AFRI-CONN

ROCKBASE SA
REAL ESTATE

Port St Johns retail centre

Offer to lease: anchor and line-shop tenancies

A privately owned retail centre of 5,000–5,500 m² on Erf 1582 and the adjoining erven, opposite Shoprite and Superspar.

Prepared for prospective anchor tenants
17 November 2026

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Artist's impression. Concept only, subject to municipal approval.
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THE OFFER IN BRIEF

A privately owned centre, open for anchor offers

Rockbase invites retail anchors and line-shop tenants to consider an offer to lease at a privately owned centre opposite Shoprite and Superspar.

The land

Erf 1582 and the adjoining erven shown as Erf 1477. Private family land; no municipal land, rent or funding required.

The centre

Target 5,000–5,500 m² of shop floor: one anchor, ten line shops, 3 ATMs and up to 49 parking bays, subject to the measured site.

The tenancies

Preferred anchor: building materials or hardware, complementing the existing grocers. Alternative: discount or bulk grocer.

The offer

Anchor: 1,800 m², target R125/m²/month. Line shops: ten units of 250–600 m², target R175/m²/month. Rents are targets to be tested.

The landowner family is supportive; the Heads of Agreement is being finalised and consolidation follows. Offers to lease will be conditional on consolidation and approvals.

THE CATCHMENT

About 144,000 people live closer to Port St Johns than to Mthatha or Lusikisiki

144,447

residents in 220 census main places (2011)

≈161,000

2022 planning proxy, modelled, not a census count

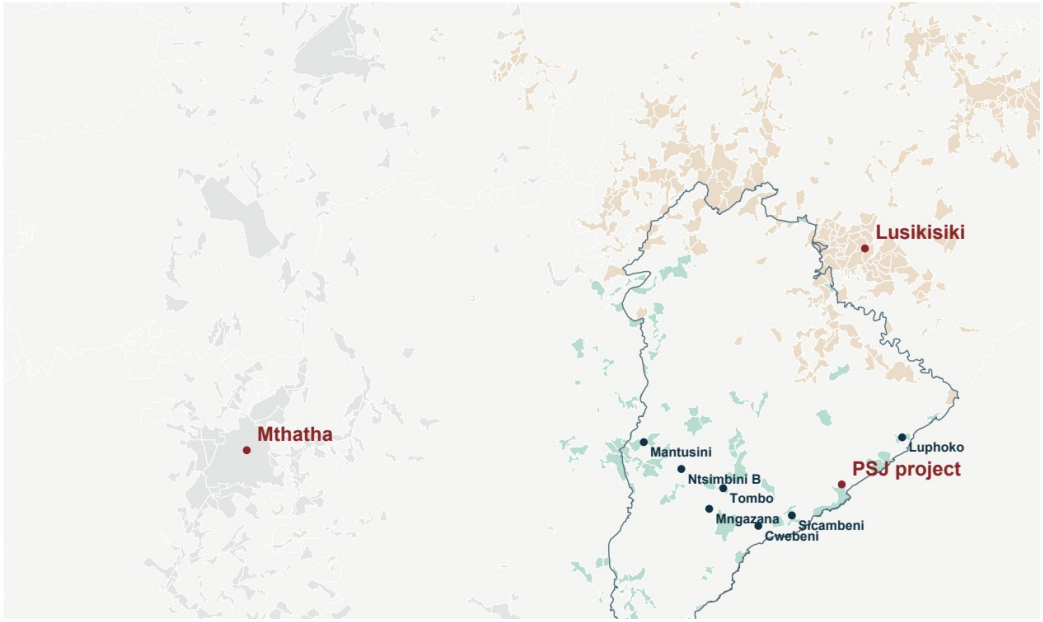
30,851

households in the catchment (2011), 4.7 people each

179,325

municipal population 2022, up 14.9% since 2011

The catchment includes settlements in the Port St Johns and Nyandeni municipalities whose driving distance to the site is shorter than to Mthatha and Lusikisiki. It does not assume everyone assigned to Port St Johns shops here.



Road-distance catchment by nearest centre. Census 2011 geography. Sources: Stats SA via Adrian Frith; OSM routing.

WHAT WE SAW

A short, deep block opposite Shoprite and Superspar

NORTH STREET TODAY



COURTYARD CONCEPT



Architectural impression only. Final footprint, courtyard and parking must follow the measured 5,000–5,500 m² brief.

Town-centre footfall

Shoprite, Superspar and North Street taxi activity bring daily footfall to the block.

One private land holding

Erf 1582 plus the adjoining erven shown as Erf 1477. Owner authorities and consolidation are being completed.

