

# 2559 County Road 43

North Grenville, Ontario



For Sale





# Property Overview

Colliers is pleased to offer a 1.15-acre retail development site on Highway 43, the main gateway to Kemptville, offering exceptional visibility and high daily traffic counts.

The property is situated in one of Eastern Ontario's fastest-growing communities, surrounded by new residential subdivisions and a strong retail corridor expanding the local customer base year over year. It is zoned Highway Commercial (C3) zoning which permits a wide variety of retail, restaurant, and service uses. Proposed concepts drawing include flexible designs.

2559 County Road 43 is 30 minutes south of Ottawa and the U.S. border via Highway 416, with pro-development local policies, active business groups, and a thriving economy supporting long-term investment success.

**Civic Address** 2559 County Road 43, North Grenville

**PIN** 681151576

**Site Area** 1.15 acres

**Frontage** 223.20 feet

**Depth** 214.27 feet

**Taxes (2024)** \$3,872.58

**Zoning** C3 - Highway Commercial Zone

**Sale Price** \$1,500,000

**Possession** Immediate





# Location Overview

## Prime Retail Location in the Heart of Kemptville's Growing Commercial Hub

2559 County Road 43 is ideally situated in the heart of Kemptville, part of the rapidly growing Municipality of North Grenville. Positioned along County Road 43—the community's main commercial corridor—the property offers excellent visibility, high daily traffic counts, and quick access to Highway 416, connecting directly to Ottawa and Highway 401.

The site occupies a prime retail position, immediately beside a busy Food Basics and directly across from Kemptville Mall, a well-established shopping destination anchored by Independent Grocer, Dollarama, McDonald's, Subway, Tim Horton's, and RBC. This strong tenant mix draws consistent shopper traffic from across North Grenville and neighbouring communities, creating a vibrant and reliable retail environment.

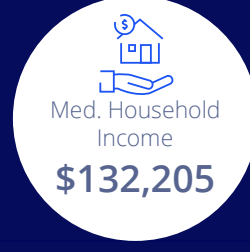
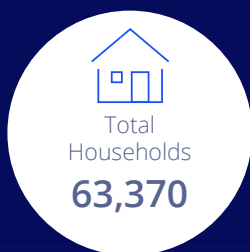
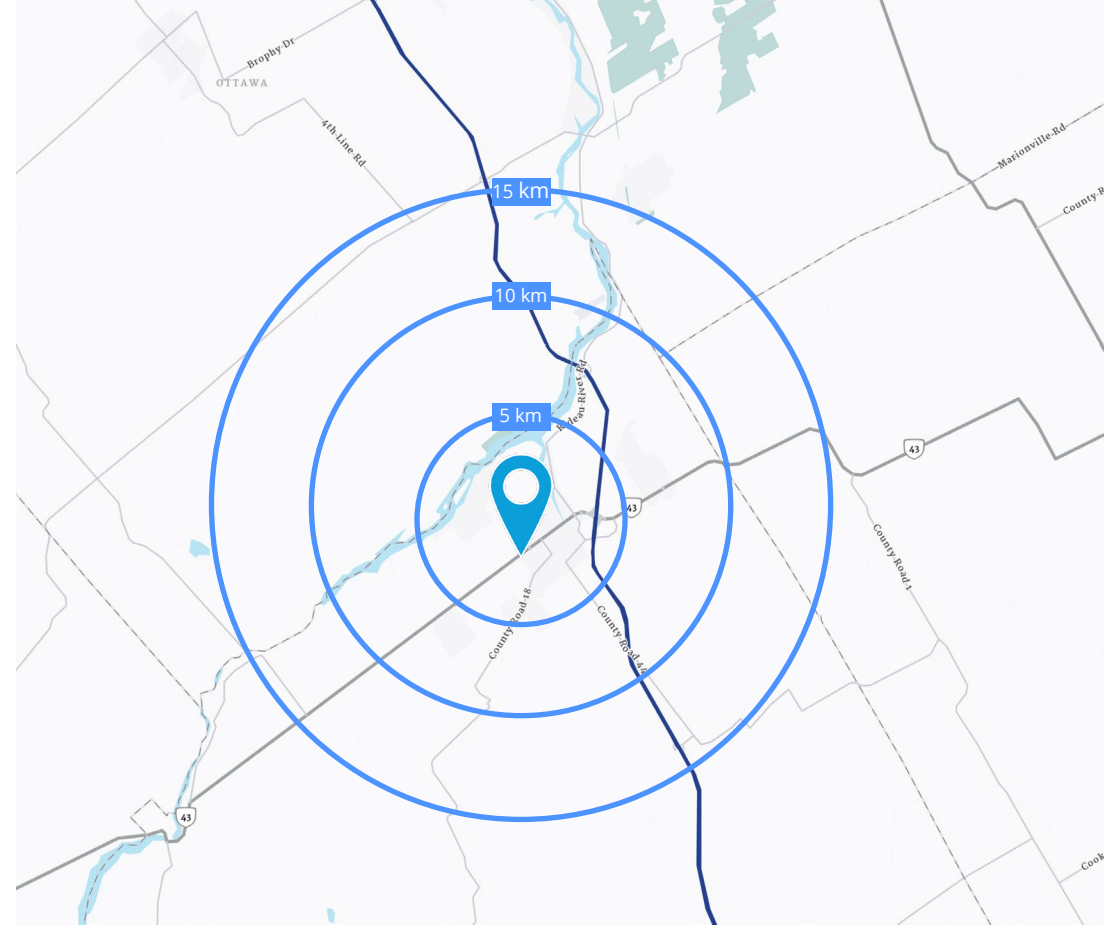
North Grenville continues to experience significant population and housing growth, supported by expanding infrastructure and its appeal as a commuter-friendly community with a high quality of life. With strong anchor retailers, high visibility, and proximity to a growing residential base, 2559 County Road 43 offers an exceptional opportunity for businesses or investors seeking a high-traffic, amenity-rich location in one of Eastern Ontario's most dynamic markets.



