

DEVELOPMENT  
OPPORTUNITY

# KEMPTVILLE COLONNADE

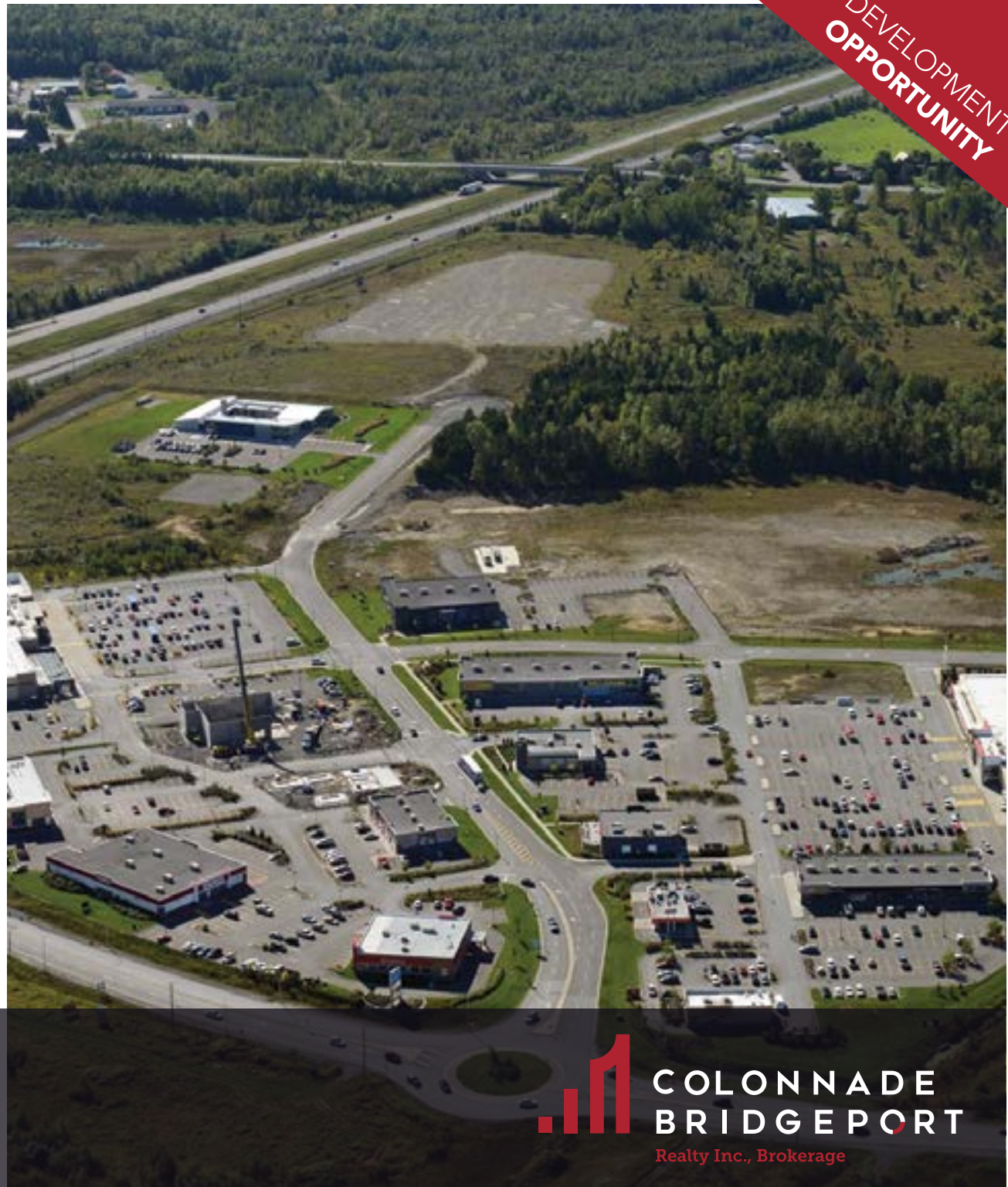
HWY 43 & HWY 416  
Kemptonville, Ontario

Build-to-suit up to 32,000 sq.ft.



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**COLONNADE  
BRIDGEPORT**

Realty Inc., Brokerage

# KEMPTVILLE COLONNADE

Kemptville, Ontario

## LEASE DETAILS

**Rental Rate:** Please Contact

**Taxes & Operating:** Please Contact



## OPPORTUNITY

**Build-to-suit - from 32,000 sq.ft.**



## HIGHLIGHTS

- ✓ Located next to HWY 416 at HWY 43
  - 25 minutes from Ottawa
  - 20 minutes to HWY 401
  - 30 minutes to HWY 15 (cottage country)

- ✓ Eastern Ontario's fastest growing community with strong projected growth through 2022

Adjacent to Kemptville business park, home to Tallman Truck Centre, Grenville Mutual Insurance and several car dealerships

- ✓ Trade Area Statistics
  - Total population: 100,000
    - \*Shore Tanner & Associates 2019
  - Total households: 29,558
  - Average household income: \$103,341
  - Average household income approx. \$9,000 greater than the provincial average.
  - Daily vehicle traffic: 30,300 (HWY 416 at HWY 43)

- ✓ Join national retailers including:
  - Canadian Tire
  - Staples
  - Walmart
  - LCBO
  - Beer Store
  - Mark's

