Chicken

Debonairs

High visibility and strong passing trade.