A regional and tourism town

Serves surrounding rural wards and Wild Coast visitors. Demand and rentals still need testing.

MAIN STREET

Busy pedestrian, trader and taxi activity on Main Road



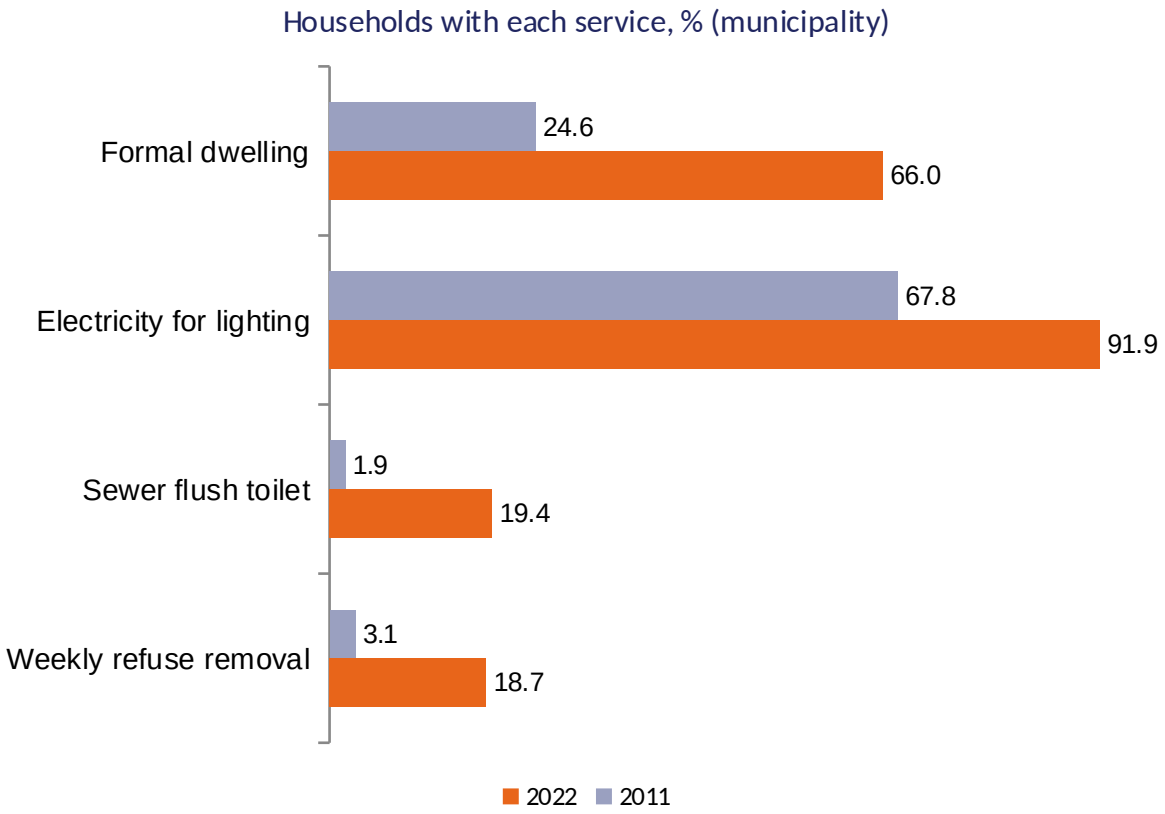
Main Road, November 2010. Google Street View, interface removed.



Main Road near Bridge Street, November 2010. Same source and treatment.

Historical context only. The images show trading activity at the capture date, not 2026 building condition, footfall counts or a demographic survey.

A young, growing working-age base and fast-rising formal housing



- Working-age residents (15–64) are 57.4% of the municipality, about 103,000 people, roughly 22,000 more than in 2011. Median age is 21.
- Formal dwellings rose from 24.6% to 66.0% of households and traditional dwellings fell from 74.0% to 32.2%: a building-materials and household-goods opportunity to be tested.
- Households average 5.9 people. The municipality reports 24% unemployment and 26% of households with no income (2022/23; method not stated).
- In 2011 only 7.0% of households had a car and 75.9% a cellphone, which points to walk-in and taxi trade.

A value-led, pedestrian-and-taxi centre. Spending power still needs testing with shopper interviews and anchor trading data.

