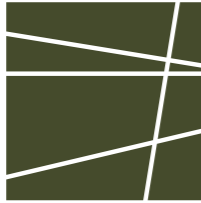


TOWN SQUARE

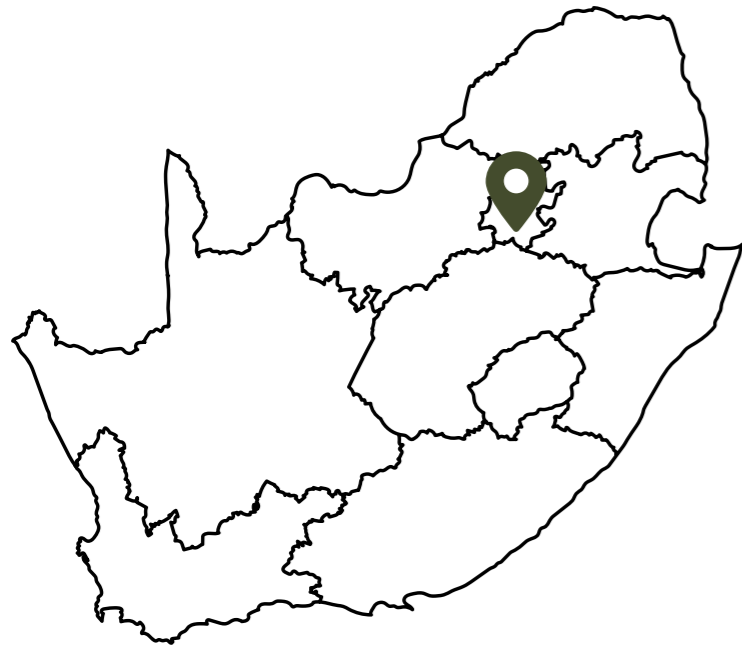
AT NEWMARKET

Alberton, Ekurhuleni, South Africa





TOWN SQUARE
AT NEWMARKET



 **33 600m²**
GLA (TOTAL SIZE)

 **44**
SHOPS

Newmarket Lifestyle is a new 33 600m² centre planned within the mixed-use Newmarket Precinct. The Precinct is an upmarket, mixed-use development node conveniently located in Newmarket Park, Alberton, spanning 77 hectares of prime land, where the old Newmarket Racecourse used to be situated, south-east of Alberton CBD.

To date Newmarket Precinct has become the home of many well-known brands and businesses - largest of which is the impressive 42 000m² Mall at Newmarket, featuring anchor tenants such as Checkers Hyper, Food Lovers' Market, Virgin Active Gym, Builders' Warehouse and Dis-chem. The development also includes South Africa's first secured Decathlon, a massive sporting goods store making sports accessories and merchandise easily accessible to all.