# AREA MAP



## POPULATION:

3km: 5,980  
5km: 9,933

## AVERAGE HOUSEHOLD INCOME:

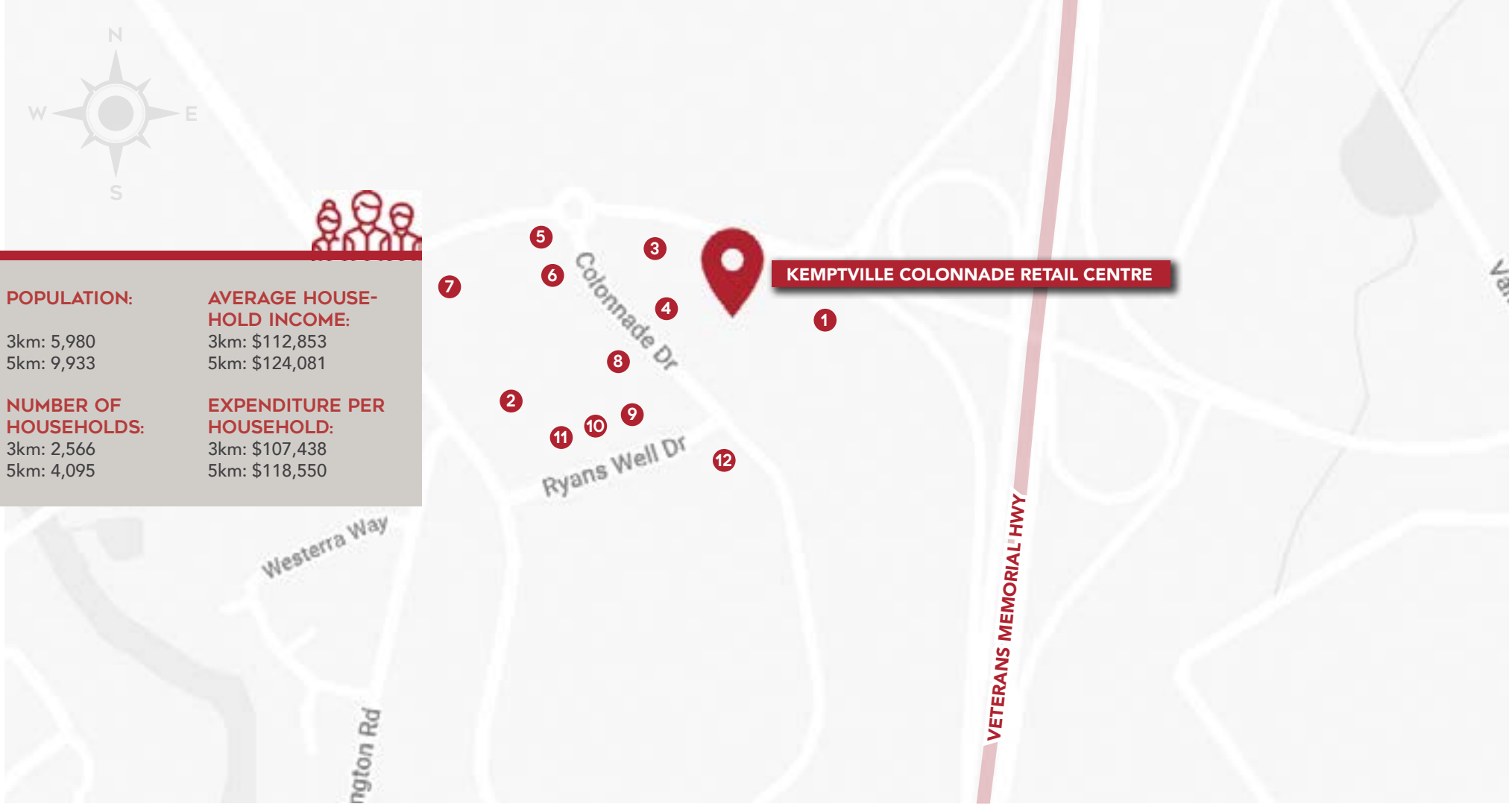
3km: \$112,853  
5km: \$124,081

## NUMBER OF HOUSEHOLDS:

3km: 2,566  
5km: 4,095

## EXPENDITURE PER HOUSEHOLD:

3km: \$107,438  
5km: \$118,550



## KEMPTVILLE COLONNADE RETAIL CENTRE

Kemptville, Ontario

- 1 Walmart
- 2 Canadian Tire
- 3 Staples
- 4 Royal LePage
- 5 Tim Hortons
- 6 A&W
- 7 Subway, DQ and Anytime Fitness
- 8 TD Bank
- 9 Dollarama
- 10 Pet Valu
- 11 Kemptville Nails & Spa
- 12 Mark's

# KEMPTVILLE COLONNADE

Kemptville, Ontario

## SITE PLAN



### LEGEND

#### CRU

1. Scotiabank
  2. Staples
  3. - Thai Experss  
- BarBurrito  
- First Choice Haircutters  
- Spirit Leaf
  4. Tim Hortons
  5. A&W
  6. - Subway  
- Dairy Queen  
- Preso Tea  
- Anytime Fitness  
- JJ Shawarma
  7. Shoeless Joe's
  8. TD Bank
  9. - Dollarama  
- BulkBarn
  10. Pet Valu
  11. Kemptville Nails & Spa
  12. The Beer Store
  13. Orthodontist
  14. - LCBO (A)  
- Dentist (B)
  15. Mark's
- 16/17/18 - Up to 32,000 sq.ft of new development

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Kemptville, Ontario

## SITE PLAN (DEVELOPMENT)

