

HEIDELBERG MALL | HEIDELBERG, GAUTENG

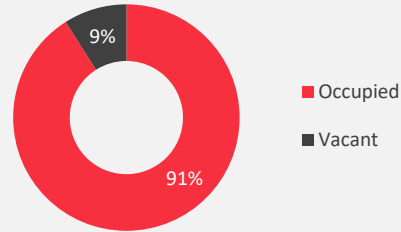
A quality small regional shopping centre



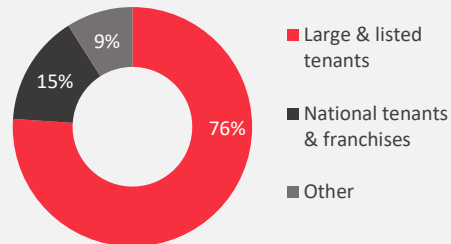
KEY FACTS

Classification	Small regional centre
Region	Gauteng
Location	Corner Groenfontein Road & Jacobs Street, Heidelberg
LSM	3 - 8
Total GLA	34 758m ²
Occupancy	91%
Anchor tenants	Checkers, Shoprite, Woolworths
Highlights	- Battery Energy Storage System ensures 24/7 uninterrupted power supply to Heidelberg Mall. - High quality regional shopping centre. - Easily accessible directly from the N3 and via the on site taxi rank.

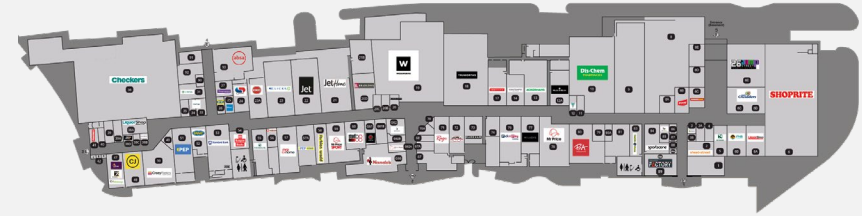
VACANCY



TENANT ANALYSIS



CENTRE LAYOUT



LEASING ENQUIRIES

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LOCATION

Heidelberg Mall is located adjacent to the off ramp from the N3 highway turning from the town of Heidelberg, which is approximately 50 kilometres south-east of Johannesburg. The shopping centre is positioned midway between the suburb of Bergsig and the Heidelberg CBD on the corner of Groenfontein Road and Jacobs Street.

DESIGN

Heidelberg Mall is a single storey shopping centre with five well positioned entrances and on site parking for customer convenience.

ACCESS

Heidelberg Mall is directly accessible from the N3 highway, all major roads and public transport routes and via the on site taxi rank.

TENANT MIX

Heidelberg Mall is anchored by Checkers, Shoprite and Woolworths. Other national tenants include Absa Bank, Capitec Bank, FNB, Standard Bank, Nedbank, Dischem, Clicks, Ackermans, Contempo, Identity, Truworths, Rage, American Swiss, Pep, Mr Price Sport, Studio 88, Sneaker Factory, Cape Union Mart, Markham, Mr Price, Pick n Pay Clothing, Tekkie Town, Sports scene, Old Khaki, Clothing Junction, Jet, Victory Lab, Miladys, Mr Price Home, Pep Home, Jet Home, Sheet Street, Sleepmasters, Vodacom, MTN, Debonairs, Hungry Lion, Nando's, Mugg & Bean, Wimpy, Cash Crusaders, PostNet The Crazy Store, PNA and Bargain Books.



RENEWABLE ENERGY

Heidelberg Mall has uninterrupted power 24/7 as a result of the successful installation of a Battery Energy Storage System ("BESS") in May 2024. The cutting-edge hybrid power system guarantees peak demand reduction, increases self-consumption from excess solar generation, saves on diesel, and achieves arbitrage savings, better known as load shifting.

The Heidelberg Mall solar project phase 1 was completed in February 2019, phase 2 was completed in April 2021 and phase 3 was completed in August 2024.

- **Plant size**
Phase 1: 1 261 kWp(DC)
Phase 2: 971 kWp (DC)
Phase 3: 1 033 kWp (DC)
- **Energy generation**
2 820 279 kWh per year

CSI PROJECTS

Capital Land has created and implemented a range of corporate social investment programmes focused on educational support, community upliftment, sport for youth and primary healthcare. The following CSI milestones have been achieved in the Heidelberg community –

- 3 508 pairs of Barefoot No More school shoes donated to scholars.
- 1 985 lap desks have been donated to scholars.
- 3 759 sustainable sanitary products donated to scholars.
- 1 121 scholars have participated in the Cangro Project.
- 2 soccer team sponsorships.
- 25 academic prizes awarded through the Academic Prize Programme.
- 720 Memeza personal alarms donated to the vulnerable.
- 38 027 Unjani Clinic patient visits.

For further information about these projects, please visit www.capland.co.za