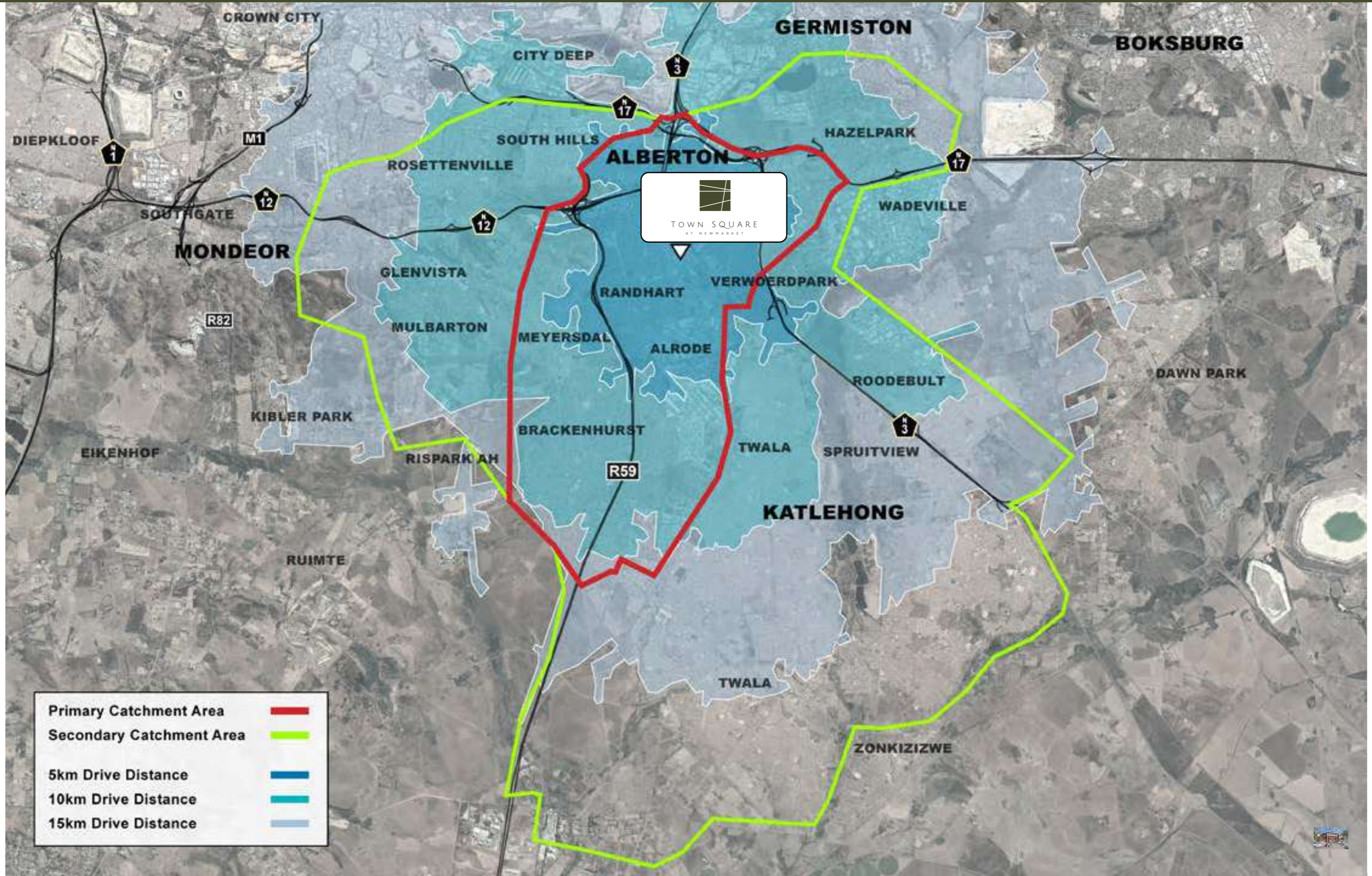
Adding to the Precinct's bulk retail offering is the mega 19 000m² Makro, one of the largest Makro's in South Africa. Pegasus at Newmarket is a home improvement centre with a variety of home improvement shops including a Tiger Wheel & Tyre. The new head-quarters for Altron-NuPay, a transaction service provider, is also located in the bustling Newmarket Precinct.

Both the existing Netcare Alberton Union Hospital and Netcare Alberton Clinton Hospital have been relocated to the Newmarket Precinct into the New Netcare Alberton Hospital - consisting of some 60 000m² GBA, 427 beds, 15 theatres and some 70 consulting rooms for medical specialists.

Such New Netcare Alberton Hospital is connected through a fully enclosed link bridge to the 15 000m² GBA Medimix Building under construction consisting of, amongst others, a 32 bed rehabilitation hospital, a 24 bed 2 theatre day hospital, oncology clinic, renal dialysis centre, radiology, lymph clinic, peads clinic, various pathology labs and a variety of other medical disciplines forming part of this newly created regional medical node.

The continuous success of the Newmarket Precinct is now calling for the addition of the some 33 600m² Newmarket Lifestyle Centre which will, amongst others, include large speciality stores which are not currently represented in the node, making the Newmarket Precinct a one-stop destination for the larger Alberton and Ekurhuleni areas.