Farming is a core household activity across the municipality

≈18,190

agricultural households in 2011, about 57% of all households

12,171

households with poultry (activities overlap)

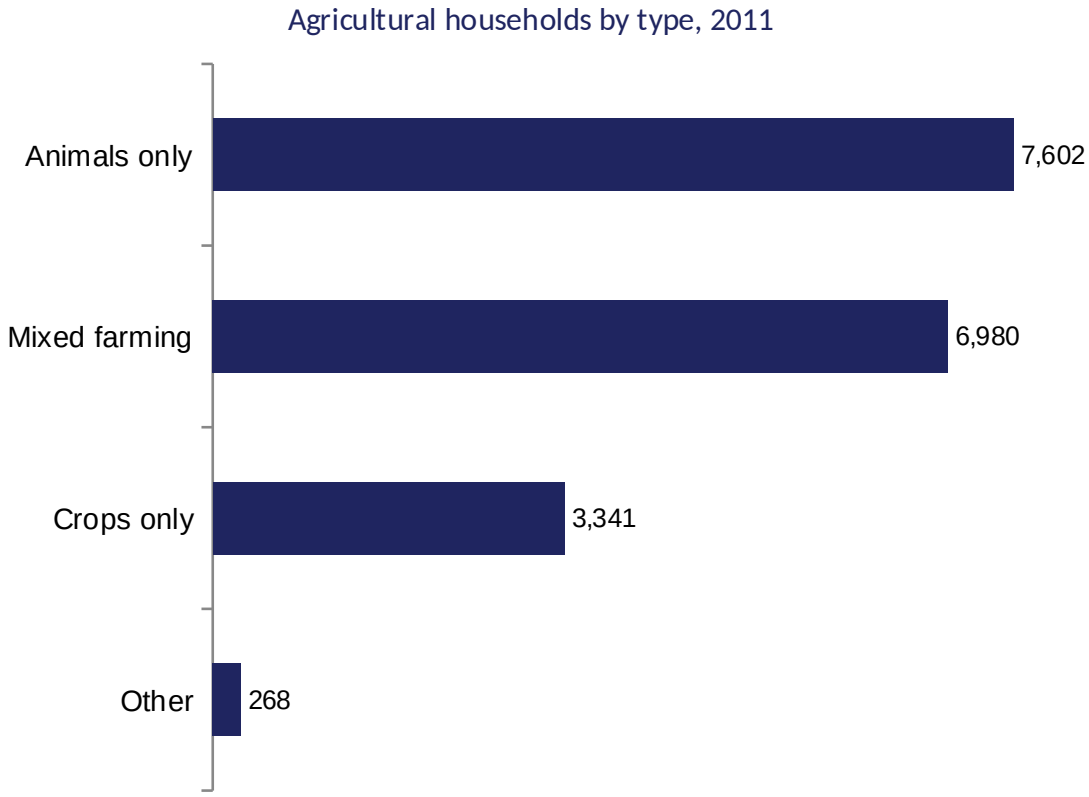
8,117

households growing vegetables

7,258

households with livestock

Census 2011 counts; the latest local agricultural household data in the study. Head-of-household income is not household income or farm sales.



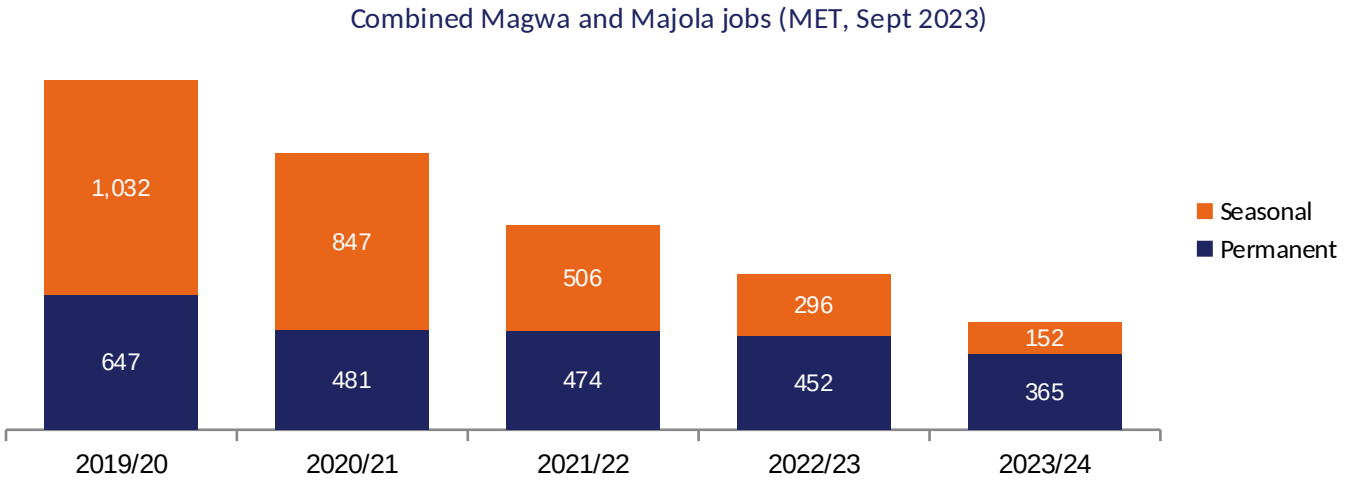
Relevance for a hardware or building-materials anchor (to be tested): fencing, tools, poultry housing and general building supplies for farming households.

