



HWY. 88
& LANGFORD BLVD.
BRADFORD, ON

the shoppes at langford

bradford

F1RST GULF

COMING
SOON

welcome to the shoppes at langford

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
Swiss Chalet
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 - 5,408
within 5 km - 34,838
within 10 km - 62,404



**10 year projected
pop. growth****
within 1 km - 19%
within 5 km - 14%
within 10 km - 18%



**average
household income****
within 1 km - \$119,596
within 5 km - \$117,885
within 10 km - \$122,790



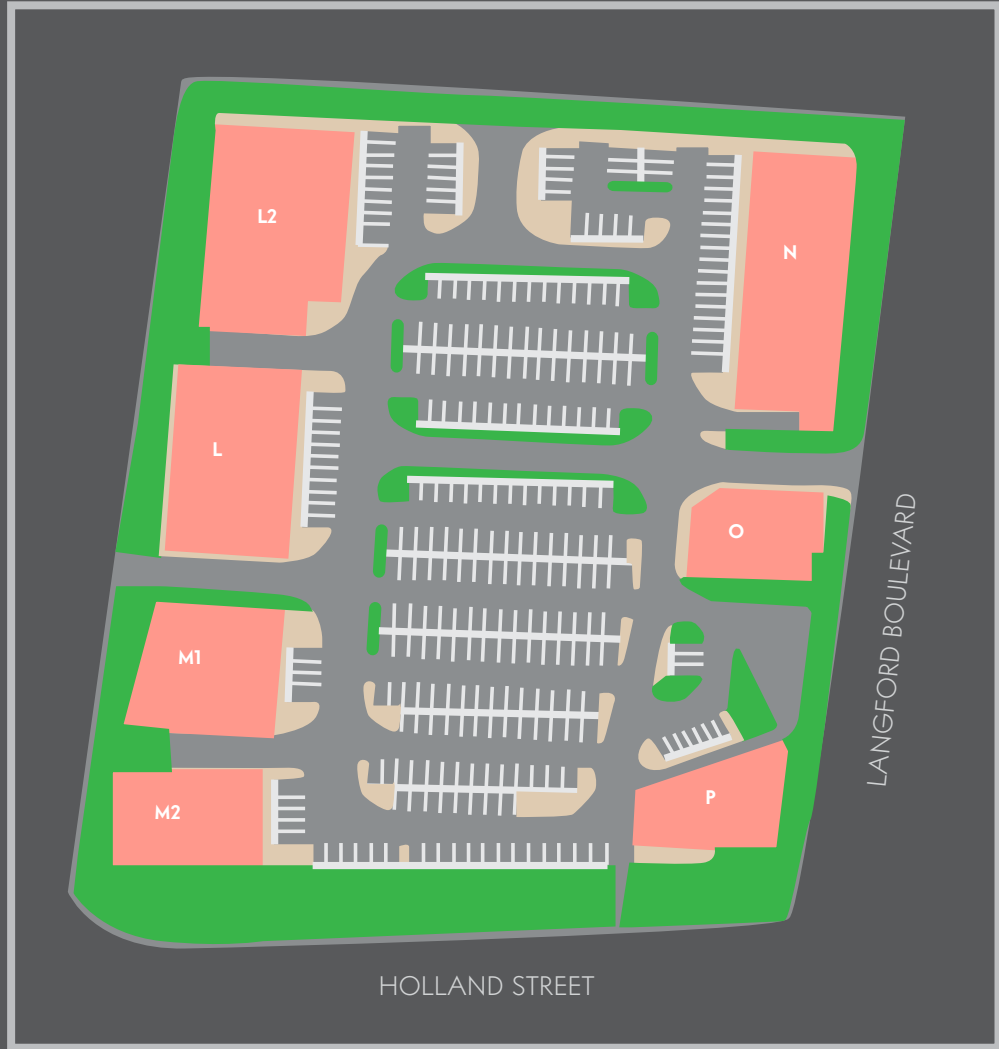
**trade area
households****
within 1 km - 1,602
within 5 km - 11,362
within 10 km - 19,966

* BRADFORD WEST & WILLIMBURY
TRANSPORTATION DIVISION 2017

** ENVIRONICS ANALYTICS 2018



FUTURE
AVAILABLE
RETAIL



UNIT	AREA (SF)
L	9,932
L2	12,195
M1	10,307
M2	6,084
N	12,860
O	5,053
P	5,324
TOTAL:	61,755



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