

# TOWN SQUARE

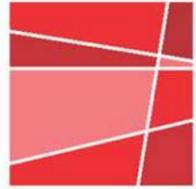
AT NEWMARKET

PHASE 2

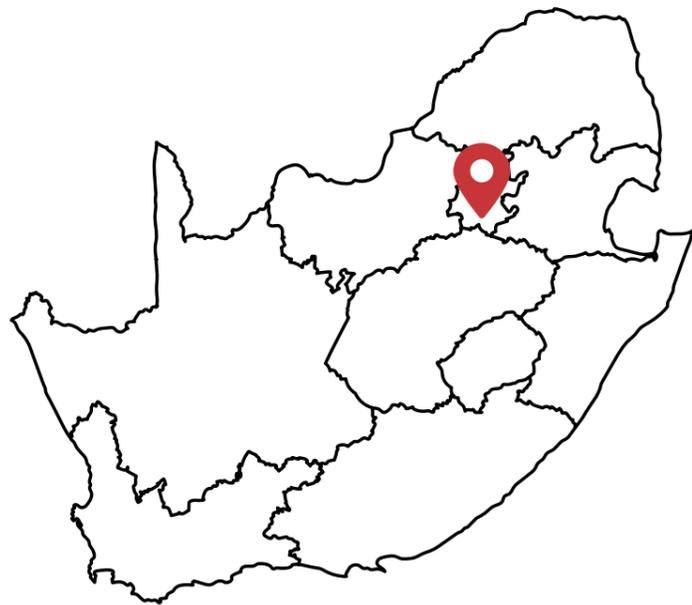
Alberton, Ekurhuleni | South Africa

REVISION S - OPTION 16





**TOWN SQUARE**  
AT NEWMARKET



Town Square at Newmarket is a new 34,800m<sup>2</sup> centre which recently opened 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 Race Course used to be situated, south-east of Alberton CBD.

To date, the Newmarket Precinct has become the home of many well-known brands and businesses - including the impressive 42,000m<sup>2</sup> Mall at Newmarket, featuring anchor tenants such as Checkers Hyper, Food Lovers' Market, Virgin Active Gym, Builders Warehouse, Dischem and four Fast Food Drive thru's.

Adding to the Precinct's bulk retail offering is the mega 19,000m<sup>2</sup> 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 headquarters for Altron-NuPay, a transaction service provider, is also located in the bustling Newmarket Precinct.

The Precinct includes a new Toyota dealership, a 1200m<sup>2</sup> Jonnson Workwear, and the new Netcare Alberton Hospital - consisting of some 60,000m<sup>2</sup> GBA, 427 beds, 15 theatres and 70 consulting rooms for medical specialists. The hospital is connected through a fully enclosed link bridge to the 15,000m<sup>2</sup> GBA Medimix Building 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.

Town Square at Newmarket boasts an excellent selection of "big box" fashion outlets, a strong "homeware hub", and an outstanding convenience node. The restaurant cluster created adds a further pillar of strength to Town Square at Newmarket. The success of the precinct as a whole is calling for an additional phase to be added to Town Square at Newmarket to incorporate more national Fashion retailers and family entertainment, making the Precinct a one-stop destination for the larger Alberton and Ekurhuleni areas. The addition of the proposed Fashion Mall to the Town Square precinct will expand the retail GLA by some 15 200m<sup>2</sup> and add approximately 42 shops



**50 000m<sup>2</sup>**  
GLA (TOTAL SIZE)

PHASE 1 TOWN SQUARE @  
NEWMARKET : 34 800 M<sup>2</sup>  
PHASE2 FASHION MALL : 15 200 M<sup>2</sup>



