SACSC

South African Council of Shopping Centres

THE HIERARCHY & CLASSIFICATION OF SHOPPING CENTRES IN SOUTH AFRICA 2025

SUMMARY TABLE

URBAN STUDIES

AUTHOR: Dr Dirk A Prinsloo

The Platform for Landlord & Retailer Collaboration

SUMMARY TABLE:
CLASSIFICATION AND HIERARCHY OF SHOPPING CENTRES IN SOUTH AFRICA - 2025

Type of Centre	Size of Centre (m²) (GLA)	Role and Function	Geographic Segmentation	Trade Area Ave Radius (km)	Median Travel Time (mins)	Main Tenants
Small free standing convenience centre	±1 000 - ±5 000 5-10 stores	Offers express convenience	Part of metros, city suburbs and large towns	1-1.5 km	2-5 min	- small grocery store - few convenience stores: pharmacy, butchery, liquor store, pizza and cycle
Neighbourhood centre	±5 000 - ±12 000 20-50 stores	Convenience and express convenience	Part of metropolitan and city suburbs, towns and fewer in townships	1.5-2.5 km	4-7min	- main focus on grocery store and sometimes up to 2 stores - convenience, pharmacy, hardware - few small, specialised stores clothing, art and material shops - restaurant and takeaways
Community centre	±12 000 - ±25 000 40-60 stores	Larger variety of convenience products to more households. A few comparative stores	Metropolitan suburbs, metropolitan townships, cities, large towns and rural areas	2.5-3.5 km	6-10 min	- large grocery stores - convenience - small national clothing - more restaurants & takeaways - services like banking and medical - cinemas mostly closed
Small regional/Large community centre	±25 000 - ±50 000 75-100 stores	Convenience with growing comparative role. Serves community and sometimes region. Hard to define due to overlap	Metros, townships, cities, large towns and rural areas	3-5 km	10-16 min	- up to 3 grocery stores - 1 or 2 large clothing anchors - strong national tenant - comparative goods • boutiques - restaurants and takeaways - entertainment • services
Regional centre	±50 000 - ±100 000 150-250 stores	Less about convenience, more about comparative and destination role. Serves a large region and broader business node	Metros, large cities and metro township areas	5-8 km	14-20 min	Includes 2–4 grocery or hyper stores, major and boutique clothing stores, international brands, homeware, entertainment, restaurants, services (e.g. medical, mobile), and limited convenience
Super-regional centre	>100 000 >250 stores	Strong comparative and destination role, with minimal convenience; serves metro, regional, national, and international visitors	Metropolitan suburban	10+km	24-30 min	- same as regional but more emphasis on comparative and destination stores - more international brands - wider variety of entertainment

