

The Shoppes at Langford

BRADFORD

FIRST GULF



**HIGHWAY 88 &
LANGFORD BOULEVARD
BRADFORD, ON**

SHADOW ANCHORED BY
Walmart

The Shoppes at Langford

Future Retail

A 60,000 sf service centre
shadow-anchored by Walmart.

- Located on the north side of Hwy. 88 and just west of Langford Blvd.
- Prime retail development opportunity surrounded by 3,000 new homes.
- A fully-signalized access point to site.
- Adjacent to Great Gulf residential subdivision (1,500 units).
- Shadow-anchored by Walmart.



NEIGHBOURHOOD TENANTS

Walmart
Food Basics
Harvey's
LCBO
Rexall
The Home Depot
Canadian Tire
Sobey's
Zehrs

NEIGHBOURHOOD DEMOGRAPHICS



**22,736 AVERAGE DAILY
TRAFFIC COUNT***
along Hwy 88 (Holland St. W.)
at Langford Blvd.



**TRADE AREA
POPULATION****
within 1 km - 6,513
within 5 km - 46,679
within 10 km - 79,531



**10 YEAR PROJECTED
POP. GROWTH****
within 1 km - 10%
within 5 km - 23%
within 10 km - 24%

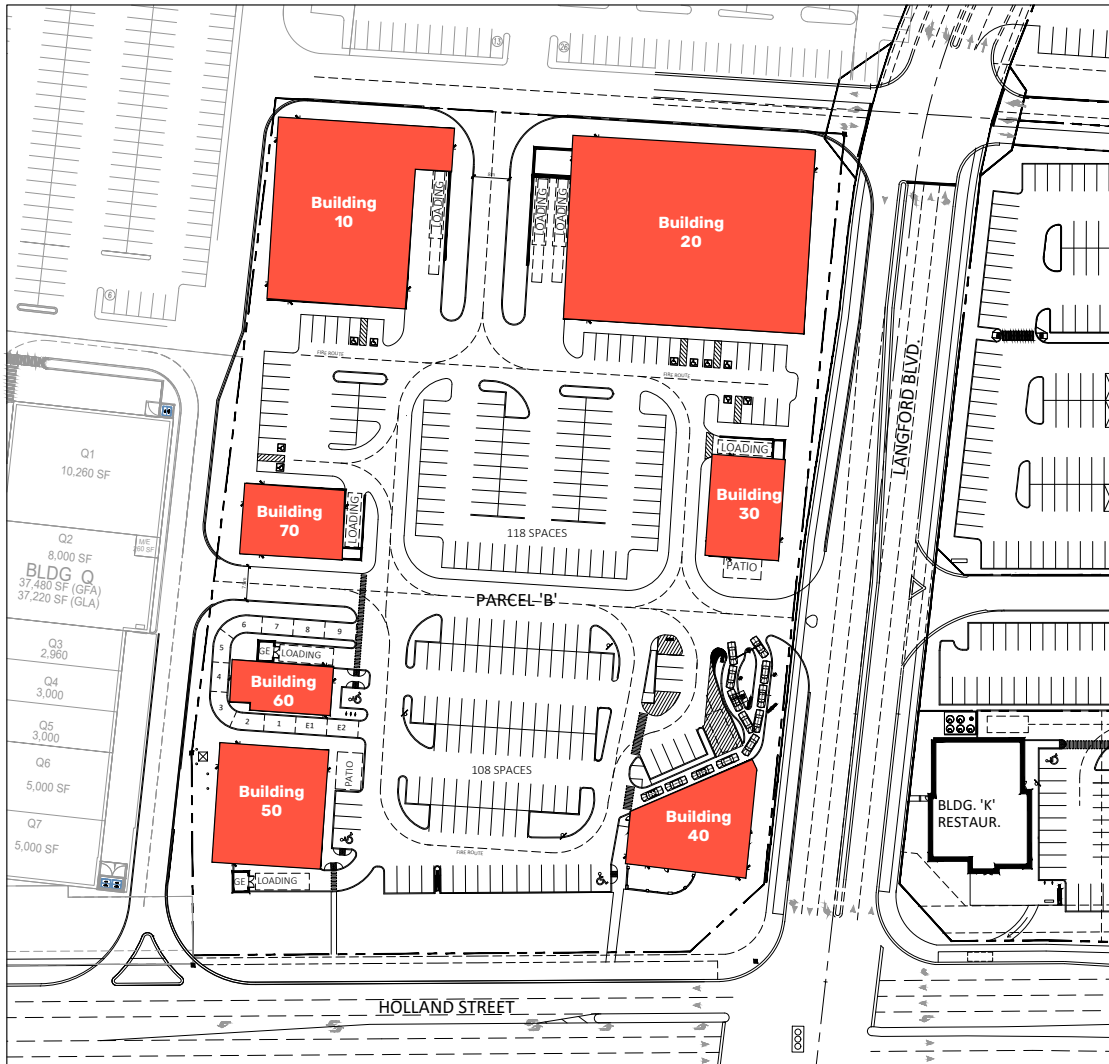


**AVERAGE
HOUSEHOLD INCOME****
within 1 km - \$142,846
within 5 km - \$145,027
within 10 km - \$150,257



**TRADE AREA
HOUSEHOLDS****
within 1 km - 1,706
within 5 km - 13,738
within 10 km - 23,761

Site Plan



FUTURE AVAILABILITY

UNIT	AREA (SF)
Building 10	14,000
Building 20	23,000
Building 30	3,605
Building 40	5,320
Building 50	6,600
Building 60	2,500
Building 70	3,605
TOTAL:	58,630



FOR MORE INFORMATION, PLEASE CONTACT

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