**106**  
SHOPS

PHASE 1 TOWN SQUARE @  
NEWMARKET : 64 SHOPS  
PHASE2 FASHION MALL : 34 SHOPS

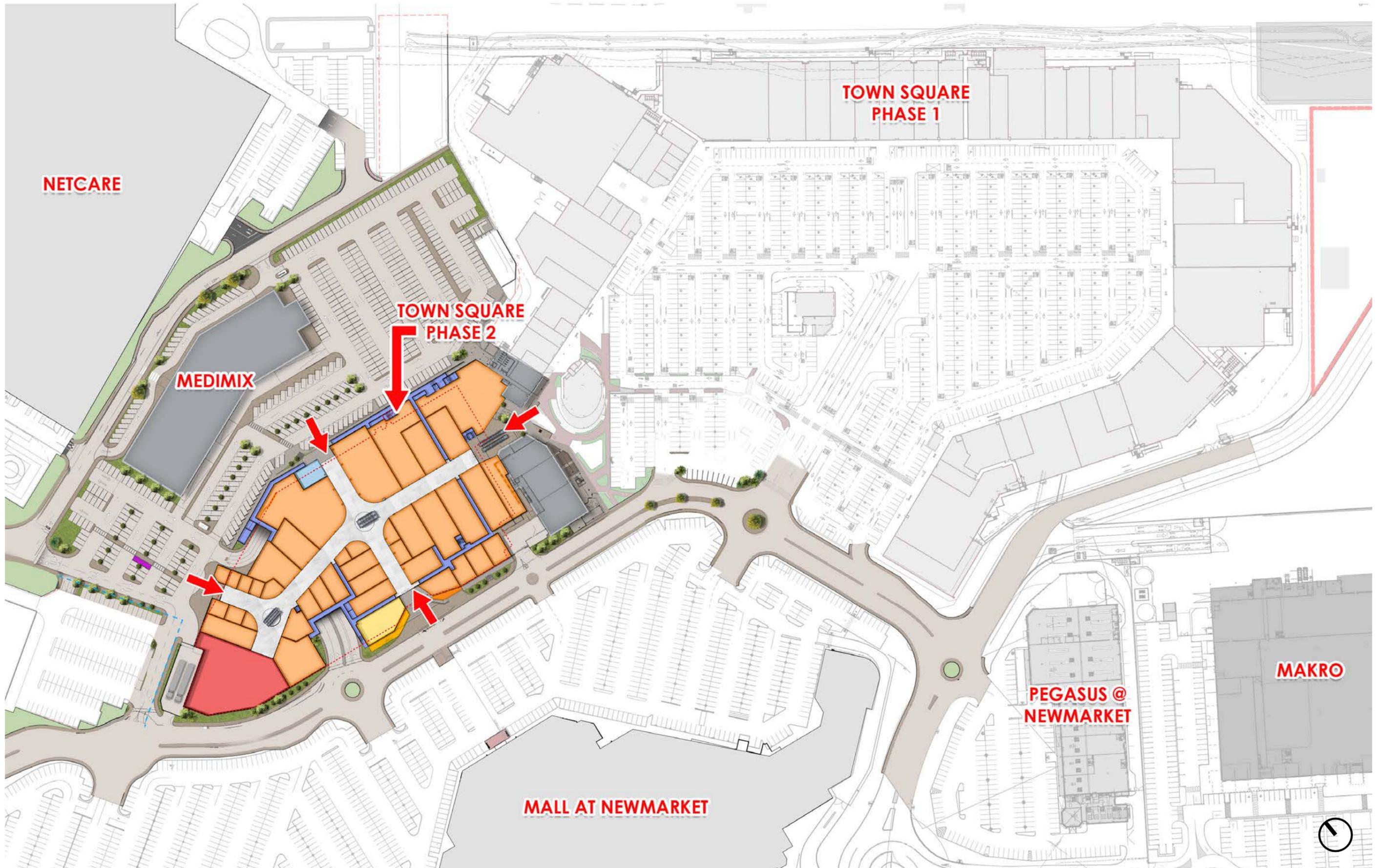














**SUMMARY**

GLA Provided = PHASE 2: 15 238m<sup>2</sup>

**PARKING PROVIDED - PHASE 2**

Phase 2 Surface	= 99 Bays
Phase 2 Basement	= 425 Bays
<b>Total Provided</b>	<b>= 524 Bays</b>