Majola Tea Estate: a named employer near Port St Johns



Tea harvesting. Illustrative image; not confirmed as Majola or Magwa.

- Majola has its own tea factory and plantation near Port St Johns, run with Magwa Tea Estate in Lusikisiki under the state-owned Magwa Enterprise Tea (MET).
- Company material says it recruits from the Manzamhlophe Tribal Assembly and local villages, prioritising rural women and youth.
- MET's turnaround plan: teabag-led model, factory upgrade, 30% mechanised harvesting (70% manual), and 1,494 operational jobs maintained. Funding was still awaited in 2023.



Jobs across both estates fell about 69% from 2019/20 to 2023/24 and the estates had not reached sustainability. The estate is a local employer, not a quantified spending pool.

TOURISM

Wild Coast visitors add a second stream of trade

49,500
adult overnight trips in 2016

249,000
visitor bednights in 2016

R157m
tourism spending, 2016 prices

54%
of trips were visits to friends and relatives



Waterfront accommodation at a coastal estuary



Guest accommodation beneath a wooded hillside

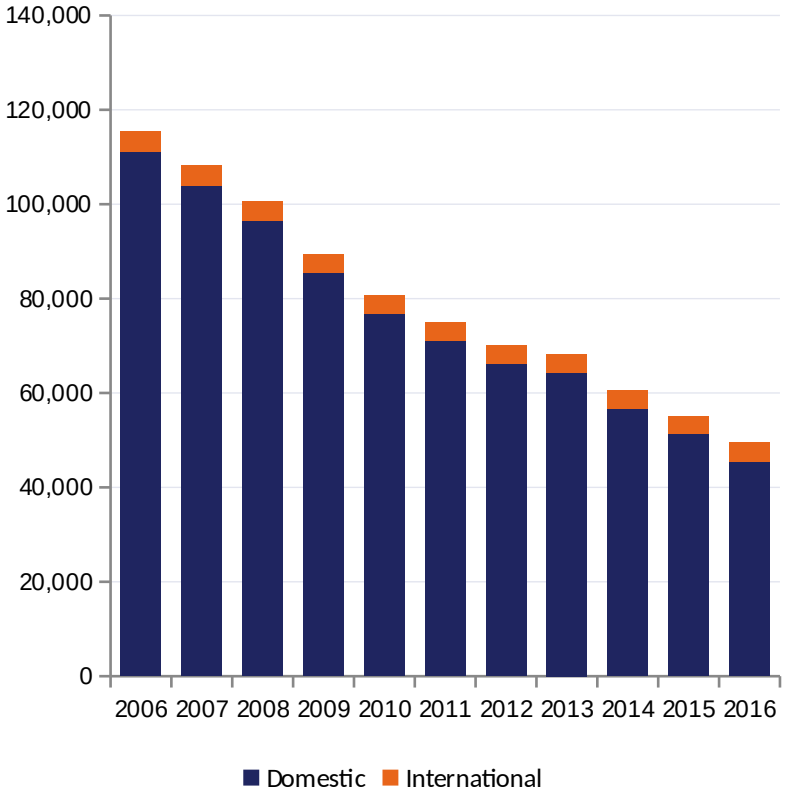


Coastal settlement and lagoon

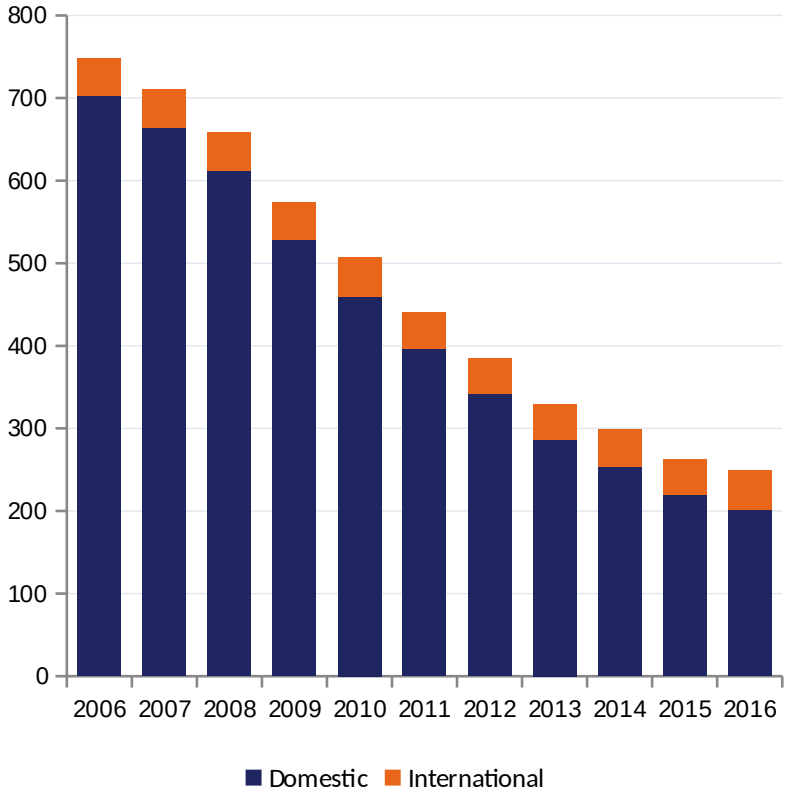
Historical municipal estimates (ECSECC 2017); trips fell from 115,000 in 2006 and no current series exists. Visitors are separate from resident demand and are not added to it. The municipality budgeted R450,000 for four Ward 6 tourism events in 2026/27.

Trips, bednights and why visitors come

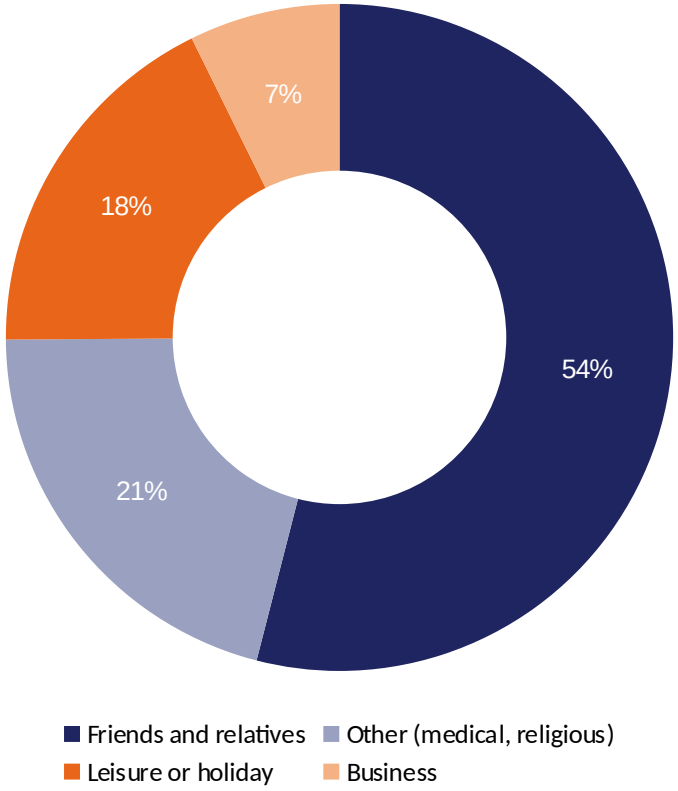
Overnight trips by year



Bednights by year (thousands)



