

OPENING 2026



RONDEBULT

SHOPPING CENTRE

STONESMAN
PROJECTS



RETAIL
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SERVICES

RONDEBULT Shopping Centre

Stonesman Projects and Retail Network Services are delighted to announce the launch of Rondebult Shopping Centre, a 25,000m² community shopping centre, 25km south-east of Johannesburg's CBD. Its modern design and exciting tenant mix will make it the heart of this rapidly developing area.

The selected site is already home to Vegieland Centre which houses Shoprite, Roxana Fruit Market and Liquor City. It has been trading for many years and is a well-known landmark in the area. The site is further enhanced by the Rondebult Flea Market which has a strong following.

Rondebult falls within the Ekurhuleni Metropolitan Municipality. It is experiencing significant growth in terms of new residential developments on what was previously agricultural land. The demand for housing is being driven by an increase in the number of middle-income Rondebult residents who are employed in the formal sector.

Rondebult Shopping Centre is ideally positioned to fulfil the surrounding community's shopping and leisure-time needs. The designated site borders Van Dyk and Heidelberg Roads, both of which are busy thoroughfares, and lies in close proximity to the N3 and N17 highways as well as arterial roads.

The centre will be anchored by Shoprite, Boxer and a butchery. They will be complemented by a vibrant mix of fashion, health and beauty, eateries and service-oriented retail. Once the new centre is complete, Vegieland Centre will be demolished and replaced with a 4,500m² Build-It flagship superstore which will add to the area's retail offering.

Rondebult Shopping Centre opens in 2026.

Location:

<https://goo.gl/maps/xLWx24G4yCUrFF1G7>

Coordinates:

26° 17' 25.8" S 28° 13' 43.0" E



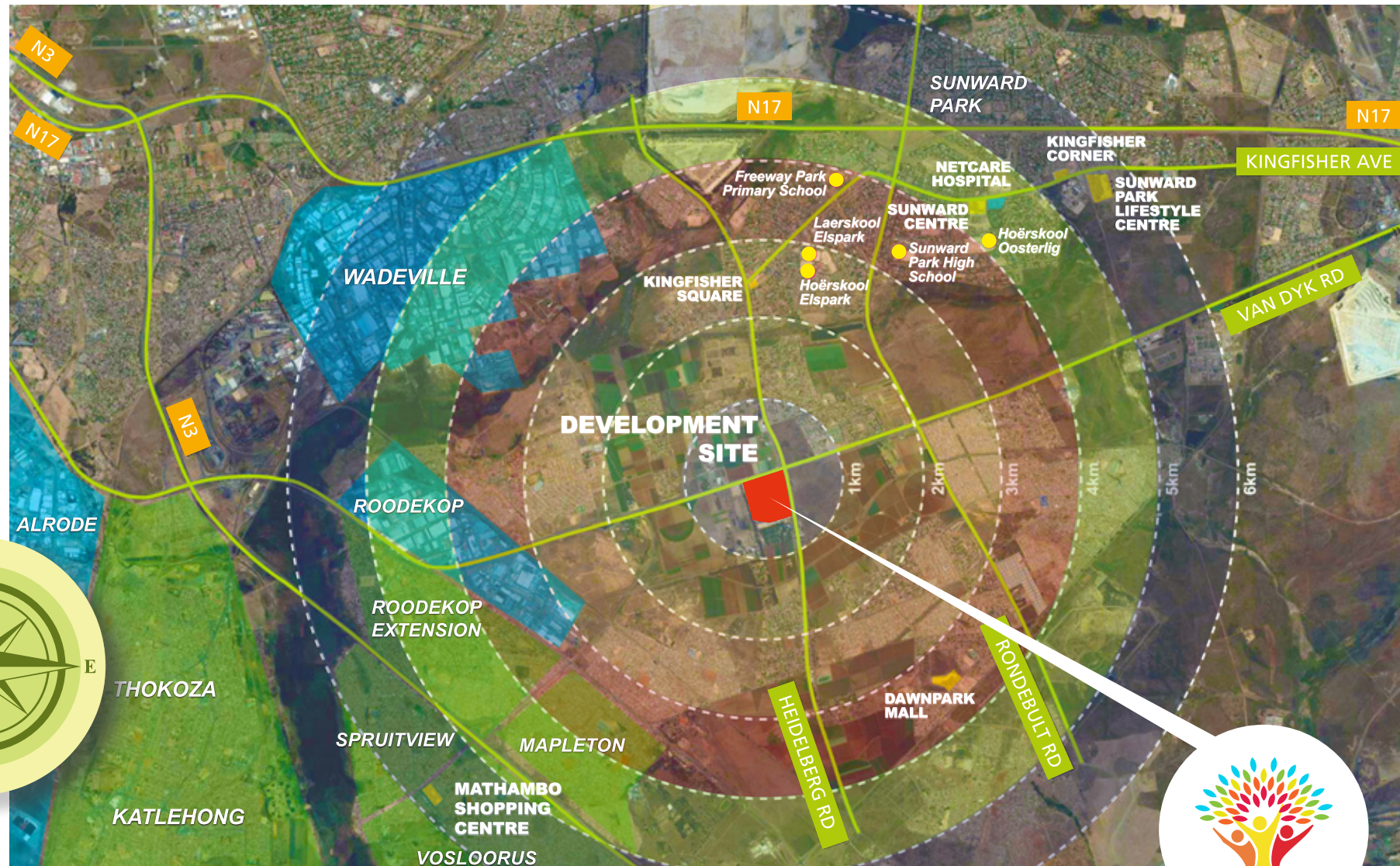


need to know

OPENING DATE:	2026
GROSS LETTABLE AREA: Retail	± 25,000m ²
NUMBER OF STORES: Retail	± 84
NUMBER OF PARKING BAYS:	± 1,275
FREE PARKING	✓
EXCELLENT SECURITY	✓
DRIVE-THRU TAKE-AWAYS	✓
DOMINANT COMMUNITY CENTRE IN THE TRADE AREA	✓
SUPERB SITE ACCESS	✓



macro location



the **value** proposition

Rondebult Shopping Centre offers a strong value proposition to prospective retailers. Here are eight excellent reasons why.

1. Rondebult Shopping Centre, situated adjacent to the existing Vegieland Centre, will incorporate Vegieland's Shoprite and Liquor City into its tenant mix. Vegieland Centre will be demolished once Rondebult is complete and will be replaced by a Build-It flagship superstore.



2. The retail potential in the primary target market is some R2,5bn, of which Rondebult Shopping Centre will realistically capture 18%.



3. Rondebult Shopping Centre with ± 84 shops and a Build-It flagship superstore will comprise approximately 29,000m². It will become the dominant community centre in the node with its superb retail offering.



4. Ideally located on the corner of Van Dyk and Heidelberg Roads, Rondebult Shopping Centre is highly visible and easily accessible to the high traffic volumes using these roads.



7. Rondebult Flea Market has traded successfully over the years on the adjacent site and draws further consumers to this strong retail node.



6. The centre will provide ample free, secure parking and taxi facilities for its customers.



5. Rondebult Shopping Centre is situated in a high-growth node, with numerous residential developments either under construction or planned for the adjacent erven.



8. The primary catchment area has in excess of 24,000 dwellings and an estimated population of 76,995 people and is growing quickly.

micro location map

BRAKPAN /
CARNIVAL CASINO

BOKSBURG

GROENEWEIDE

KLIPPOORTJE

WINDMILL PARK

KLIPPOORTJE

VAN DYK RD

SHOPPING
CENTRE
SITE

Rondebult
Primary School

DAWN CITY
RESIDENTIAL
DEVELOPMENT

FURTHER
RESIDENTIAL
DEVELOPMENT

HEIDELBERG RD

DAWN PARK

2km

3km

ROODEKOP

RONDEBULT

RONDEBULT

DAWN PARK
MALL

VOSLOORUS



our shopper

Housing developments have sprung up rapidly in Rondebult over the past five years with Dawn City, Sun Rock Village and Windmill Manor adding more than 1,000 new households to the existing 23,000, a number which is anticipated to grow steadily.

The vast majority of these middle-income households occupy houses and more than half of Rondebult's residents are formally employed. There is also a strong youth component living in these mini-suburbs.

