

East Hants: Future Growth

The population of the Elmsdale Trade Area, consisting of the communities of Enfield, Elmsdale, Lantz and Milford, is predicted to more than double to 21,000 people by 2034.

This region has an immediate market-driven demand for an additional 240,000 ft² of commercial retail space¹. Demand will continue to grow as over 5,000 approved residential units are constructed in the area over the next ten years. This rapid residential growth in a currently under-served retail market makes this region a **highly attractive investment location.**



Anticipated Completion

+5,000

Residential Units by 2034

Projected Population Increase: 12,500



Demand for an additional

240,000

 ft²

of Commercial Retail Space

662

UNITS

FH Developments

BOTANICA VILLAGE, ELMSDALE, NS

1,500

UNITS

Clayton Developments

KILN CREEK, LANTZ, NS

2,205

UNITS

Armco Capital

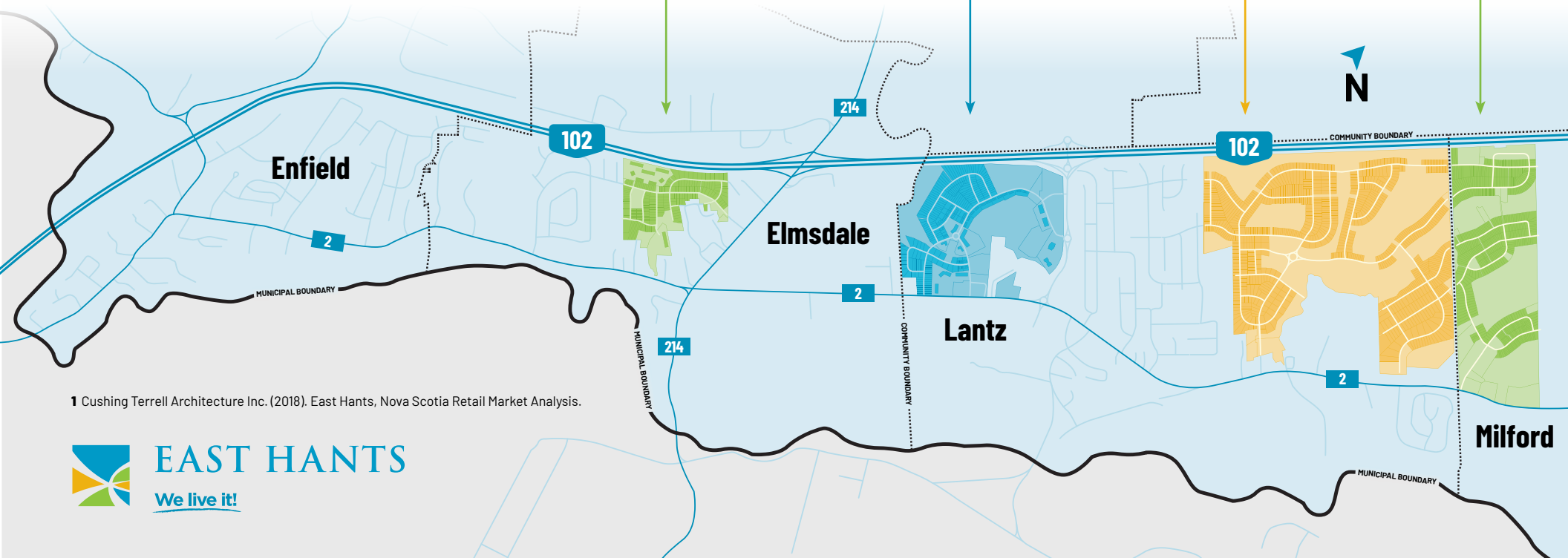
WICKWIRE STATION, LANTZ, NS

1,500

UNITS

FH Developments

MILFORD, NS



¹ Cushing Terrell Architecture Inc. (2018). East Hants, Nova Scotia Retail Market Analysis.

East Hants: People and Growth

In 2023, the Municipality of East Hants grew to 25,882 residents². East Hants' strong growth is projected to continue over the next three decades.

