

# A Strategic Location

## East Hants: Uniacke and Rawdon Region

Located between Halifax and the Annapolis Valley, the **Uniacke and Rawdon Region** is becoming a popular choice for people looking to start or expand a business in Nova Scotia.

With available land, flexible zoning, and easy access to major highways, this growing area is full of opportunity. The region includes the communities of Mount Uniacke, Lakelands, and Rawdon, each offering something a little different for businesses of all types and sizes.

Mount Uniacke has over 2.5 square kilometers of land zoned for commercial use. The region is also home to the **Uniacke Business Park**, a prime location for light industrial activity. Located off Highway 101, the park is only a 30-minute drive from downtown Halifax, offering excellent access to major markets and transportation routes.

Rawdon is primarily zoned as Rural Use, providing flexibility for a variety of commercial uses. Its wide-open spaces and short commute to nearby amenities have made it increasingly popular for:



Agri-businesses



Forestry and Natural  
Resource Industries

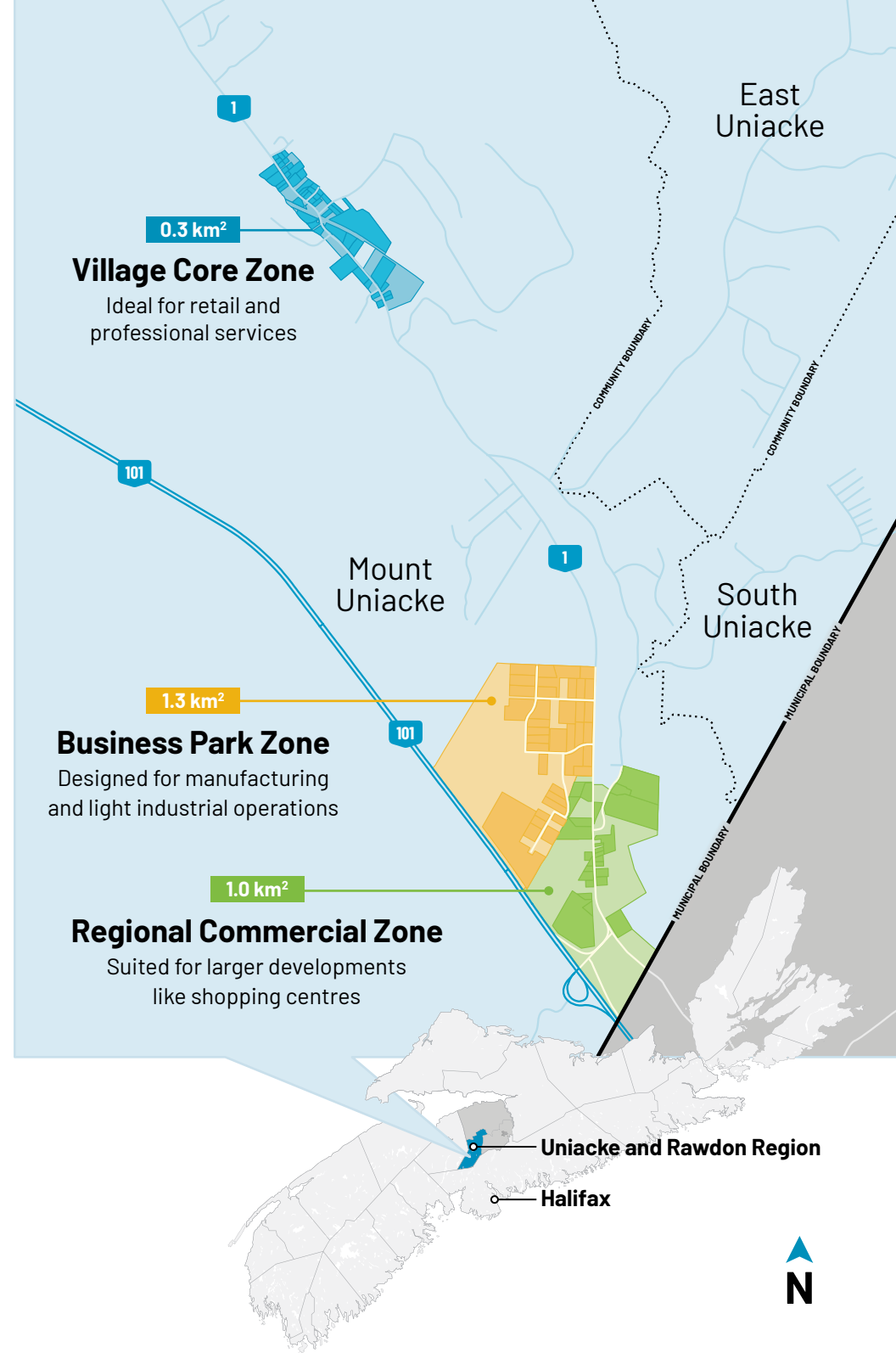


Wind Energy  
Projects



Residential  
Development

Together, the communities of the Uniacke and Rawdon Region provide a mix of commercial zoning, affordable land, and strategic location – making the region an ideal place for new businesses, expansion projects, or long-term investment.



# East Hants

## Future Growth

In 2024, the Municipality of East Hants grew to 26,370 residents<sup>2</sup>. 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 Highway 101 and 102
- 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

### East Hants - Community Stats

**26,370<sup>2</sup>**  
Population

**12,395<sup>3</sup>**  
Labour  
Force

**44.4<sup>3</sup>**  
Median Age

**\$85K<sup>3</sup>**  
Median Annual  
Household  
Income

### Uniacke and Rawdon Region - Community Stats<sup>5</sup>



Population	Median Age	Average Household Income	Households	Labour Force
5,835	46.4	104,932	2,375	3,183

<sup>2</sup> Statistics Canada. Population Estimates, Jan 2025   <sup>3</sup> Statistics Canada. Population Estimates, July 2021   <sup>4</sup> Canadian Business Counts, with employees, December 2024   <sup>5</sup> ArcGIS Business Analyst, June 2025

**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.