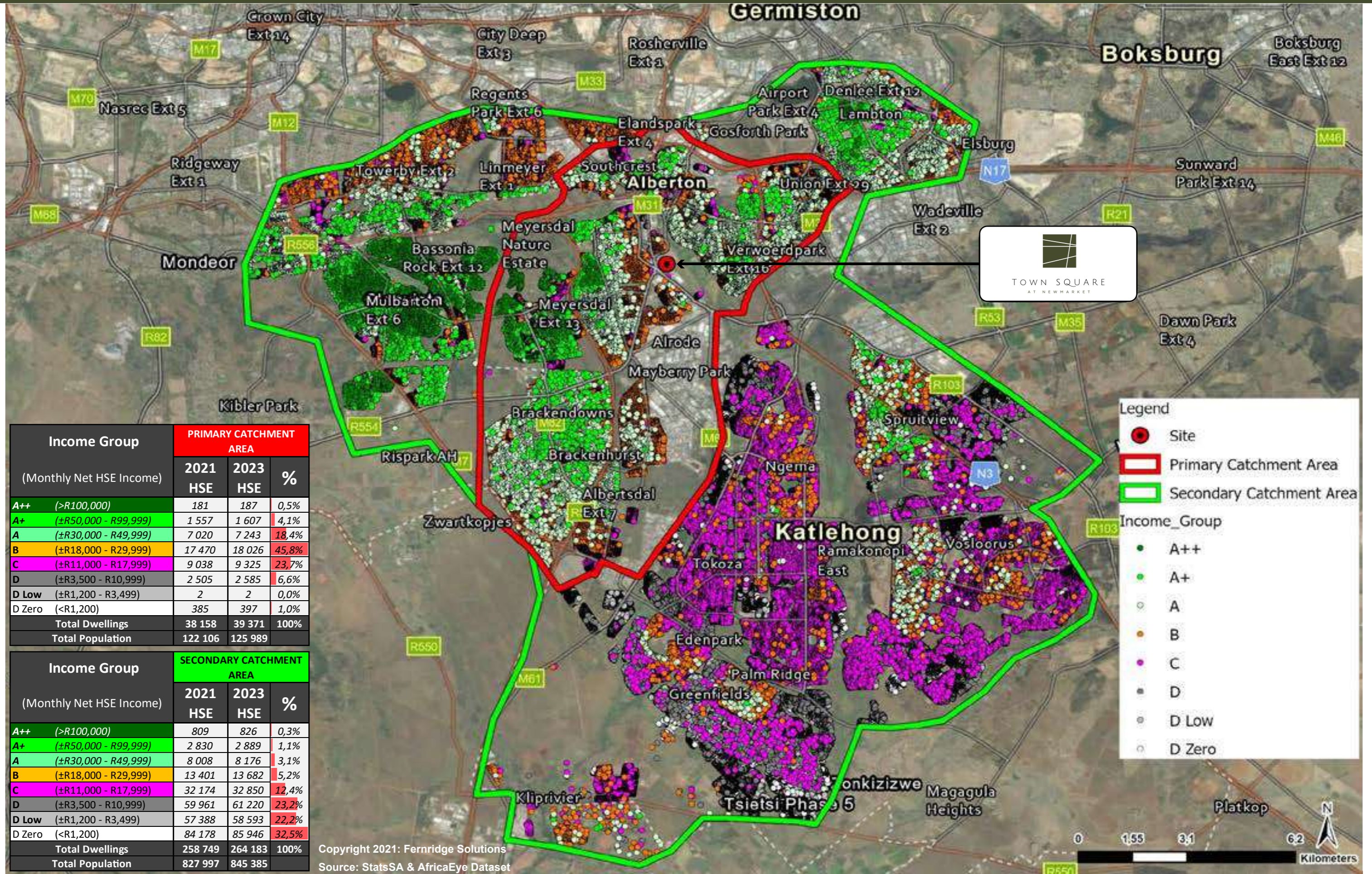


Primary Catchment Area	
Secondary Catchment Area	
5km Drive Distance	
10km Drive Distance	
15km Drive Distance	