East Hants is home to:

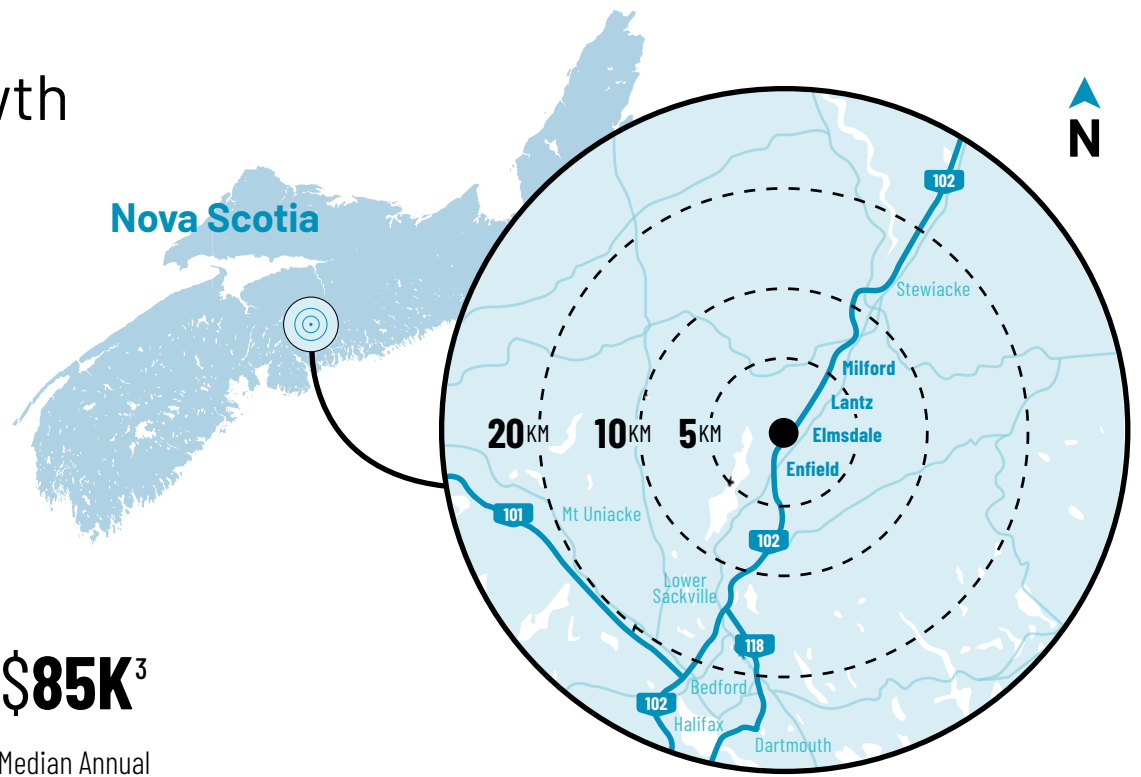
- One of the fastest growing communities in Nova Scotia
- One of the best-connected locations in Atlantic Canada located along Nova Scotia's 102 Highway
- A 10-minute drive from the Halifax Stanfield International Airport and a 30-minute drive from the City of Halifax
- Over 530,000 consumers within a one-hour drive
- A skilled workforce with +50% of East Hants residents having a degree/diploma beyond high school

25,882²
Population

12,395³
Labour Force

44.4³
Median Age

\$85K³
Median Annual Household Income



COMMUNITY STATS⁵



Radius	Population	Median Age	Avg. Income	Households	Total Expenditures
5KM	9,919	42.2	107,290	4,119	\$123,512
10KM	13,972	42.7	111,550	5,696	\$128,963
20KM	30,766	42.8	116,589	12,153	\$134,825

TOP BUSINESS INDUSTRIES⁴



Construction



Retail Trade



Other Services
(Except Public Administration)



Agriculture, Forestry,
Fishing & Hunting

² Statistics Canada. Population Estimates, July 2021 ³ Statistics Canada. Population Estimates, July 2021 ⁴ Canadian Business Counts, with employees, December 2021 ⁵ ArcGIS Business Analyst, December 2024

Disclaimer: The information provided herein is based on projections and approved but not yet built housing estimates and is provided for general reference only, in good faith, as is, with all faults, and without warranty of any kind. The Municipality of the District of East Hants shall not be liable for any damage or loss of any kind whatsoever related to this information.