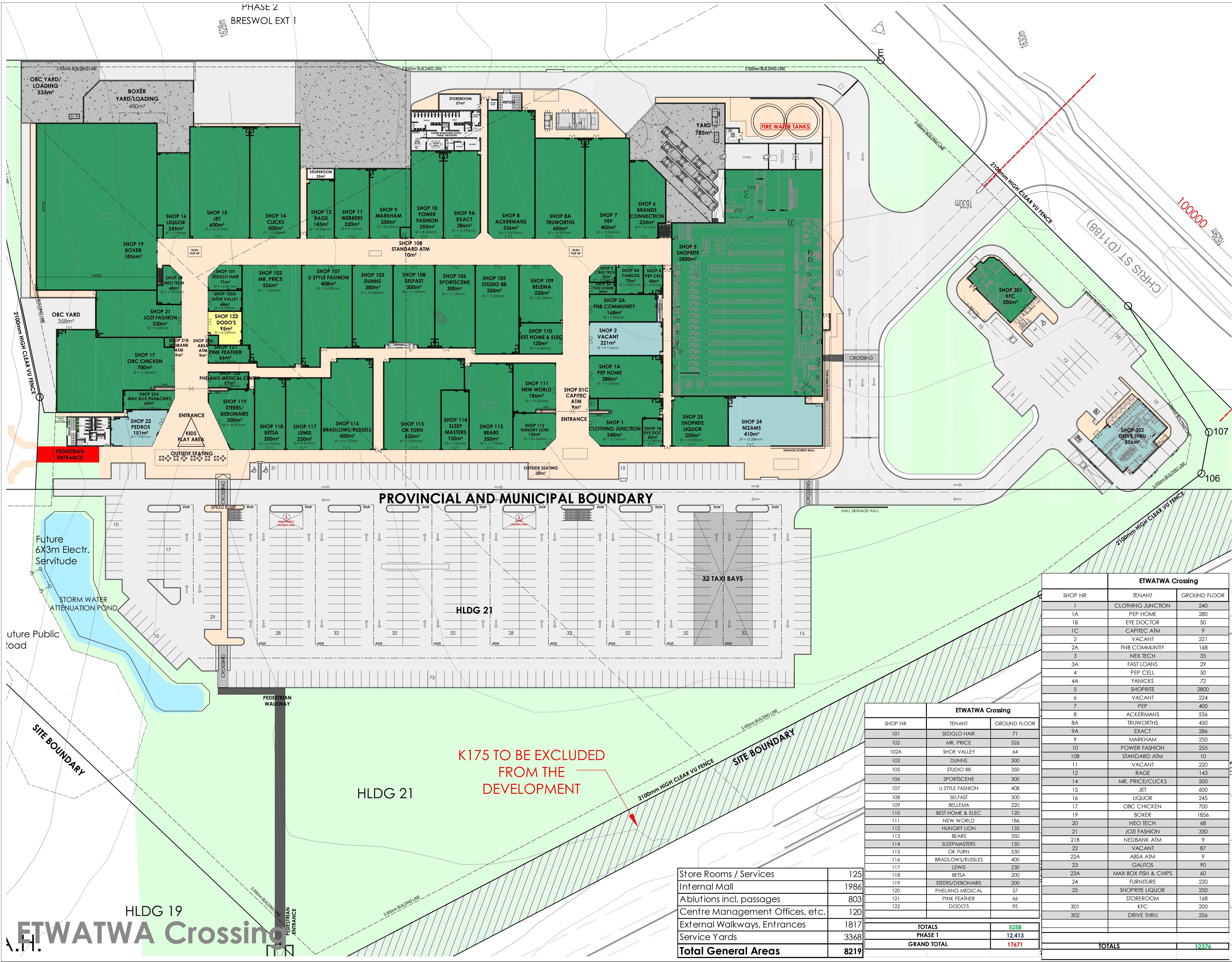




PROJECT	
NEW SHOPPING CENTRE, BRESWOL, ETWATWA Crossing	
CLIENT	
EXEMPLAR REIT LONGWALK INVESTMENTS GMI PROPERTY GROUP	
IMPORTANT – TAKE NOTE	
This design and layout is intended and attached for illustrative purposes only and should not be regarded as a final design or layout. This design and layout is therefore subject to change in the discretion of the landowner.	
ERF SIZE	69 378m ²
CENTRE GLA	12 376m ²
ISLAND BLOCK	5 200m ²
TOTAL SHOPPING CENTRE GLA	17 576m ²
TAXI PARKING BAYS PROVIDED (8/BAY)	192
CENTRE PARKING BAYS PROVIDED	471
TOTAL PARKING BAYS PROVIDED	663
PARKING BAYS REQUIRED (3/100m ²)	529
	
TERMINING	DRAWING
LEASE OUTLINE DRAWING	
PROJECT NO	DESIGNER
02005	FS
DATE	CHECKED
2025/03/13	REVISION
REVISION B85	
Drive Thru Proposal	
SCALE	SCALE
SCALE 1:500/A1	
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FRANZSEN ARCHITECTS	
ACACIA HOUSE GREENWICH VILLAGE OFFICE PARK C/O BOTERKLAPPER STREET AND NEDERLANDER STREET THE WILLOWS PRETORIA, 0001	
TEL: 011 809 4240	CELL: 083 309 4847
EMAIL: info@franzsen.com	

ETWATWA Crossing		
SHOP NR	TENANT	GROUND FLOOR
1	CLOTHING JUNCTION	240
1A	PEP HOME	280
1B	EYE DOCTOR	50
1C	CAPITEC ATM	9
2	VACANT	221
2A	FNB COMMUNITY	168