Legend

- Site
- Primary Catchment Area
- Secondary Catchment Area

Income_Group

- A++
- A+
- A
- B
- C
- D
- D Low
- D Zero

Income Group (Monthly Net HSE Income)	PRIMARY CATCHMENT AREA		
	2021 HSE	2023 HSE	%
A++ (>R100,000)	181	187	0,5%
A+ (±R50,000 - R99,999)	1 557	1 607	4,1%
A (±R30,000 - R49,999)	7 020	7 243	18,4%
B (±R18,000 - R29,999)	17 470	18 026	45,8%
C (±R11,000 - R17,999)	9 038	9 325	23,7%
D (±R3,500 - R10,999)	2 505	2 585	6,6%
D Low (±R1,200 - R3,499)	2	2	0,0%
D Zero (<R1,200)	385	397	1,0%
Total Dwellings	38 158	39 371	100%
Total Population	122 106	125 989	

Income Group (Monthly Net HSE Income)	SECONDARY CATCHMENT AREA		
	2021 HSE	2023 HSE	%
A++ (>R100,000)	809	826	0,3%
A+ (±R50,000 - R99,999)	2 830	2 889	1,1%
A (±R30,000 - R49,999)	8 008	8 176	3,1%
B (±R18,000 - R29,999)	13 401	13 682	5,2%
C (±R11,000 - R17,999)	32 174	32 850	12,4%
D (±R3,500 - R10,999)	59 961	61 220	23,2%
D Low (±R1,200 - R3,499)	57 388	58 593	22,2%
D Zero (<R1,200)	84 178	85 946	32,5%
Total Dwellings	258 749	264 183	100%
Total Population	827 997	845 385	

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Source: StatsSA & AfricaEye Dataset






POPULATION STATISTICS


POPULATION: **122 106**

AVG. HOUSEHOLD SIZE: **± 3.1**

POPULATION BREAKDOWN

 58% WHITE	35% BLACK
4% ASIAN	2% COLOURED

LANGUAGE

 36% ENGLISH	35% AFRIKAANS
26% AFRICAN	4% OTHER

AGE

 27% CHILDREN (0-19)	18% YOUNG ADULTS (20-29)	26% ADULT (30-44)	17% MATURE (45-60)	11% PENSIONERS (60+)
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DWELLING INFORMATION

DWELLINGS: **± 38 158**

TYPE

61% HOUSE	5% SHACK	4% BACKYARD	4% PLOT
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ECONOMIC STATUS

INCOME GROUP

MAJORITY MIDDLE TO HIGH INCOME PROFILE.



