



# 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



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**260,000 SF**

COMMERCIAL SPACE

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LIGHT INDUSTRIAL SPACE

**3,200**

RESIDENTIAL UNITS



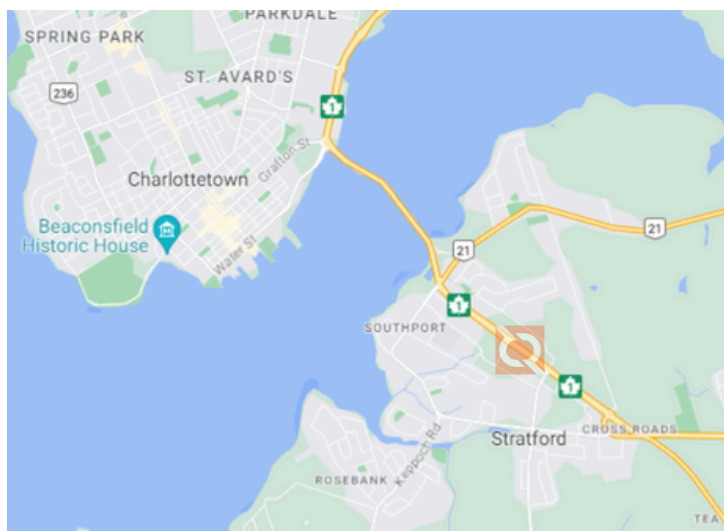
## ABOUT THE CROSSROADS

### 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 2025 Stratford has an estimate population of 13,409. It is projected that in 2041, Stratford will have a population of 32,441.



SCAN THIS CODE  
FOR MORE  
INFORMATION



**34,000 SF**  
ANCHOR TENANT

**30,000 SF**  
LEASABLE SPACE

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