

LEASING OPPORTUNITIES TENANT ENGAGEMENT PROCESS

Lease Overview

- Anchor lease: **5-10 years.**
- Inline retail: **3-5 years.**
- Rental range: **US\$17-25/m².**
- Shell & core delivery.

1. Tenant expresses interest in the property.
2. Tenant accesses data room and visits the site.
3. Tenant negotiates lease terms.
4. Tenant signs the lease agreement.
5. Tenant fits out the space and opens for business.



JOIN SUNWAY CITY MALL TODAY

Become a founding tenant in Harare's newest retail and leisure destination.

To Request Information

- Site plans & GLA schedules
- Leasing terms
- Site visit arrangements

Contact

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SUNWAY CITY – SHOPPING MALL & RECREATIONAL PARK

SUNWAY CITY SHOPPING MALL



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Project Promoter/Issuer



+263-24-2006473-8

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Financial Advisors



PROJECT OVERVIEW

A modern retail and leisure hub located 11 km from Harare CBD on the Harare – Mutare Highway.

Development highlights: Modern shopping mall| Supermarket anchor| Fashion & lifestyle retail| Cinema & entertainment| Restaurants & cafés| Recreational Park and event space.

Site: 5.5 hectares – Sunway City SEZ



LOCATION & MARKET OPPORTUNITY

Prime Highway Location: Sunway City sits on the Harare–Mutare corridor, a key transport and commercial route.

Location advantages: Direct highway frontage| 11 km from Harare CBD| Access from Mabvuku, Tafara, Ruwa, Zimre Park
Efficient Access: A dedicated highway interchange streamlines traffic flow and reduces congestion.

Primary Catchment: Sunway City and surrounding suburbs within 15–25 minutes

Target customers: Growing middle-income households| Local workforce| Family leisure visitors



WHY INVEST IN SUNWAY CITY MALL

Dual Footfall Model

Combines daily shopping with leisure experiences.

Result: Strong weekday trade| High weekend traffic| Extended evening activity

Footfall Drivers

- **Supermarket:** Daily convenience shopping.
- **Cinema & entertainment:** Weekend and evening traffic.
- **Recreational Park:** Family leisure and community events.
- **F&B promenade:** Dining and social activity.
- **Mixed Use Advantage:** Integrated with a hotel, offices, medical centre, market and recreation to create a complete lifestyle destination.



RETAIL MIX STRATEGY

A balanced mix of retail, dining and entertainment creates consistent traffic and tenant synergy.

Retail Mix Strategy Allocation

35% Anchors: Supermarket| department store| cinema

25% Fashion & lifestyle: Fashion brands| electronics| homeware

13.50% F&B & outdoor dining: Restaurants| cafés| outdoor dining

10% Entertainment & leisure: Entertainment and leisure facilities

6.50% Services: Banks| pharmacies| salons| travel services

5% Kiosks / pop-ups: Small vendors| pop-up retail| seasonal market stalls

5% Others



CONCEPTUAL LAYOUT

The mall forms the central retail spine, connected directly to the recreational park.

Pedestrian walkways link the mall and park for a seamless shopping and leisure experience.



MALL & RECREATIONAL PARK CONCEPT

The project integrates retail with outdoor leisure space to increase visitor time and spending.

Park Features

Event lawn / amphitheatre| Children’s play & splash areas| Walking trails| Outdoor dining terraces| Market Plaza| Sports & wellness facilities

Activity Programming

Weekend markets| Outdoor cinema| Concerts and festivals| Community fitness events