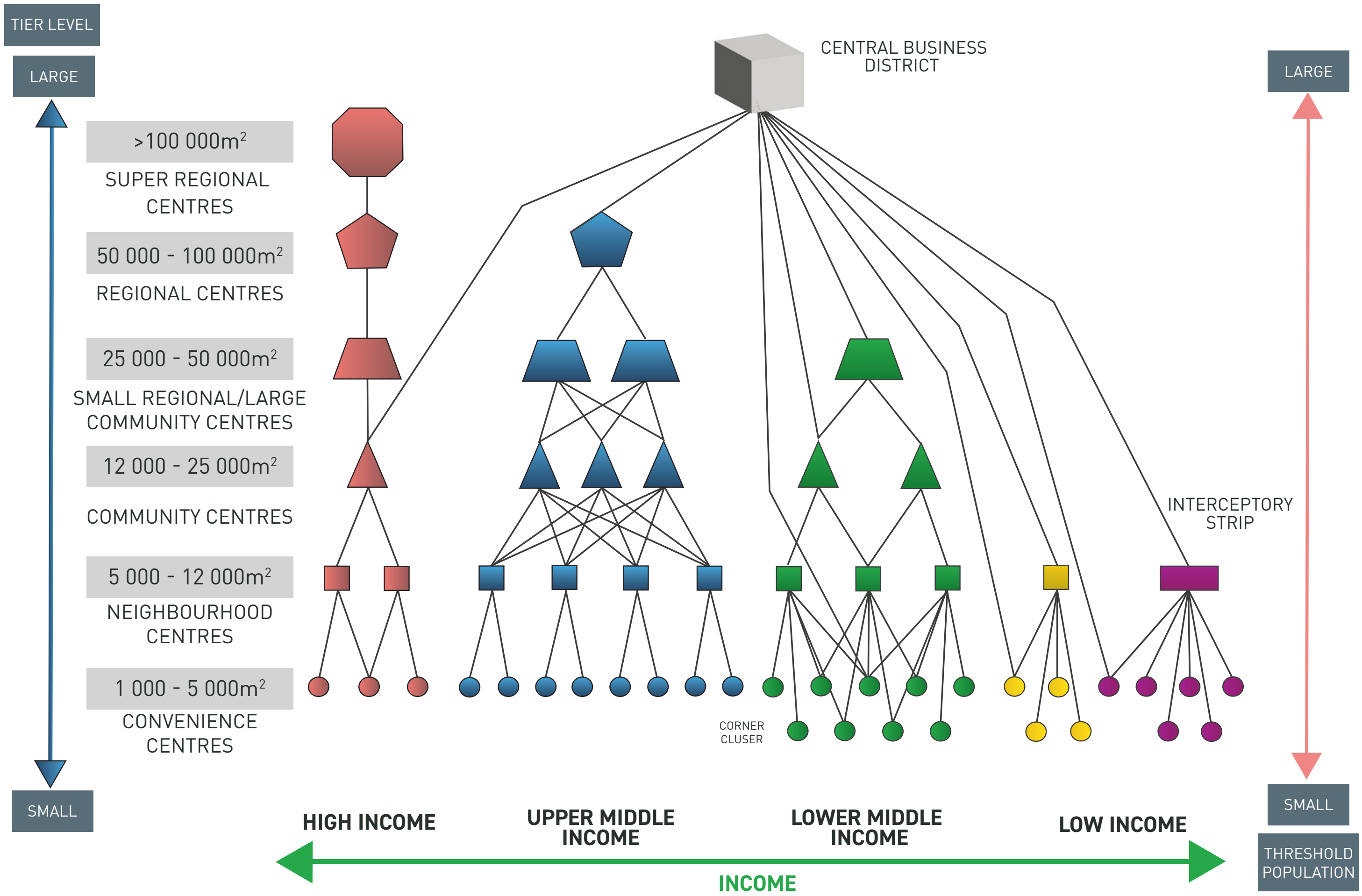
URBAN STUDIES

RETAIL FACILITIES NOT PART OF CORE SHOPPING CENTRES

Type of Centre	Size of Centre (m²) (GLA)	Role and Function	Geographic Segmentation	Trade Area Ave Radius (km)	Median Travel Time (mins)	Main tenants
Value Centre	±10 000 - ±50 000 25-110 stores	Complement regional centres with stores not normally in regional centres. A strong value role	Mainly form part of metropolitan and city suburbs	3-6 km	10-15 min	- emphasis on large retailers - specialist retailers - home and décor - health and beauty - clothing and footwear - factory outlet stores - small to large groceries - sport and outdoor - toy store
Big Box Retailers	±2 000 - ±15 000 One or more	Value and destination role	Mainly form part of metropolitan and city suburbs	5-8 km	6-16 min	- one large store selling home improvement products
Hyper Centre	±15 000 - ±35 000 15-40 stores	Destination, comparative, value and convenience. Dated concept. Reconfigurations taking place	Mainly form part of metropolitan and city suburbs	4-8 km	10-15 min	- one hyper store (70% of area) - convenience line stores - services
Entertainment /Casino	Vary from 10 000 to 50 000. Retail GLA depends on the size of thecasino (number of tables and slot machines)	Main focus on entertainment	Located in metropolitan areas, cities, larger towns and rural areas	3-15 km	8-30 min	- entertainment, theatre and gaming - emphasis on food, restaurants & fastfood outlets - high-end retail - kiosks - cinemas and games - banking and exchange
Filling Stations	±50 - ±600	Service to passing vehicle traffic and local households with express convenience operating on a 24hour basis	Located along main roads and highways near residential, commercial, and workplace areas, from metropolitan to rural regions			- convenience store - coffee shop/restaurants - ATM - fast food and Drive Thru - car wash - Tyre and battery replacement
Airport Retail	Small up to 27 000m²	Satisfy retail needs of local and international travellers, family, collectors and workers	Only three large metropolitan airports offering a reasonable number of retail stores	Only serving the inside of the airport		- mainly food - variety of sit-down restaurants - duty free stores - curio's & souvenirs - electronics - clothing - exchange and banking services

URBAN STUDIES

HIERARCHY OF SHOPPING CENTRES ACCORDING TO INCOME AND POPULATION NUMBERS



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