Purpose of trips, 2016

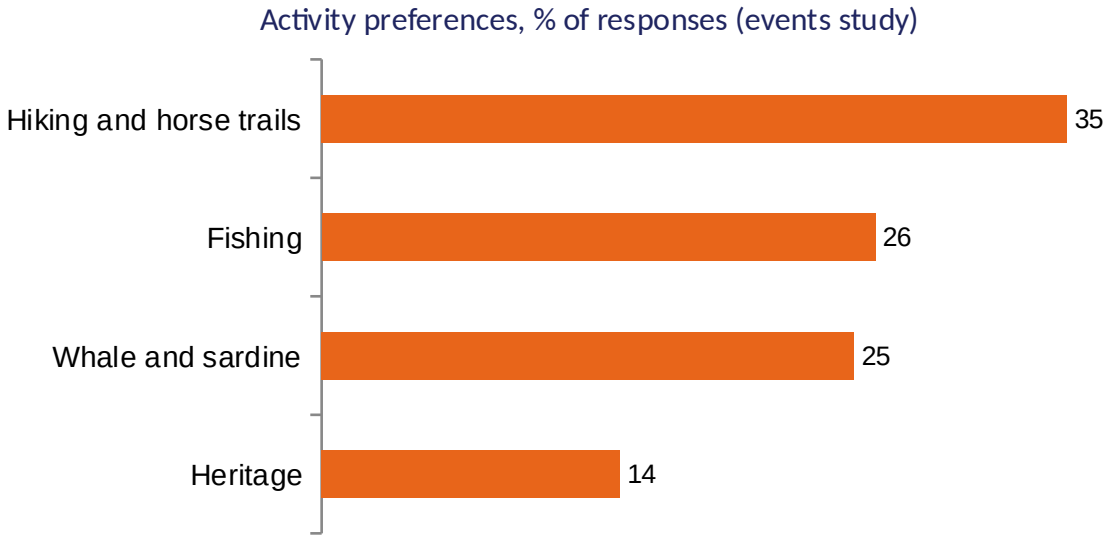


Spending fell from R179m (2006) to R157m (2016); about 5.0 nights and R3,170 per trip, from rounded totals. ECSECC 2017 series: trips are not unique visitors and overlap residents. Latest series found; no post-pandemic trend.

Whales, sardines, trails and a municipal events programme



A whale breaches offshore.



2026/27 municipal events

R450,000 budgeted for four Ward 6 events, one a quarter: River Mountain Run, Sith'aba cultural event, PSJ Oceans 21 Race and Cheetahs sports tourism event.

Draw cards named in the sources

Fishing, hiking and horse trails, boat-based dolphin viewing, the sardine run, beaches, Silaka Nature Reserve, Isinuka springs and cultural heritage.

Activity shares are perception data from Apleni and Henama (2020), not counted visitors. Event attendance will be measured from municipal registers; peaks should be assessed apart from ordinary weeks.

SIZE OF THE OPPORTUNITY

5,000–5,500 m² of shop floor on one private land holding

5,000–5,500 m²

Upper case: 1,800 m² anchor plus 3,700 m² across ten line shops. Three ATM rooms add 30 m² outside shop GLA.

Up to 49 parking bays

1,470 m² parking and aisles, 450 m² covered walkway and 600 m² service and access allowance. Final geometry to be measured.

5,000 m² planning case

One anchor and ten larger line shops. Parking and common areas are excluded from GLA. The planning case uses most of the combined 8,435 m² site.

Tenant fit-out

Landlord delivers the shell, base services and common areas. Tenants fit out their own units. Any landlord contribution is agreed per lease.

Use both family sites. Reconcile title areas, floodline, levels, access and consolidation before fixing the footprint. This is an area screen, not an approved layout.

One anchor plus ten line shops: target rents and terms to agree

Premises	Area	Target rent	Indicative per month
Anchor: hardware or building materials (alt. discount or bulk grocer)	1,800 m²	R125/m²/month	R225,000
Ten line shops: 600, 450, 450, 400, 350, 350, 300, 300, 250, 250 m²; includes a 250 m² QSR and liquor	3,700 m²	R175/m²/month	R647,500
Three ATM licences	3 units	R5,000 each per month	R15,000

Targets to be tested. Indicative figures are area × target rent, before negotiation; the basis (net or gross, VAT, recoveries) is set in the offer.

To be agreed in each offer

- Lease term and renewal options
- Escalation and rent commencement
- Deposit and guarantees
- Operating cost and rates recoveries
- Landlord fit-out contribution, per lease
- Trading hours, signage and exclusivity
- Opening date, linked to approvals

The QSR occupies one 250 m² line shop within the retail structure. Shared parking and servicing; no detached pad or extra GLA.