# Nearby Demographics

## Affluent, Growing Market with a Diverse and Stable Customer Base

The trade area surrounding 2559 County Road 43 offers a strong and growing customer base, characterized by a mix of young families, established professionals, and retirees. The community benefits from high household incomes, a stable employment base, and a balanced age profile that supports a wide range of retail and service needs. A significant daytime population, driven by key sectors such as public administration, health care, retail, and professional services, ensures consistent activity throughout the week. This combination of affluence, diversity, and steady growth creates an attractive environment for businesses seeking long-term success.



### Top Employment Sectors

**#1**  
Public Administration  
**17.2%**

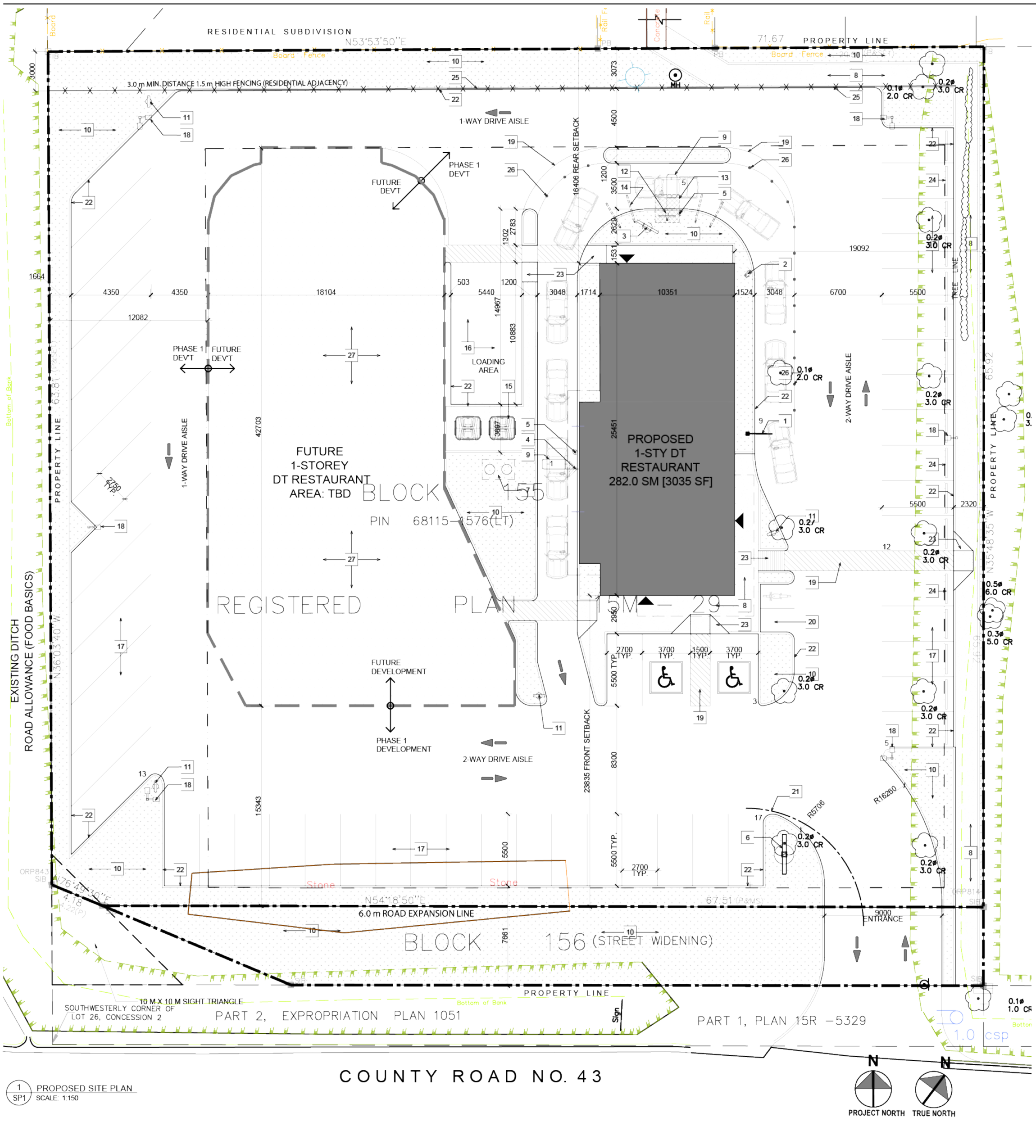
**#2**  
Health Care & Social  
**11.5%**

**#3**  
Retail Trade  
**10.3%**

**#4**  
Scientific and Technical Services  
**10.1%**



# Development Concepts



2 VICINITY MAP SCALE: NTS

| SITE STATISTICS   |                          |                       |  |
|---|--------------------------|-----------------------|--|
| ZONING DESIGNATION: C3 - HIGHWAY COMMERCIAL ZONE                    |                          |                       |  |
| LOT DESCRIPTION: LOT 155 ON COUNTY RD 43, TOWNSHIP OF KEMPTVILLE ON |                          |                       |  |
| SITE LAYOUT   |                          |                       |  |
|   | REQUIRED                 | PROPOSED              |  |
| SETBACKS  |                          |                       |  |
| FRONT YARD  | 7.5 m                    | 23.0 m                |  |
| REAR YARD   | 7.5 m                    | 16.4 m                |  |
| EXTENSION SIDE YARD (L)   | 12.0 m                   | 16.1 m                |  |
| INTERIOR SIDE YARD (R)  | 3.0 m                    | 19.0 m                |  |
