

SETSING IV CENTRE | PHUTHADITJHABA, FREE STATE

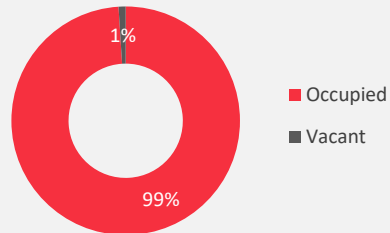
A busy convenience centre situated in a strong retail node



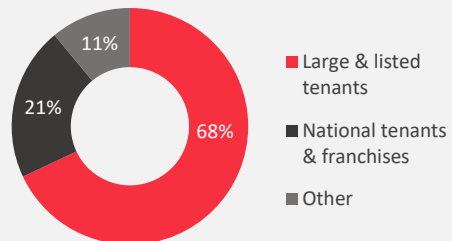
KEY FACTS

Classification	Convenience centre
Region	Free State
Location	Cnr Setai and Motlounge Streets Phuthaditjhaba
LSM	3 - 6
Total GLA	8 851m ²
Occupancy	99%
Anchor tenant	Boxer
Highlights	- Situated in a strong retail node. - Easily accessible via public transport and on foot from the surrounding community. - On site taxi rank.

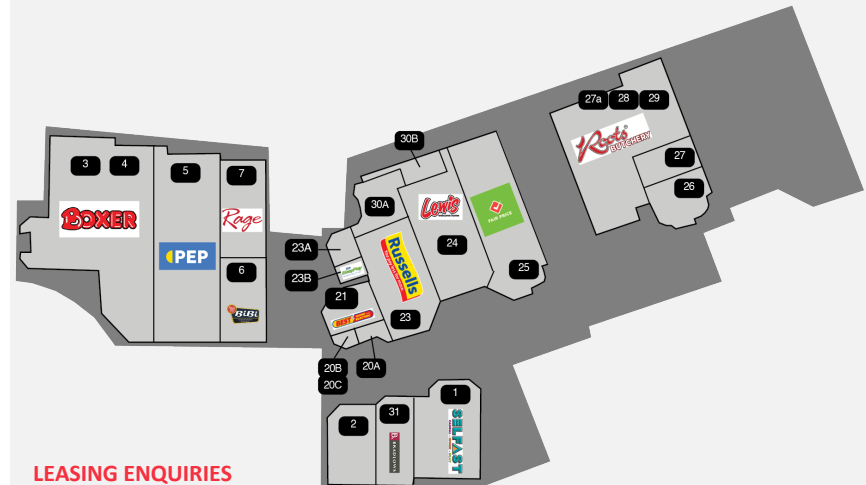
VACANCY



TENANT ANALYSIS



CENTRE LAYOUT



LEASING ENQUIRIES

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LOCATION

Setsing IV Centre is located in Phuthaditjhaba which is approximately 50km from Harrismith and 80km from Bethlehem.

DESIGN

Setsing IV Centre is a single storey retail centre.

ACCESS

Setsing IV Centre is situated just off the main road that runs through Phuthaditjhaba and is easily accessible from the on site taxi rank.

TENANT MIX

Setsing IV Centre is anchored by Boxer. Other national tenants include Roots Butchery, Selfast, Bradlows, Best Home & Electric, Lewis Stores, Fair Price, Pep, Easy Pay and Russells.

RENEWABLE ENERGY

Capital Land actively identifies opportunities for solar projects and is committed to increasing the percentage of renewable energy in the portfolio under management. The Setsing IV Centre solar project was completed in July 2021.

- **Plant size:** 427 kWp (DC)
- **Energy generation:** 662 125 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 Phuthaditjhaba community -

- 1 netball team sponsorship.
- 27 academic prizes awarded through the Academic Prize Programme.
- 320 Memeza personal alarms donated to the vulnerable.

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