AFFORDABLE SHOP FIT-OUT POTENTIAL

Plain interiors and a sheltered line-shop frontage



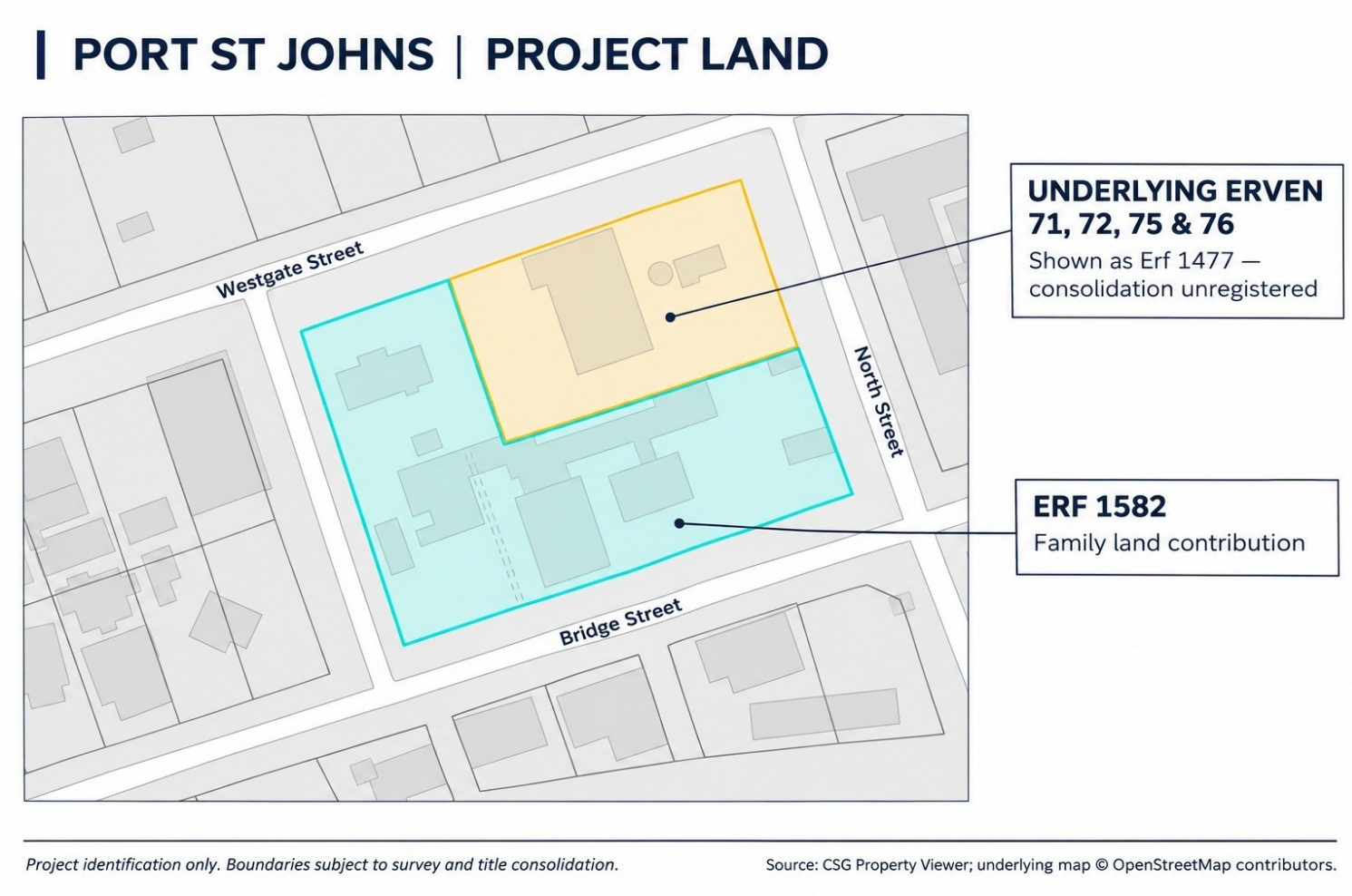


Artist's impression. Concept only, subject to approvals, feasibility and design.

Tenants fit out their own units

The landlord delivers the shell, base services and common areas. Any landlord fit-out contribution is agreed per lease.

Two family holdings, one development site



Erf 1582

Family land contribution, on the Bridge Street side of the block.

