

# THE CROSSROADS

BY THE GRAY GROUP



**LARGEST  
PLANNED  
DEVELOPMENT  
IN PEI HISTORY**

**STRATFORD | PRINCE EDWARD ISLAND**

UP TO  
**260,000 SF**  
COMMERCIAL SPACE

UP TO  
**44,000 SF**  
LIGHT INDUSTRIAL SPACE

**3,200**  
RESIDENTIAL UNITS

DEVELOPED BY



20 GREAT GEORGE STREET  
CHARLOTTETOWN, PE C1A 4J6



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COMMERCIAL SPACE

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RESIDENTIAL UNITS



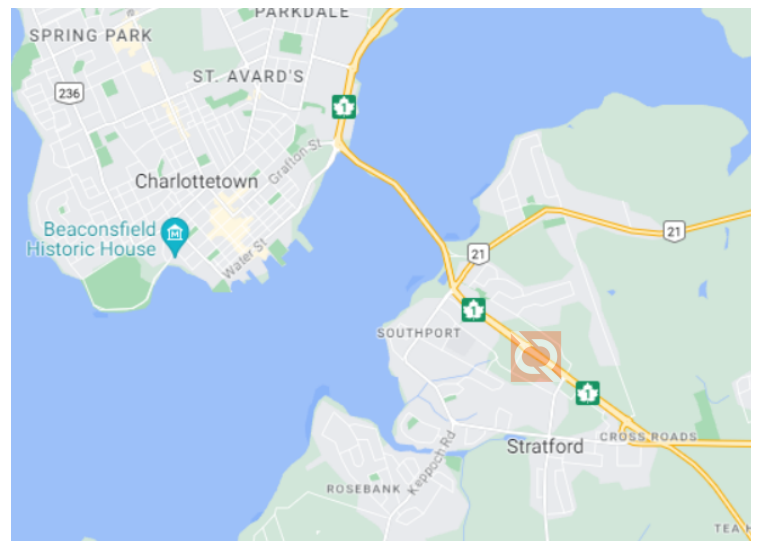
## ABOUT THE CROSSROADS

### THE CROSSROADS: URBAN CORE AREA PLAN

This urban core area will bring to the Town of Stratford an estimated 3,200 residential units and +/- 300,000 SF of commercial and light industrial space with a strong focus on the environment and sustainability.

### PRIME LOCATION

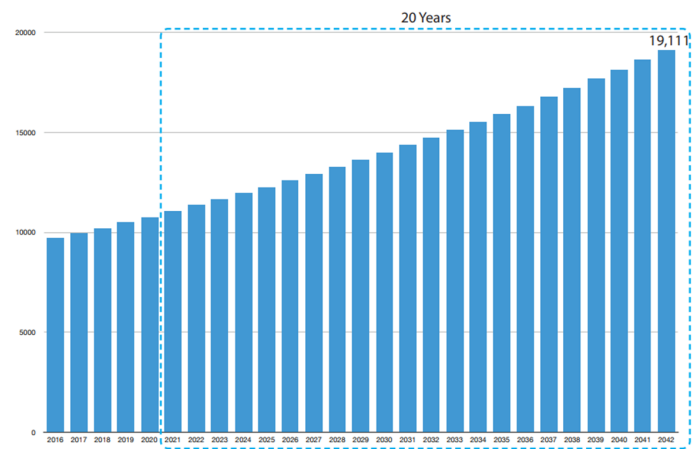
Situated just less than 10 minutes drive from the historic downtown Charlottetown, and surrounded by major retails and restaurants make the location of the Crossroads a proven location amongst industry leaders and a unique shovel-ready development opportunity.



## GROWING MUNICIPALITY

Stratford is the fastest growing municipality in PEI and the second fastest growing municipality in the Maritime Provinces.

As of year 2022 Stratford has a population of 12,414. It is projected that in 2042, Stratford will have a population of 19,111.



SCAN THIS CODE  
FOR MORE  
INFORMATION  
(NO APP NEEDED)

2042

**19,111**

people

MUST ACCOMMODATE

**9,406**

people