



**LENASIA**

# SHOPPING CENTRE PROPOSED NEW DEVELOPMENT

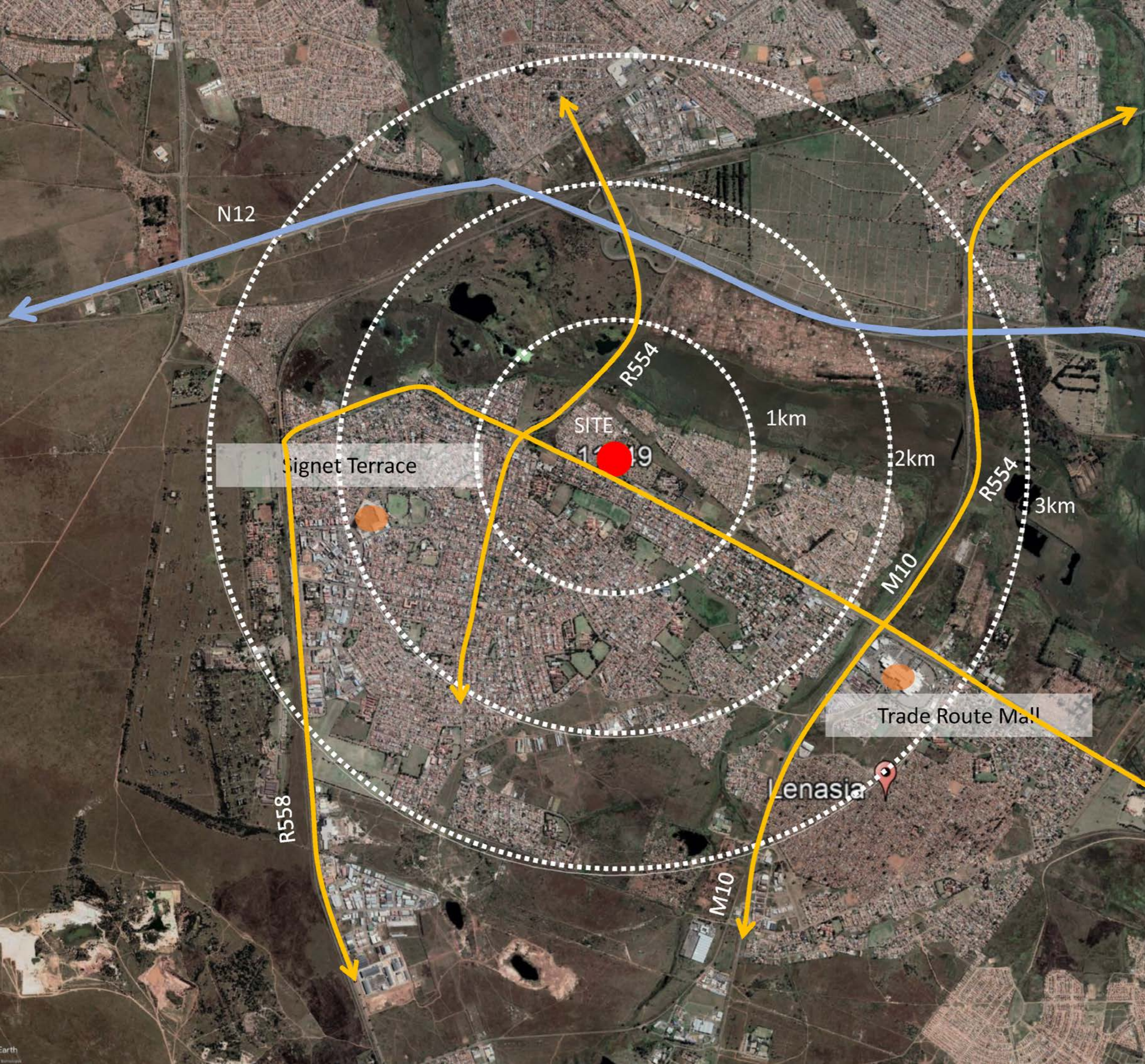
2023/03/13



**RETAIL  
NETWORK  
SERVICES**

*Retail performance for Investment growth.*

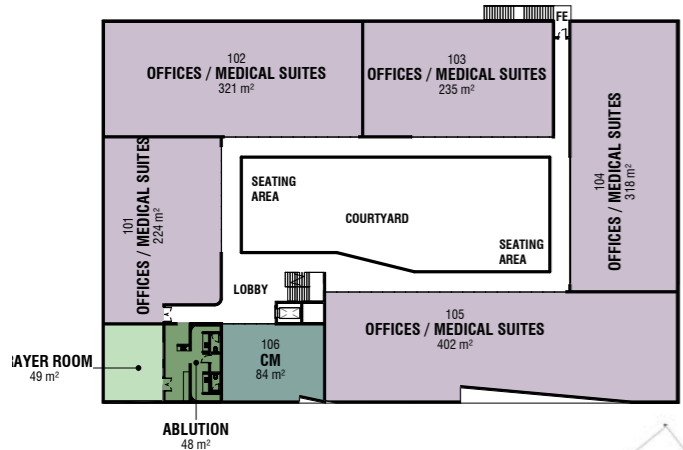




MICRO LOCALITY



MASTER PLAN



6	RESTAURANT	245 m²
7	BABY	306 m²
8	PETS	85 m²
9	WEST PACK	812 m²
10	ATM 1	8 m²
11	DIS-CHEM	1200 m²
12	SALON	75 m²
13	OPTOM	75 m²
14	CELL	37 m²
15	GORIMA'S	96 m²
16	PNA	510 m²
17	CHECKERS	2499 m²
18	DIAMOND CORNER	380 m²
19	MR PRICE	449 m²
20	PNP CLOTHING	446 m²
21	ATM 1	8 m²
22	ACKERMANS	455 m²
23	W EDIT	450 m²
24	WOOLWORTHS	754 m²
25	BARBER	52 m²
26	BUTCHERY	479 m²
27	VAPE	52 m²
28	COFFEE	218 m²
31	DRIVE THRU	223 m²
38	PRAYER ROOM	49 m²
39	ABLUTION	48 m²
101	OFFICES / MEDICAL SUITES	224 m²
102	OFFICES / MEDICAL SUITES	321 m²
103	OFFICES / MEDICAL SUITES	235 m²
104	OFFICES / MEDICAL SUITES	318 m²
105	OFFICES / MEDICAL SUITES	402 m²
106	CM	84 m²
