



REAL STRATEGY

Commercial Real Estate Solutions

Available Fall 2026

Real Strategy Advisors presents a new retail development in the heart of Kemptville, one of Eastern Ontario's fastest growing communities. With a population base of over 17,000 residents, Kemptville is the southern gateway to Ottawa and continues to attract significant new residential and retail traffic to the area. Retailers also draw from the many neighbouring communities in the surrounding township of North Grenville.

NOW PRE-LEASING

- Prime retail site fronting on Hwy. 43 in Kemptville
- Located next to many national retailers
- Suitable for retail, restaurant and office
- In-line units and free-standing pad with drive-thru

FOR LEASE



STARBUCKS COFFEE

2960 County Road 43
Kemptville



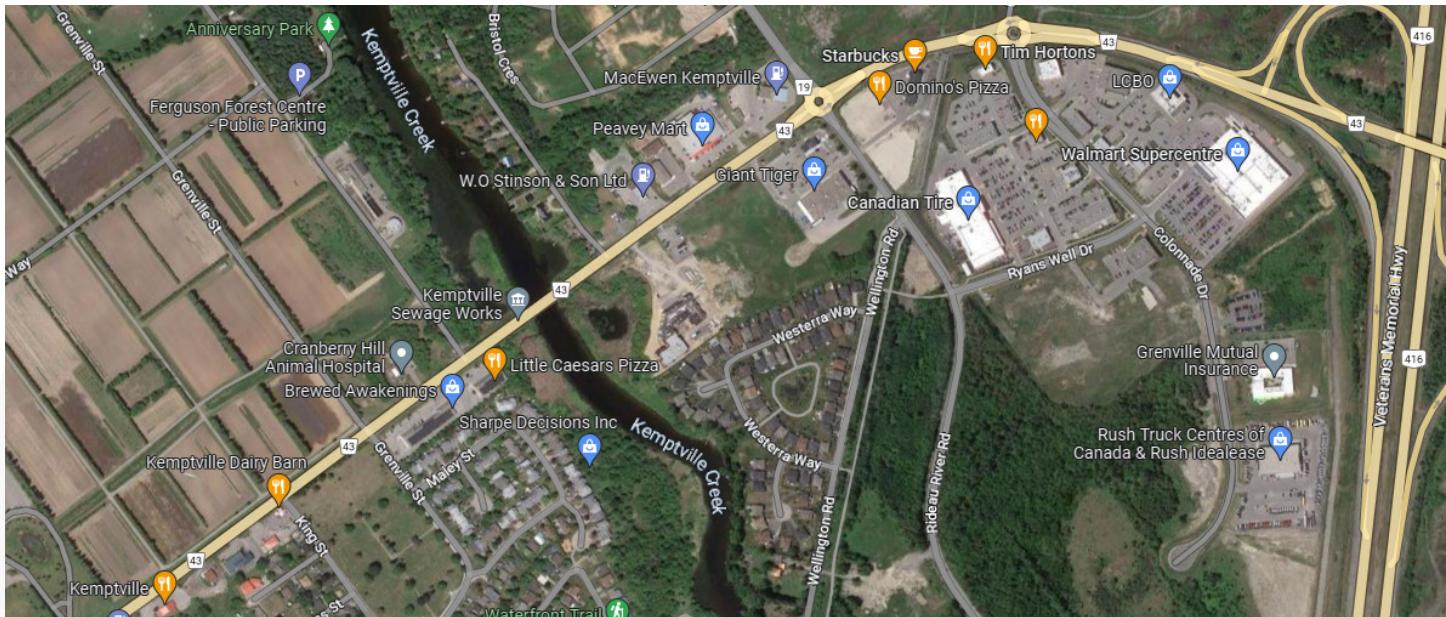
NEW RETAIL
DEVELOPMENT

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2960 COUNTY ROAD 43

SURROUNDING POPULATIONS



STATS

NORTH GRENVILLE
TOTAL POPULATION 2016 EST.

17,964

POPULATION GROWTH
BETWEEN 2016 AND 2021

9%

NORTH GRENVILLE
COMMUTER BY CAR 2021 EST.

87%

North Grenville is one of Eastern Ontario's fastest growing municipalities. Between 2011 and 2016 the population grew from approximately 15,100 to over 16,400, a 9% increase. Growth is expected to continue in the coming years, with an additional 25% population increase to 21,100 residents projected for 2031.

(Stats from Municipality of North Grenville - Transportation Master Plan - November 2019)

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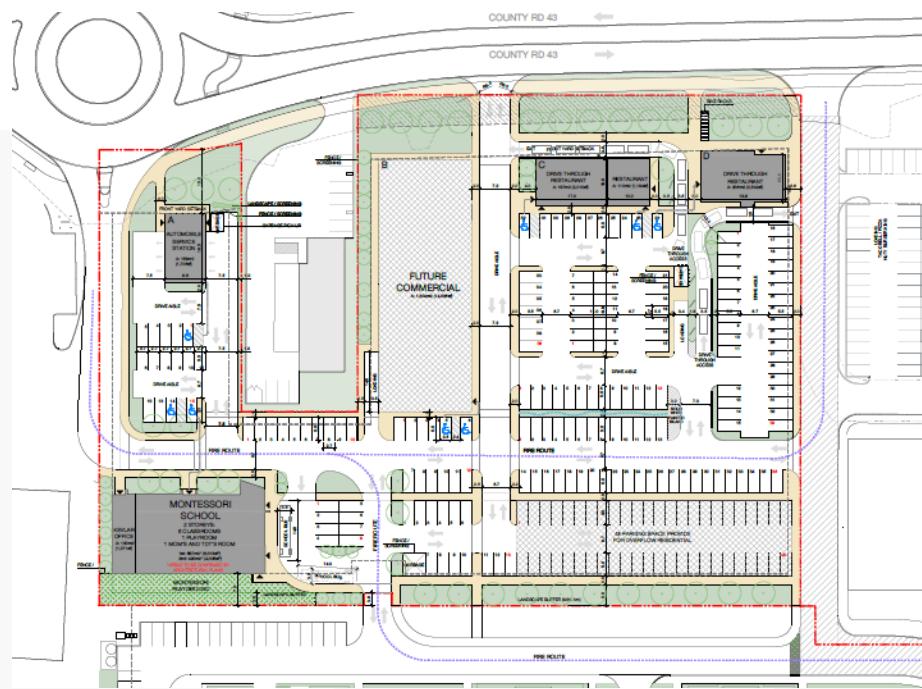


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2960 COUNTY ROAD 43

DEVELOPMENT PLAN



STATS

TOTAL
COMMERCIAL
AVAILABILITY (SQ FT)

24,092

STEPS AWAY
FROM NEW RESIDENTIAL
DEVELOPMENT (UNITS)

84

TRAFFIC ON WELLINGTON
ROAD PER DAY

1500

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AERIAL PLAN



PHASE II To Be Constructed

PHASE II

FOR LEASE - SPRING
202 OCCUPANCY

1,500-3,000 sq.ft. in-line units

Basic Rent: \$35.00/sq.ft.

CAM & Taxes: \$23.96/sq.ft. (2025 est.)

End-cap with drive-thru
Basic Rent: \$39.00/sq.ft.

Free-standing with drive-thru
Basic Rent: TBD

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