| GROSS LOT AREA  | 2800                     | 5056.2 m <sup>2</sup> |  |
| GROSS FLOOR AREA (TOTAL)  |                          | 262.0 m <sup>2</sup>  |  |
| DT RESTAURANT 1*  |                          | 262.0 m <sup>2</sup>  |  |
| DT RESTAURANT 2 (FUTURE)  |                          | 150                   |  |
| LOT FRONTAGE  | MINIMUM 30.0 m           | 71.4 m                |  |
| LOT COVERAGE (%)  | MAXIMUM 40%              | 5.5%                  |  |
| LANDSCAPED AREA   | MINIMUM 10%              | 16.8%                 |  |
| BUILDING HEIGHT   | MAXIMUM 13.3m            | 1 STY (TBD)           |  |
| NUMBER OF BUILDINGS   |                          | 2                     |  |
| PARKING & LOADING   |                          |                       |  |
|   | REQUIRED (min)           | PROPOSED              |  |
| REGULAR PARKING   | SPACES 20                | 40                    |  |
| RESTAURANT 1 PER 5 SMG/A*   |                          |                       |  |
| STALL LENGTH  | 5.5 m                    | 5.5 m                 |  |
| STALL WIDTH   | 2.7 m                    | 2.7 m                 |  |
| BARRIER FREE PARKING  | SPACES 2                 | 2                     |  |
| AS REQUIRED (FROM 1% TO 10% REGULAR PARKING SPACES)                 |                          |                       |  |
| STALL LENGTH  | 5.5 m                    | 5.5 m                 |  |
| STALL WIDTH TYPE A  | 3.6 m                    | 3.6 m                 |  |
| TOTAL PARKING SPACES  | 22                       | 50                    |  |
| DRIVE AISLE WIDTH   | TWO-WAY (MINIMUM) 6.70 m | 6.70 m                |  |
| LOADING SPACE   | SPACES 1                 | 1                     |  |
|   | LENGTH 14.0 m            | 14.0 m                |  |
|   | WIDTH 3.5 m              | 5.4 m                 |  |
| *%A OF RESTAURANT PUBLIC AREA COMPUTED AT 40% OF BLDG GFA           |                          |                       |  |

