

Media release from Flanagan & Gerard

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Development of R850 million regional Springs Mall to begin

Construction will soon begin on the R850 million Springs Mall at Springs Eco Park - a 52,000sqm regional mall serving the greater Springs area in Ekurhuleni in the east of Gauteng.

Developed and owned in joint venture by Flanagan & Gerard Developments, Blue Crane EcoMall (Pty) Ltd and the family of Giuricich Brothers, Springs Mall is the brainchild of Springs businessman Franco D'Arrigo. The D'Arrigo family has lived in Springs for three generations and is passionately invested in the future of this city. It first announced its plans to develop Springs Mall in 2008. Since then, this Springs family has been unrelenting in its resolve make its vision for the mall a reality.

Now, after years of anticipation, the construction of Springs Mall is imminent. It will open in April 2016 with an exciting mix of comprehensive, quality retail variety.

Springs Mall is being driven by an esteemed team of business and retail property professionals.

The Jack D'Arrigo family has grown Springs business Elco Steel into one of Gauteng's largest private steel companies over the past 40 years. Known and respected throughout South Africa, it also offers its services in Botswana, Namibia, Swaziland, Lesotho, Malawi and Zimbabwe.

Founded in Johannesburg in 1940, Giuricich Bros Construction (Pty) Ltd operates throughout South Africa. Renowned within the construction industry for the quality and variety of its projects, it specialises in building and civil construction, project and construction management and property development.

Flanagan & Gerard is a developer and investor in dominant regional shopping centres. Its developments since its founding in 2001 include Paarl Mall, Vaal Mall, Highveld Mall, Mall of the North and Middelburg Mall. It also developed New Redruth Village, Morningside Shopping Centre, Bedworth Centre, Makro Vanderbijlpark and Nicolway Bryanston.

Patrick Flanagan of Flanagan and Gerard says, "Springs Mall at Springs Eco Park has all the ingredients for an exceptional retail development. It benefits from excellent location, access and visibility in a growing node inhabited by mostly aspirant and upmarket residents with robust spending power and little retail nearby."

Set to become the region's dominant mall, Springs Mall is well positioned in the suburb of Casseldale. It enjoys an enviable location at the intersection of the N17 highway and R51/Wit Road. The mall benefits from excellent accessibility off Jan Smuts Road, outstanding frontage on the N17 highway and prominent visibility. In fact, the two-level mall will be visible up to 5km away for people travelling on the N17 highway.

Franco D'Arrigo explains that the social and economic impact of the regional mall will extend well beyond the borders of Springs.

"The mall is estimated to create between 500 and 700 jobs during the construction phase and a further 1,200 to 1,500 sustainable jobs after it opens," explains Franco. "Local employment will be prioritised."

Also, thanks to Springs Mall, Springs will retain between R300 million to R500 million in revenue which is currently being spend outside of its borders and boost the Springs economy by R1.2 billion.

Springs Mall will cater for shoppers in its primary market of greater Springs including residents from Casseldale, Strubenvale, Pollak Park, New Era, Edelweiss, Selection Park, Nuffield, Selcourt, Sharon Park, Dunnottar, Brenthurst, Geduld, Petersfield, East Geduld, Bakerton, Welgedacht, and Paul Krugersoord. These people are mainly middle- to high-income earning consumers, from LSM 4 to 10+.

It will also attract shoppers from further afield including neighbouring towns like Vischkuil, Nigel, Devon and Leandra. In addition, Springs Mall will serve as an interceptor to the metropolitan area capturing trade on the N17 as far west as Ermelo in Mpumalanga.

"Springs Mall is being designed to offer its shoppers a wide and appealing choice of retail," reports Flanagan. "Its tenant mix will be led by two supermarket anchors and two fashion anchors. The centre will offer a full line-up of national retailers and services."

Commenting, mayoral spokesperson for the City of Ekurhuleni, Zweli Dlamini says, "We welcome investment that improves our economy, creates jobs and assists with fighting poverty. We strive to build a liveable city and we can only achieve this by working together with the private sector."

Dlamini describes Ekurhuleni as a sleeping giant in terms of economy development. "The City of Ekurhuleni is the most strategic for any investor. Apart from being home to the gateway of Africa and one of the busiest international airports in O.R Tambo, it is criss-crossed by all the major freeways in the country and hosts the biggest railway station in Germiston – thus making it every investor's dream.

"We are a destination of choice to stay, work and play, and we welcome any investment be it small, medium or large because ours is to ensure that we create jobs, fight poverty and live up to the challenge of be the most liveable city in the province. Moreover we have the capacity to provide quality and sustainable services at all times," says Dlamini.

Representing the latest in world-class mall design by award-winning MDS Architecture, Springs Mall will convey elegant simplicity. It will feature generous natural light, while remaining enclosed from all the elements. Placing large anchor tenants at either end of the mall, like bookends, will create activity throughout the centre ensuring that it is always abuzz.

The centre will provide free open-air parking on both its shopping levels. The mall is also designed to provide easy shopper access from both parkade levels, through four entrances.

"Springs Mall has been a long time coming. But, for retailers, shoppers, the city of Springs, Ekurhuleni and its neighbours, it will be well worth the wait," says Flanagan.

"The D'Arrigo family and our partners extend our sincere thanks and appreciation to everyone who helped get this mall to the construction stage," says Franco. "We are especially thankful to the communities from Springs and its surrounds who, through the years, have always given us their support. We are excited to welcome shoppers and friends to enjoy a great shopping experience when Springs Mall opens in April 2016."

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Issued on behalf of:

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