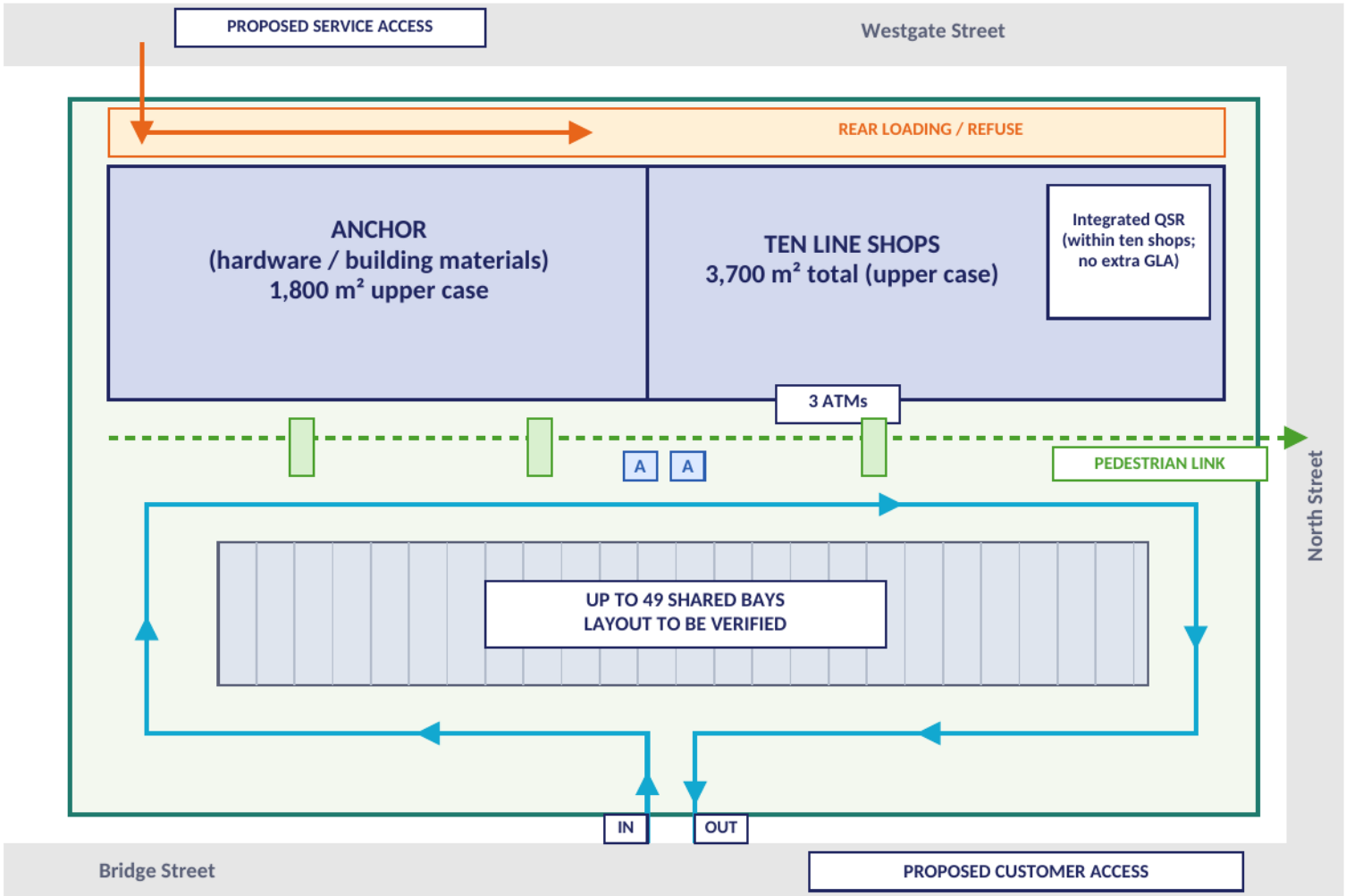
Erf 1477

Shown as Erf 1477; underlying erven 71, 72, 75 and 76. Consolidation is unregistered.

Combined site

8,435 m². Boundaries are subject to survey and title consolidation.

Schematic access, loading and parking



LEGEND

- Connected retail building (anchor + ten line shops incl. QSR)
- Customer traffic to shared parking
- Service / delivery / refuse movement
- Pedestrian path / protected walkway
- Pedestrian crossing
- Accessible parking (near frontage)
- Development envelope (combined parcels; schematic)

PROJECT SCHEDULE & NOTES

Shop GLA planning case: 5,000 m² (upper case 5,500 m²)
Upper case: one anchor plus ten line shops
QSR forms part of the shop allocation
Parking and circulation excluded from GLA
Access locations subject to approval

SCHEMATIC ONLY, NOT TO SCALE. Survey, floodline, turning paths, fire access and road-authority approval required.

HOW TO RESPOND

From expression of interest to signed lease

1. Register interest

Tell us your format, preferred floor area and trading requirements.

2. Heads of terms

Propose rent, term, escalation, deposit and fit-out position.

3. Offer to lease

Rockbase issues a conditional offer, subject to consolidation and approvals.

4. Lease and fit-out

Sign the lease; landlord delivers the shell and tenants fit out.

What we need from anchors

- Floor area range, frontage, loading and parking needs
- Rent and lease term you can support
- Store opening programme and trading covenant

Contact

Rockbase (Pty) Ltd, AfriConn group
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All areas, rents and the parking count are planning targets subject to survey, floodline, municipal approval and consolidation. Demographic and tourism data are historical and cited in the Port St Johns Town and Catchment Study (November 2026).