- NOTES**
- DT CLEARANCE BAR. SEE DETAIL 25P2
  - DT DIGITAL PRE-SELL MENU BOARD. SEE DETAIL 10SP2
  - DT ORDER DIGITAL MENU BOARD. SEE DETAIL 10SP2
  - RESTAURANT DT WINDOW (P/MT WITH SPECIFICATIONS)
  - 10mm DIA. (P/MT STEEL PIPE BOLLARD. SEE DETAIL 5SP2
  - PYLON SIGN (INTEGRATED BY SIGNAGE CONTRACTOR)
  - GREASE INTERCEPTOR (1000 GALS). SEE DETAIL 25P3
  - CONCRETE SIDEWALK/SLAB. SEE DETAIL 5SP3 & 4SP3
  - DT VEHICLE LOOP DETECTOR. SEE DETAIL 10SP2
  - LANDSCAPED AREA. SEE DETAIL 10SP2
  - DIRECTIONAL SIGNAGE. SEE DETAIL 10SP2
  - DT SPEAKER POST. SEE DETAIL 11SP2
  - DT CANOPY. SEE DETAIL 15P2
  - DT LED LIGHT POST. SEE DETAIL 25P2
  - (2) SUB-SURFACE TRASH BINS. SEE DETAIL 15P3
  - LOADING BAY
  - REGULAR PARKING
  - POLL SITE LIGHTING. SEE DETAIL 4SP2
  - PAINTED LINES / ARROWS
  - BIKE/MOTORBIKE PARKING. SEE DETAIL 15P3
  - FIRE ROUTE INSIDE CURB LINE
  - NEW CONCRETE CURBS. SEE DETAIL 4SP3 & 5SP2
  - DEPRESSED CURBS
  - PARKING WHEEL STOPS. SEE DETAIL 7SP3
  - 1.5M HIGH SHADOW BOX FENCING. SEE DETAIL 5SP3
  - FLEX TRAFFIC DELINEATORS. SEE DETAIL 8SP3
  - GRAVEL BASE (10 CM) WITH ASPHALT DRIVE AISLE
- GENERAL NOTE**
- ARCHITECTURAL SITE PLAN IS TO BE USED FOR GUIDELINE REFERENCE ONLY. ALL SITE SPECIFIC INFORMATION AND REQUIREMENTS IS TO BE COORDINATED WITH ARCHITECT, MECHANICAL, ELECTRICAL AND/OR CIVIL ENGINEER OF RECORD. CIVIL ENGINEER TO PROVIDE DESIGN COMPLETE CIVIL PACKAGE IN LANDSCAPE DESIGN BY THE LANDSCAPE CONSULTANT FOR APPROVALS.
- LEGEND**
- TRANSPARENT DRIVE-THROUGH WINDOW
  - NEW BUILDING
  - LANDSCAPING
  - PAINTED AREA
  - CONCRETE FINISH
  - BARRIER FREE PARKING SPACE
  - PROPOSED LIGHT LOCATION
  - BOLLARD
  - PROPERTY LINE
  - SETBACK LINE
  - FENCING