3	NEX TECH	35
3A	FAST LOANS	29
4	PEP CELL	50
4A	YANICKS	72
5	SHOPRITE	2800
6	VACANT	224
7	PEP	400
8	ACKERMANS	536
8A	TRUWORTHS	450
9A	EXACT	286
9	MARKHAM	250
10	POWER FASHION	255
10B	STANDARD ATM	10
11	VACANT	220
12	RAGE	143
14	MR. PRICE/CLICKS	500
15	JET	600
16	LIQUOR	245
17	OBC CHICKEN	700
19	BOXER	1856
20	NEO TECH	68
21	JOZI FASHION	330
21B	NEDBANK ATM	9
22	VACANT	87
22A	ABSA ATM	9
23	GALITOS	90
23A	MAX BOX FISH & CHIPS	60
24	FURNITURE	220
25	SHOPRITE LIQUOR	250
	STOREROOM	168
301	KFC	200
302	DRIVE THRU	256
TOTALS		12376

ETWATWA Crossing		
SHOP NR	TENANT	GROUND FLOOR
101	SEDGLO HAIR	71
102	MR. PRICE	526
102A	SHOE VALLEY	64
103	DUNNS	300
105	STUDIO B8	350
106	SPORTSCENE	300
107	U STYLE FASHION	408
108	SELFEST	300
109	BELLEMA	220
110	BEST HOME & ELEC	120
111	NEW WORLD	186
112	HUNGRY LION	135
113	BEARS	350
114	SLEEPMASTERS	150
115	OK FURN	530
116	BRADLOWS/RUSSELLS	400
117	LEWIS	230
118	BETSA	200
119	STEERS/DEBONAIRS	200
120	PHELANG MEDICAL	57
121	PINK FEATHER	66
122	DODO'S	95
TOTALS		5258
PHASE 1		12,413
GRAND TOTAL		17,671

Store Rooms / Services	125
Internal Mall	1986
Ablutions incl. passages	803
Centre Management Offices, etc.	120
External Walkways, Entrances	1817
Service Yards	3368
Total General Areas	8219