

# RealStrategy

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# For Lease

2950 - 2970 County Road 43,  
Kemptville ON

## About Property

Real Strategy Advisors presents a new retail development in the heart of Kemptville, one of Eastern Ontario's fastest growing communities. 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

**Basic Rent, starting at:** \$35.00/SF

**CAM & Taxes:** \$23.96/SF\* (2025 Estimate)



**26,002 SF**

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## 2950 - 2970 County Rd 43, Kemptville

### Surrounding Populations



### Stats

North Grenville  
Total Population  
2016 Est.

17,964

Population Growth  
between  
2016 to 2021

9%

North Grenville  
commuter by car  
2026 est.

87%

North Grenville is one of Eastern Ontario's fastest growing municipalities. Between 2016 and 2021 the population grew from approximately 16,400 to over 17,900 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 - 2021)*

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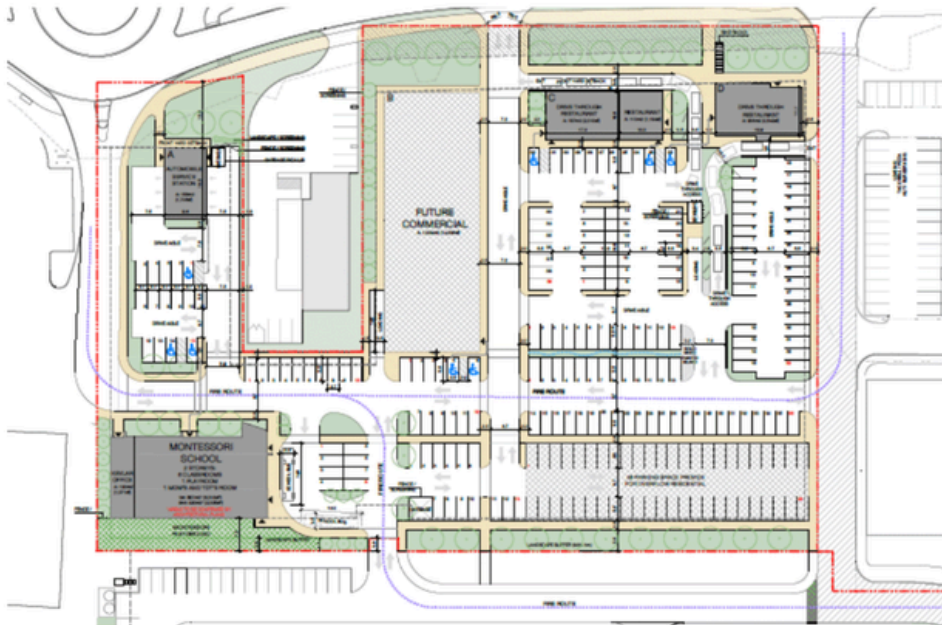
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360 Albert Street, Suite 1210  
Ottawa, ON K1K

Real Strategy Advisors Ltd., Brokerage

## 2950 - 2970 County Rd 43, Kemptville

### Development Plan



### Stats

Total Commercial  
Availability  
(SQFT)

26,022

Steps away from new  
residential development  
(units)

84

Traffic on  
County Road 43  
per day

1,500

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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## 2950 - 2970 County Rd 43, Kemptville

### Aerial Plan



### Phase II

FOR LEASE - SPRING  
2026 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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