EMPLOYMENT STATUS

68% EMPLOYED **9%** UNEMPLOYED **23%** NOT ECONOMICALLY ACTIVE



EMPLOYMENT SECTOR

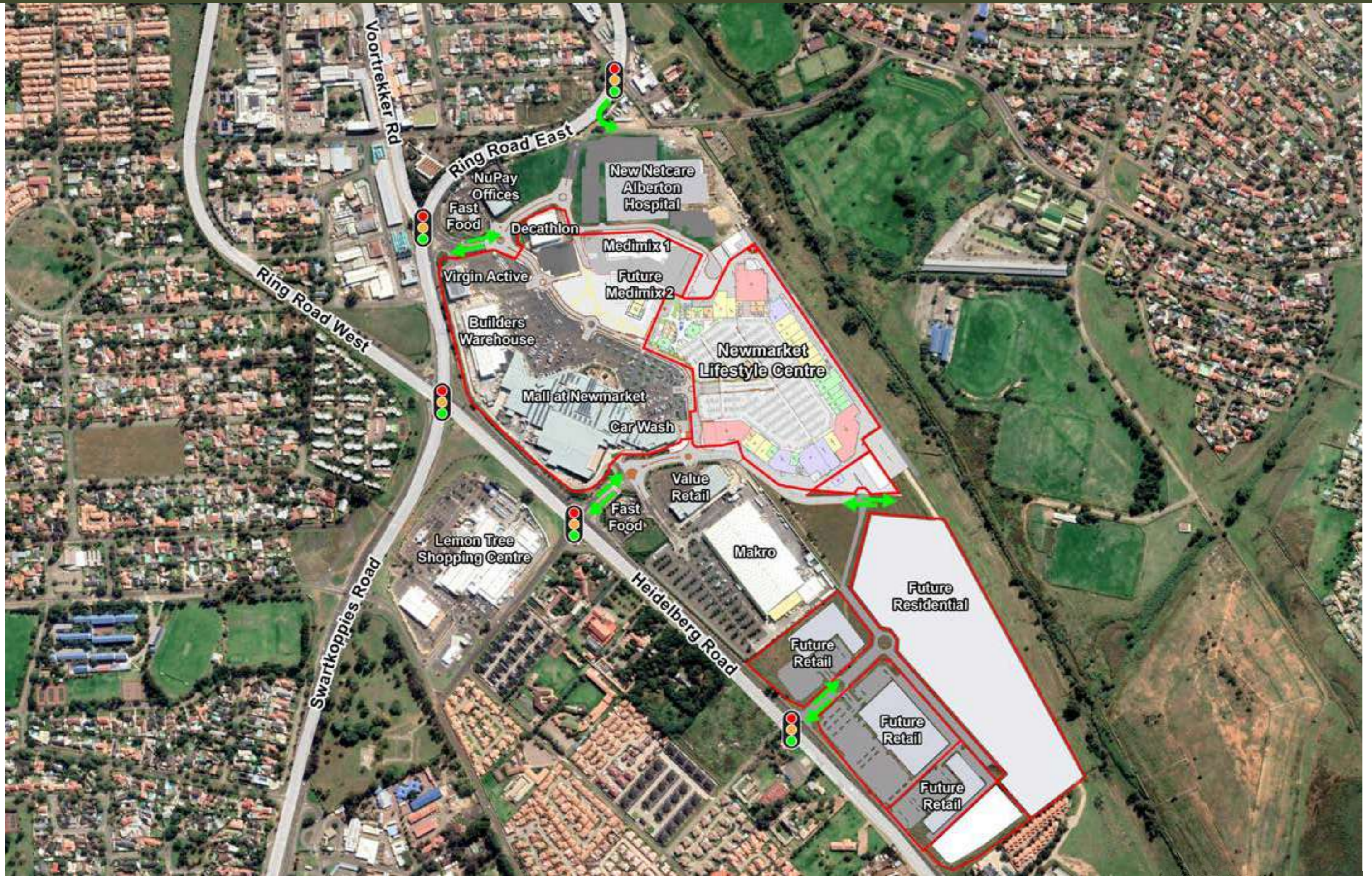
84% FORMAL SECTOR **7%** INFORMAL SECTOR **8%** PRIVATE HOUSEHOLD