INCOME POTENTIAL	%	INCOME GROUP (MONTHLY NET HSE INCOME)
A++	0,0%	>R100,00
A+	0,2%	>R50,000 - R99,999
A	4%	>R30,000 - R49,999
B	1,3%	>R18,000 - R29,999
C	28%	>R11,000 - R17,999
D	21%	>R3,500 - R10,999
D LOW	22%	>R1,200 - R3,499
D ZERO	11%	>R1,200



more about our shopper

AREA POPULATION	76,995
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NUMBER OF HOUSEHOLDS	24,061
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AVERAGE HOUSEHOLD SIZE	3.2
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DWELLING TYPE	
HOUSE	78%
SHACK	10%
BACKYARD	6%
PLOT	6%

RACE PROFILE	
BLACK	81%
WHITE	12%
COLOURED	5%
INDIAN AND ASIAN	1%
OTHER	1%

GENDER PROFILE	
MALE AND FEMALE - EACH	50%

our shopper

EMPLOYMENT STATUS

EMPLOYED	53%
UNEMPLOYED	23%
NOT ECONOMICALLY ACTIVE	24%

LANGUAGE

AFRICAN	71%
AFRIKAANS	16%
ENGLISH	10%
OTHER	3%

AGE PROFILE

CHILDREN	0 TO 19	35%
YOUNG ADULT	20 TO 29	22%
ADULT	30 TO 44	26%
MATURE	45 TO 59	13%
PENSIONER	60+	4%



the **RONDEBULT** vision

Rondebult Shopping Centre

will be a flagship community centre, aligning with the aspirations of a growing and youthful community. It will meet the daily convenience shopping needs of its market and embrace a family-orientated focus.

This is where the neighbourhood will gather in a welcoming and safe environment to celebrate life's special moments, watch children play, make new friends and enjoy a retail experience designed especially for them.

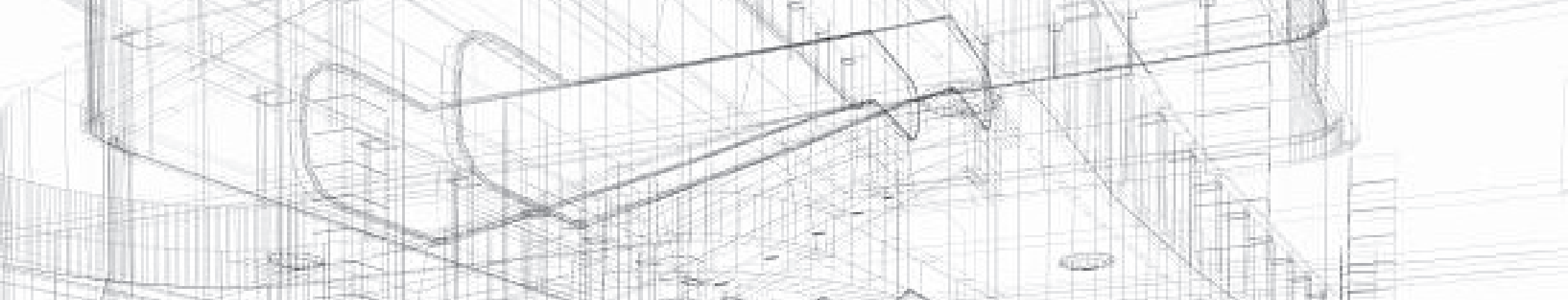
The modern, light-filled and spacious design of this highly-anticipated new community centre will provide residents of the surrounding areas with a shopping and meeting space they can really make their own. For many Rondebult shoppers it will offer a retail experience unlike anything they have ever experienced, and will have wide appeal across all age and income groups.

We've crafted a tenant mix which will combine supermarket favourites with a good sprinkling of exciting new-on-the-block retailers, a fabulous range of fashion stores, and easily accessible services. Our aim is to surprise and delight up-and-coming shoppers while providing a convenient and congenial shopping experience for everyone.

A selection of eateries will ensure that customers enjoy lingering while socialising with friends and family in a relaxing, upmarket and upbeat environment.

Convivial. Convenient. A go-to-space where you can shop-til-you-drop or simply unwind and breathe.

Rondebult Shopping Centre will be all of this – and more.



access made easy

NEW ROADS

The centre is located conveniently close to a growing shopper community and will provide easy access to vehicles, via a number of new roads under construction, as well as to passing traffic.

EXISTING RETAIL= EXISTING INFLOW

The current feed onto the site from Van Dyk Road and Heidelberg Road is substantial because of the limited but well-established retail already trading exceptionally well there. In fact, the existing inflow of shoppers strongly supported the decision to establish additional retail.

HIGHWAY FEED

The N3 and N17 highways also contribute to traffic onto the site, bringing vehicles from secondary catchment areas to the retail node.

PLENTY OF PARKING

The development of a formal shopping centre will include $\pm 1,275$ parking bays as well as generous parking for taxis.



