



**REAL STRATEGY**

Commercial Real Estate Solutions

# FOR LEASE

## Available Fall 2024

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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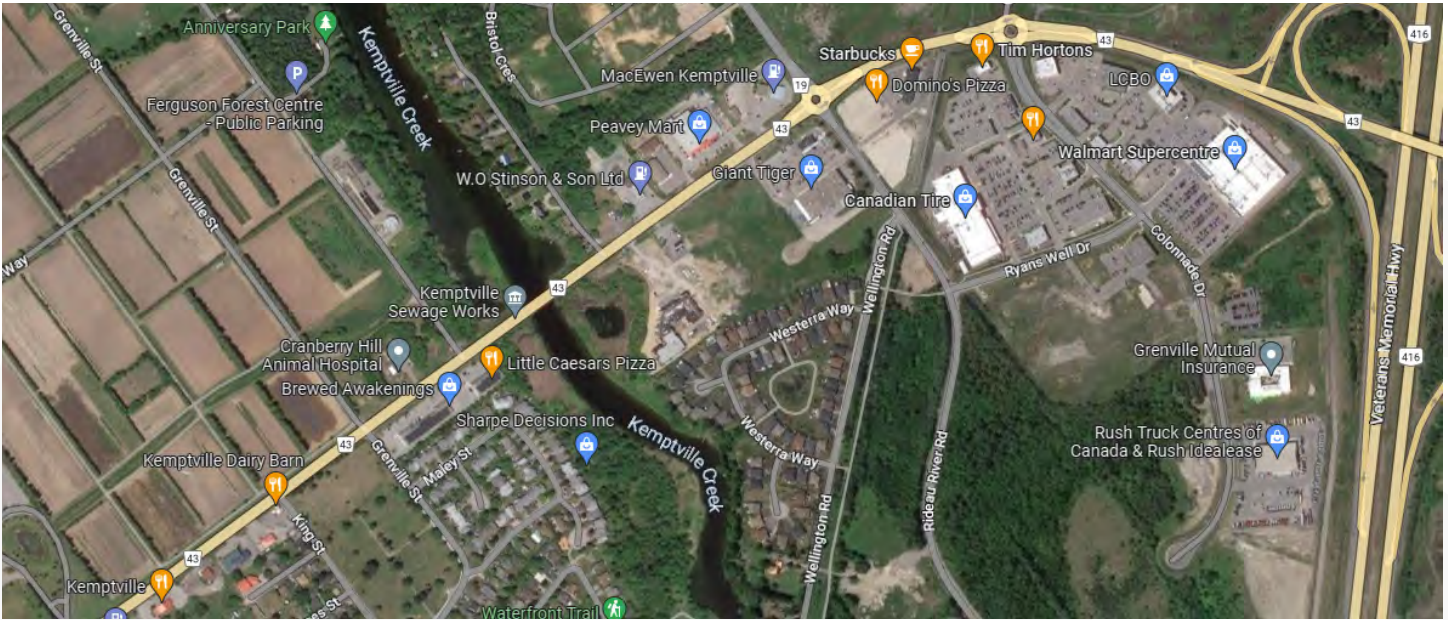
# STARBUCKS

## 2950 County Road 43 Kemptville

**NEW RETAIL  
DEVELOPMENT**

# 2950 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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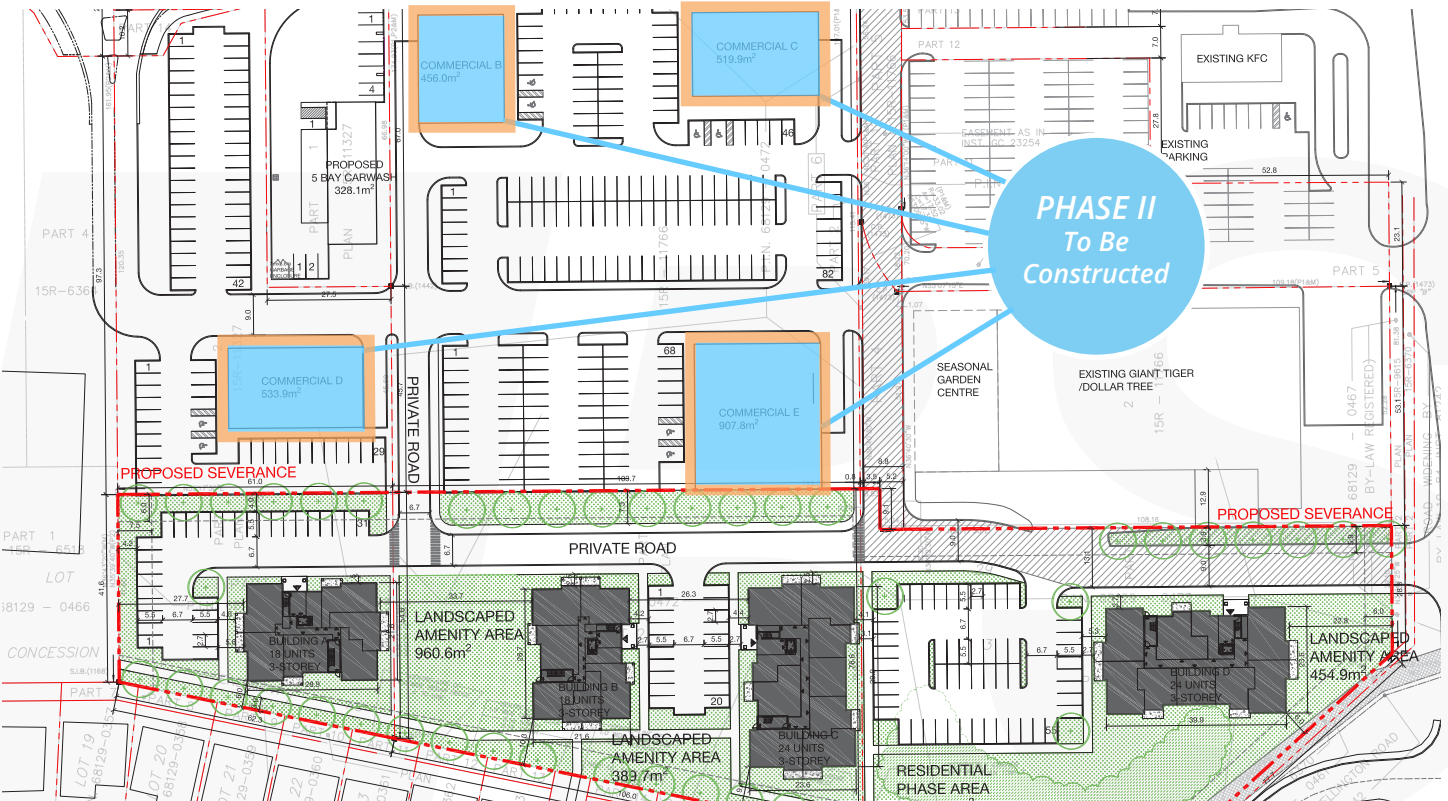
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# 2950 COUNTY ROAD 43

## 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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# 2950 COUNTY ROAD 43

## AERIAL PLAN



## PHASE II

FOR LEASE - SPRING  
2024 OCCUPANCY

1,500-3,000 sq.ft. in-line units  
Basic Rent: \$25.00/sq.ft.  
CAM & Taxes: \$22.33/sq.ft. (2023 est.)

End-cap with drive-thru  
Basic Rent: \$30.00/sq.ft.

Free-standing with drive-thru  
Basic Rent: TBD

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