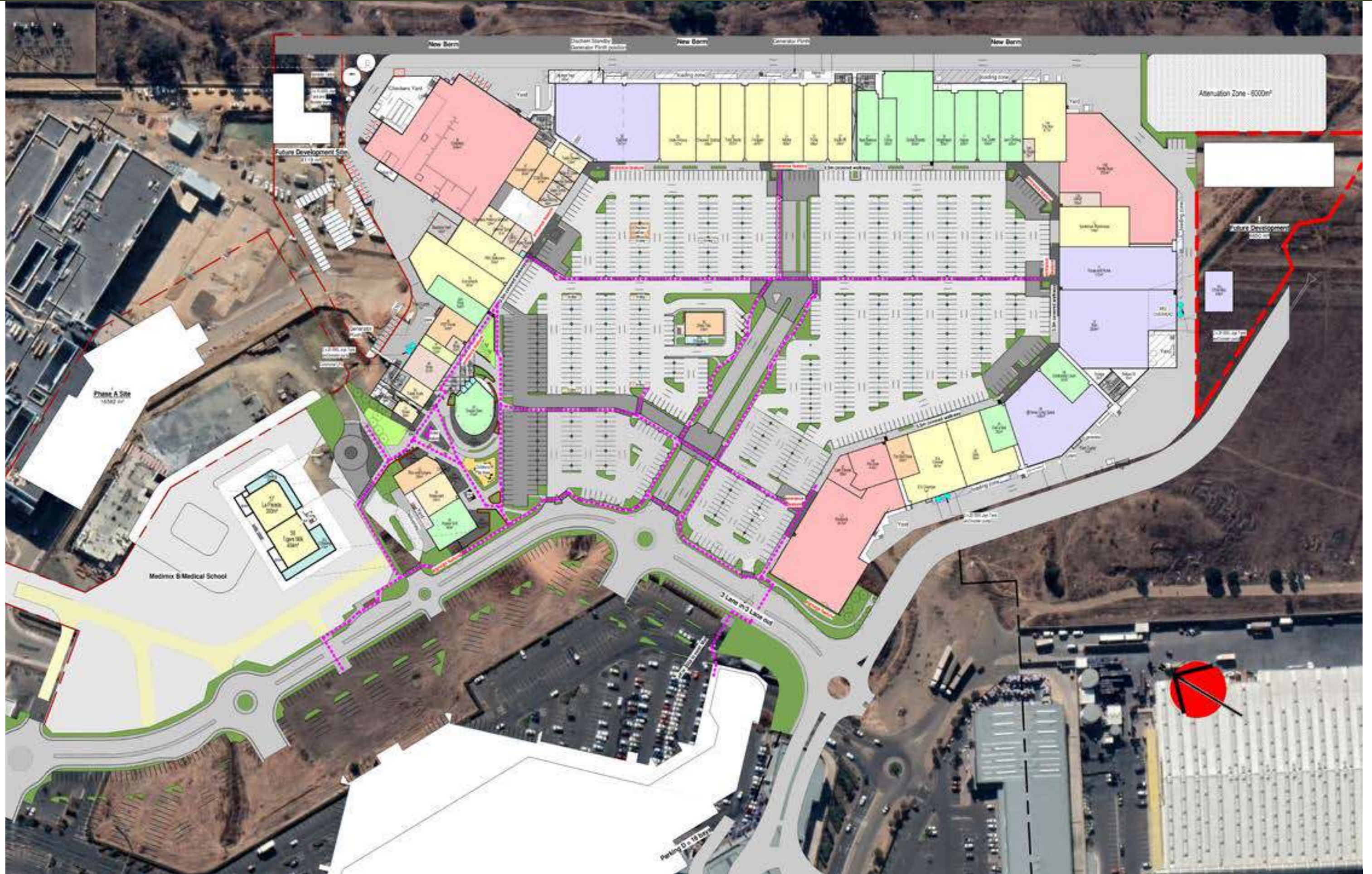
INCOME BREAKDOWN

0.5% A++ (>R100 000)
4.1% A+ (±R50 000 - R99 999)
18% A (±R30 000 - R49 999)
46% B (±R18 000 - R29 999)
24% C (±R11 000 - R17 999)
7% D (±R3500 - R10 999)
0% D LOW (±R1200 - R3 499)
1% D ZERO (<R1200)









TOWN SQUARE
AT NEWMARKET































TOWN SQUARE
AT NEWMARKET











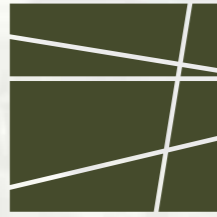












TOWN SQUARE

AT NEWMARKET

Classification: Lifestyle Centre within a Mixed Use Precinct

Planned Opening Date: April 2024

Address: Corner Heidelberg Road & Ring Road East, Newmarket Park, Alberton, Ekurhuleni

GPS Co-ordinates: 26°16'43.28" S | 28°07'43.31" E

Retail Specialist Contact:

Retail Network Services

011 807 6995

Gavin Tagg

gavin@rns.co.za

082 442 9010

Eugene Potgieter

eugene@rns.co.za

083 269 9996

Owners:

Rejem-Linton Joint Venture

Developer / Development Management:

Jonker Evolution

Riaan Jonker

riaanjonker@rejem.co.za

082 444 7894

This document is submitted as a conceptual design proposal. The submission is conceptual in nature and is to be developed with further input from the client.

All renderings, maps, landscaping, elevations and plans may be artist's or architect's conceptions and may not be to scale.