The site plan illustrates the layout of the Rondebult Shopping Centre. Key features include:

- Roads:** Van Dyk Rd P58/1 (K132) at the top, Market Rise Rd on the left, Van Dyk Road (B54) and Van Dyk Rd P58/1 (K132) on the right, and Van Ronde Rd at the bottom.
- Units and Areas:**
 - Proposed Flea Market:** Located at the top left, labeled ERF 3107.
 - Build It Yard:** A green area at the top right.
 - Shoprite:** A large red unit on the left side, highlighted by a yellow callout.
 - Other Retailers:** Various units are labeled with names like 'Makka Lapa', 'Makka Lapa 2', 'Makka Lapa 3', 'Makka Lapa 4', 'Makka Lapa 5', 'Makka Lapa 6', 'Makka Lapa 7', 'Makka Lapa 8', 'Makka Lapa 9', 'Makka Lapa 10', 'Makka Lapa 11', 'Makka Lapa 12', 'Makka Lapa 13', 'Makka Lapa 14', 'Makka Lapa 15', 'Makka Lapa 16', 'Makka Lapa 17', 'Makka Lapa 18', 'Makka Lapa 19', 'Makka Lapa 20', 'Makka Lapa 21', 'Makka Lapa 22', 'Makka Lapa 23', 'Makka Lapa 24', 'Makka Lapa 25', 'Makka Lapa 26', 'Makka Lapa 27', 'Makka Lapa 28', 'Makka Lapa 29', 'Makka Lapa 30', 'Makka Lapa 31', 'Makka Lapa 32', 'Makka Lapa 33', 'Makka Lapa 34', 'Makka Lapa 35', 'Makka Lapa 36', 'Makka Lapa 37', 'Makka Lapa 38', 'Makka Lapa 39', 'Makka Lapa 40', 'Makka Lapa 41', 'Makka Lapa 42', 'Makka Lapa 43', 'Makka Lapa 44', 'Makka Lapa 45', 'Makka Lapa 46', 'Makka Lapa 47', 'Makka Lapa 48', 'Makka Lapa 49', 'Makka Lapa 50', 'Makka Lapa 51', 'Makka Lapa 52', 'Makka Lapa 53', 'Makka Lapa 54', 'Makka Lapa 55', 'Makka Lapa 56', 'Makka Lapa 57', 'Makka Lapa 58', 'Makka Lapa 59', 'Makka Lapa 60', 'Makka Lapa 61', 'Makka Lapa 62', 'Makka Lapa 63', 'Makka Lapa 64', 'Makka Lapa 65', 'Makka Lapa 66', 'Makka Lapa 67', 'Makka Lapa 68', 'Makka Lapa 69', 'Makka Lapa 70', 'Makka Lapa 71', 'Makka Lapa 72', 'Makka Lapa 73', 'Makka Lapa 74', 'Makka Lapa 75', 'Makka Lapa 76', 'Makka Lapa 77', 'Makka Lapa 78', 'Makka Lapa 79', 'Makka Lapa 80', 'Makka Lapa 81', 'Makka Lapa 82', 'Makka Lapa 83', 'Makka Lapa 84', 'Makka Lapa 85', 'Makka Lapa 86', 'Makka Lapa 87', 'Makka Lapa 88', 'Makka Lapa 89', 'Makka Lapa 90', 'Makka Lapa 91', 'Makka Lapa 92', 'Makka Lapa 93', 'Makka Lapa 94', 'Makka Lapa 95', 'Makka Lapa 96', 'Makka Lapa 97', 'Makka Lapa 98', 'Makka Lapa 99', 'Makka Lapa 100'.
- Parking:** Numerous parking spaces are shown throughout the plan, including a 'Service Entry' area.
- Orientation:** A north arrow is located on the left side.
- Scale and Revision:** SCALE 1:1000, REVISION AQ-31 2025-05-20.