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**G.L. SMITH**

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907 547 0090

PROFESSIONAL STAMPS:

GENERAL NOTES:

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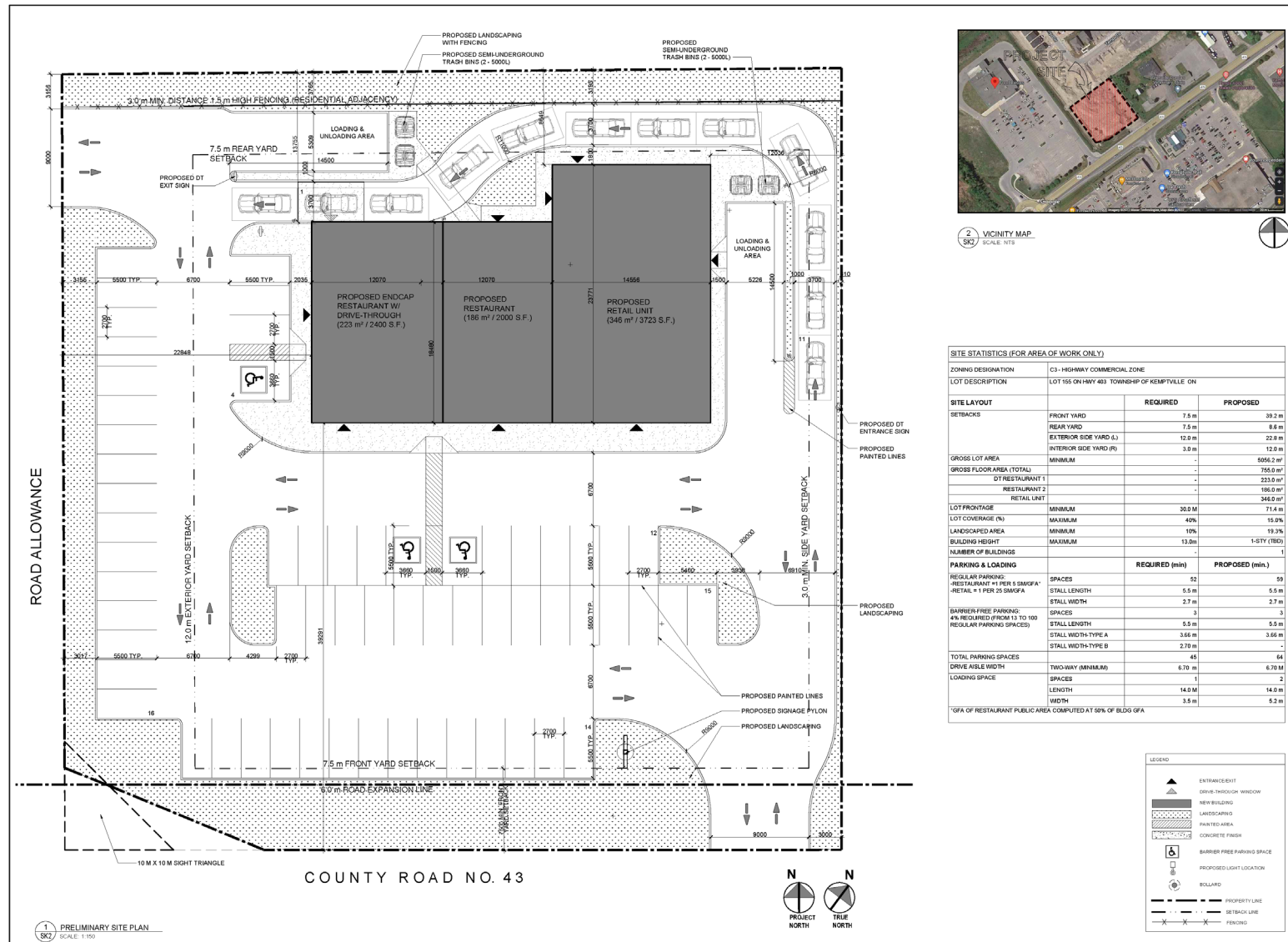
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# Development Concepts







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