

FOR LEASE



REAL STRATEGY

Commercial Real Estate Solutions

Available Spring 2025

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 16,000 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

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A photograph of a Starbucks storefront, showing the large 'STARBUCKS' sign and the Starbucks logo. The image is overlaid with a blue tint.

STARBUCKS

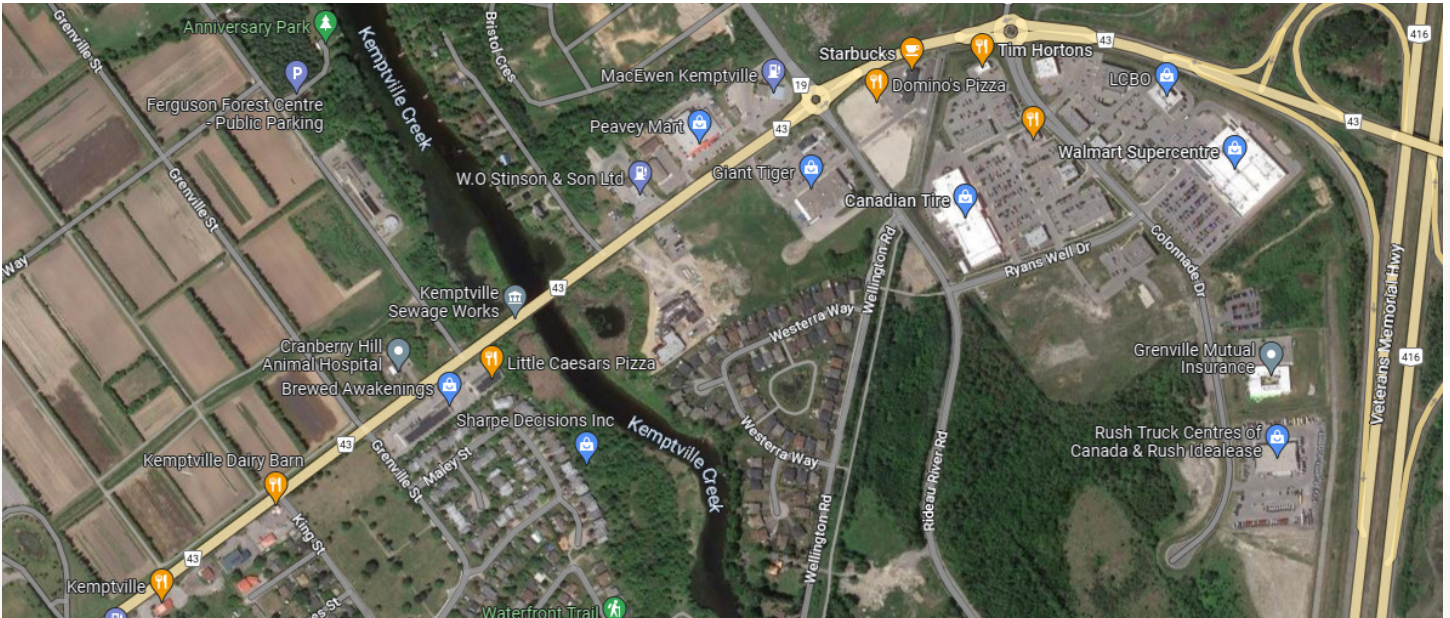
2960 County Road 43
Kemptville

A large, orange, starburst-shaped graphic with a scalloped edge, containing the text 'NEW RETAIL DEVELOPMENT'.

**NEW RETAIL
DEVELOPMENT**

2960 COUNTY ROAD 43

SURROUNDING POPULATIONS



STATS

NORTH GRENVILLE
TOTAL POPULATION 2016 EST.

16,451

POPULATION GROWTH
BETWEEN 2011 AND 2016

9%

NORTH GRENVILLE
COMMUTER BY CAR 2019 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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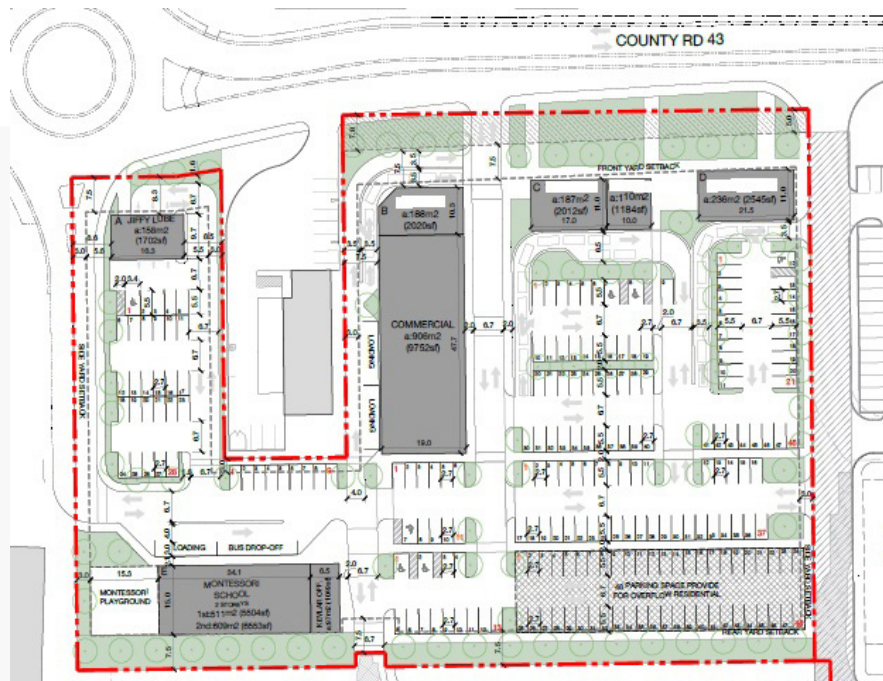
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2960 COUNTY ROAD 43

DEVELOPMENT PLAN



STATS

TOTAL
COMMERCIAL
AVAILABILITY (SQ FT)

26,022

STEPS AWAY
FROM NEW RESIDENTIAL
DEVELOPMENT (UNITS)

84

TRAFFIC ON WELLINGTON
ROAD PER DAY

1500

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AERIAL PLAN



PHASE II

FOR LEASE - SPRING
2025 OCCUPANCY

1,500-3,000 sq.ft. in-line units
Basic Rent: \$35.00/sq.ft.
CAM & Taxes: \$23.02/sq.ft. (2024 est.)

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

Free-standing with drive-thru
Basic Rent: TBD

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