RONDEBULT

SHOPPING CENTRE

SCALE 1:1000
REVISION AQ-31 2025-05-20

who's in

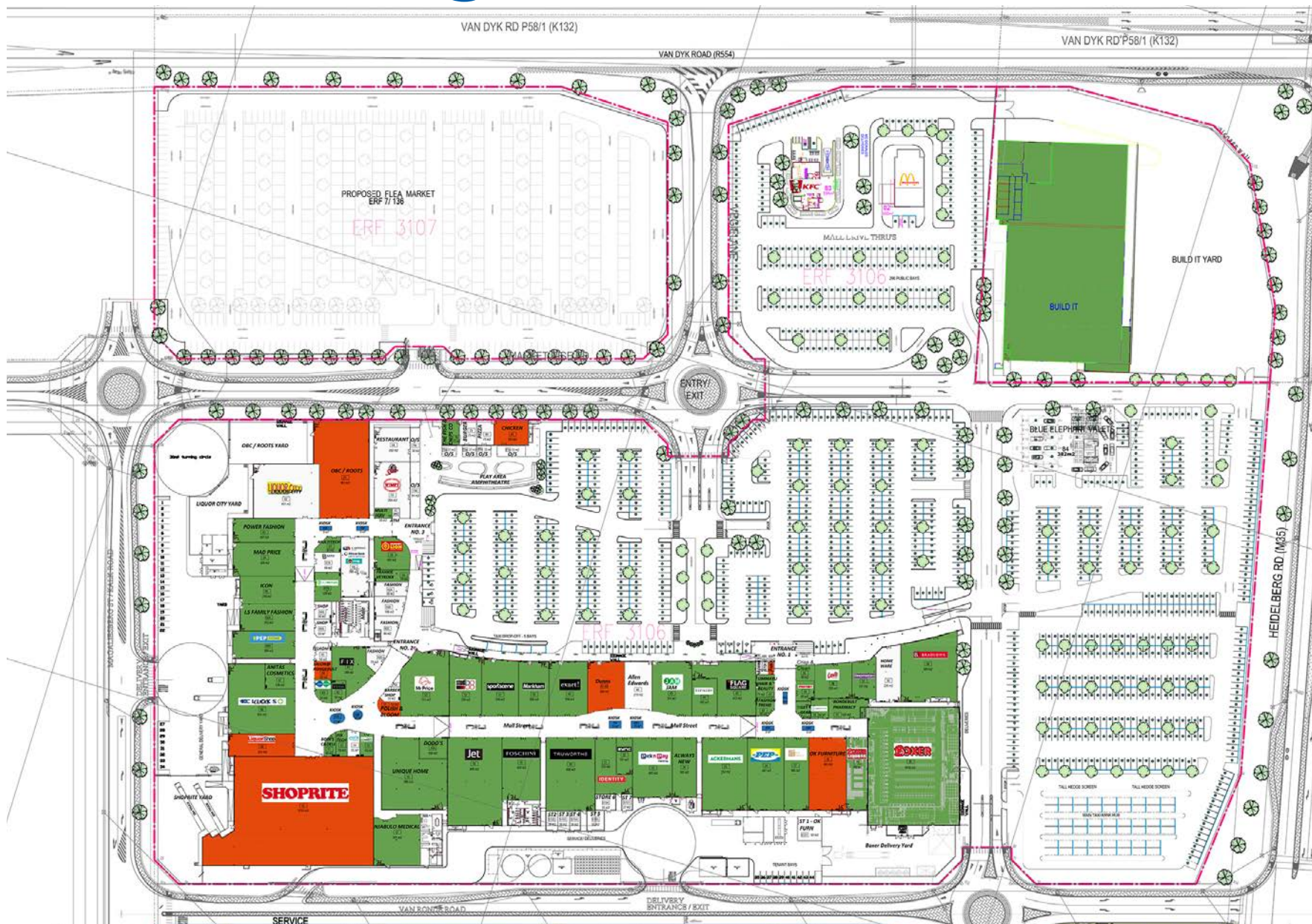
The single-phase development of the shopping centre will consist of ±84 stores which will fully meet the immediate needs of Rondebult in terms of grocery and supermarket shopping as well as lifestyle retail.



- New and modern retail will feature strongly.
- Popular fast-food restaurants are in.
- Two drive-thru eateries will cater for grab-and-go customers.
- Shoprite, Boxer and a butchery will anchor the centre.
- Fashion as well as Health & Beauty will dominate as categories.
- Convenience-related tenants will further boost the convenience offering.
- Banks and ATMs will round off a comprehensive retail mix.



leasing plan



now **leasing**



"Rondebult Shopping Centre, like so many of our other community retail developments, is ideally positioned for success. We have seen over and over again how robust this retail model is. We are very excited by what we are going to create here."

- Gavin Tagg: CEO of Retail Network Services



RONDEBULT

SHOPPING CENTRE



LEASING AGENT CONTACT INFO:

RETAIL: Eugene Potgieter
eugene@rns.co.za
083 269 9996