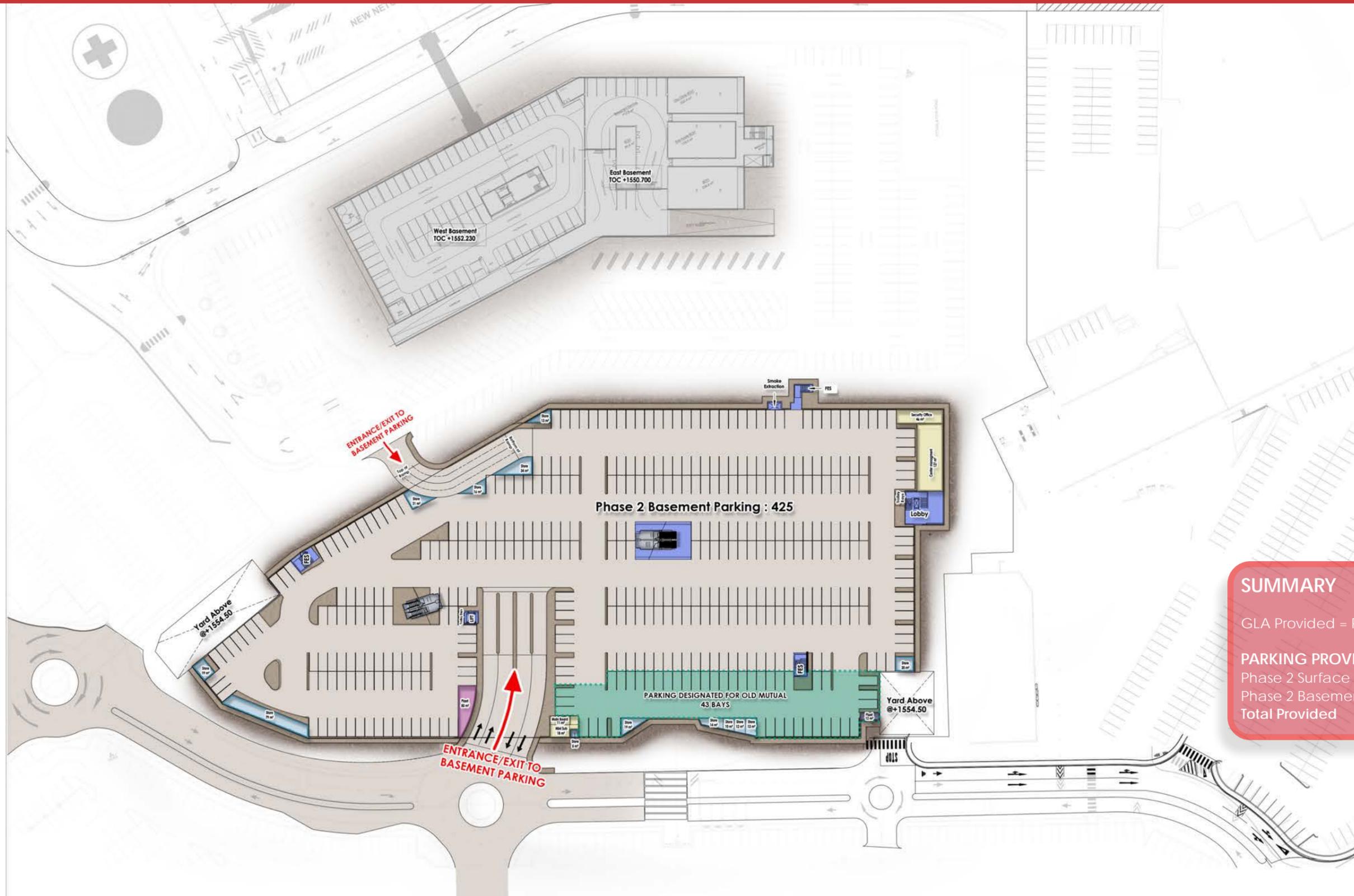
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LEASING SCHEDULE		
SHOP #	TENANT	AREA
60	Fashion	286 m <sup>2</sup>
61	Studio 88	394 m <sup>2</sup>
62	Exact!	394 m <sup>2</sup>
63	Sportscene	425 m <sup>2</sup>
64	Markham	323 m <sup>2</sup>
65	Sterns	70 m <sup>2</sup>
66	FOM	85 m <sup>2</sup>
67	Contempo	199 m <sup>2</sup>
68	Shop	160 m <sup>2</sup>
69	Shop	126 m <sup>2</sup>
70	Shop	134 m <sup>2</sup>
71	Shop	134 m <sup>2</sup>
72	Fournos	317 m <sup>2</sup>
73	Shop	200 m <sup>2</sup>
74	Lizard	160 m <sup>2</sup>
75	Shop	160 m <sup>2</sup>
76	ASJ	71 m <sup>2</sup>
77	Torga	46 m <sup>2</sup>
78	John Craig	148 m <sup>2</sup>
79	Shop	118 m <sup>2</sup>
80	Shop	110 m <sup>2</sup>
81	Shop	154 m <sup>2</sup>
82	Shop	428 m <sup>2</sup>
83	Spar	1410 m <sup>2</sup>
84	Tops	246 m <sup>2</sup>
85	Shop	52 m <sup>2</sup>
86	Shop	73 m <sup>2</sup>
87	Shop	73 m <sup>2</sup>
89	Shop	54 m <sup>2</sup>
90	Shop	48 m <sup>2</sup>
91	Shop	53 m <sup>2</sup>
92	Shop	53 m <sup>2</sup>
93	Shop	80 m <sup>2</sup>
94	Shop	338 m <sup>2</sup>
95	Shop	309 m <sup>2</sup>
96	Truworths	1000 m <sup>2</sup>
97	Foschini	750 m <sup>2</sup>
98	Ackermans	617 m <sup>2</sup>
99	The Fix	299 m <sup>2</sup>
100	Sneaker Factory	297 m <sup>2</sup>
101	Jet	909 m <sup>2</sup>
102	Entertainment	3936 m <sup>2</sup>
Grand total: 42		15238 m <sup>2</sup>





# TOWN SQUARE

AT NEWMARKET

**Classification:** Regional Centre within a Mixed Use Precinct

**Address:** Corner of Elevation Street and Sea Cottage Street, Newmarket Park Extension 15, 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](mailto:gavin@rns.co.za)

082 442 9010

**Eugene Potgieter**

[eugene@rns.co.za](mailto:eugene@rns.co.za)

083 269 9996

**Owners:**

Rejem-Linton Joint Venture

**Developer / Development Management:**

Jonker Evolution

**Riaan Jonker**

[riaan@jonkerevolution.co.za](mailto:riaan@jonkerevolution.co.za)

082 444 7894

**Faiz Cassim**

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072 440 5900

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.