Grand total		11954 m²

Minus 5% Deductables	601.8m²
<b>GRAND TOTAL</b>	<b>11 434.2m²</b>

SITE	VERIFY ON SG: 37 814m²
RENTABLE AREA	11 954m²
RETAIL	10 098m²
OFFICE	1 633m²
QSR	223m²

<b>PARKING REQUIRED</b>	<b>546 BAYS</b>
RETAIL @ 4.5 per 100m² (10 181m²)	458 BAYS
OFFICE @ 4 per 100m² (1 632m²)	65 BAYS
QSR @ 10 per 100m² (223m²)	23 BAYS
<b>PARKING PROVIDED</b>	<b>511 BAYS</b>
STANDARD BAYS (2500x5000)	407 BAYS
QSR	24 BAYS
TAXI BAYS (10 TAXI BAYS x 8)	80 BAYS
<b>PARKING DEFICIT</b>	<b>-35 BAYS</b>

# FLOOR PLAN



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 2  
WITH PLANTS



PERSPECTIVE 3





PERSPECTIVE 4



PERSPECTIVE 5



Checkers

Dis-Chem

WOOLWORTHS

CHANGE

SIGNAL

PERSPECTIVE 6



PERSPECTIVE 7



PERSPECTIVE 8



PERSPECTIVE 9



PERSPECTIVE 10



PERSPECTIVE 11





PERSPECTIVE 12



PERSPECTIVE 13



PERSPECTIVE 14

# CONTACT

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