

# FOR LEASE | RETAIL SPACE

2600 COUNTY ROAD 43, KEMPTVILLE, ON



## PROPERTY HIGHLIGHTS:

- Multiple units available in highly visible, grocery-anchored centre
- Strategically located along a busy artery and within the main grocery node along County Road 43, just west of Highway 44
- Situated within Kemptville's rapidly growing community, south of Ottawa
- Join Loblaws (YIG), Dollarama, McDonald's, Tim Hortons, RBC, and Kemptville Drug Mart
- Ample on-site parking

UNIT	SQUARE FOOTAGE	STARTING RENTAL RATE	2026 ADDITIONAL RENT ESTIMATE	POSSESSION
25	7,731 SF	\$18-20 PSF NNN	\$12.34 PSF	Immediate
31B	1,777 SF	\$32-34 PSF NNN	\$12.34 PSF	Immediate
32D	2,379 SF	\$28-32 PSF NNN	\$12.34 PSF	Immediate

EXCLUSIVELY LISTED BY:

**Marcus & Millichap**  
Real Estate Investment Services Canada Inc., Brokerage

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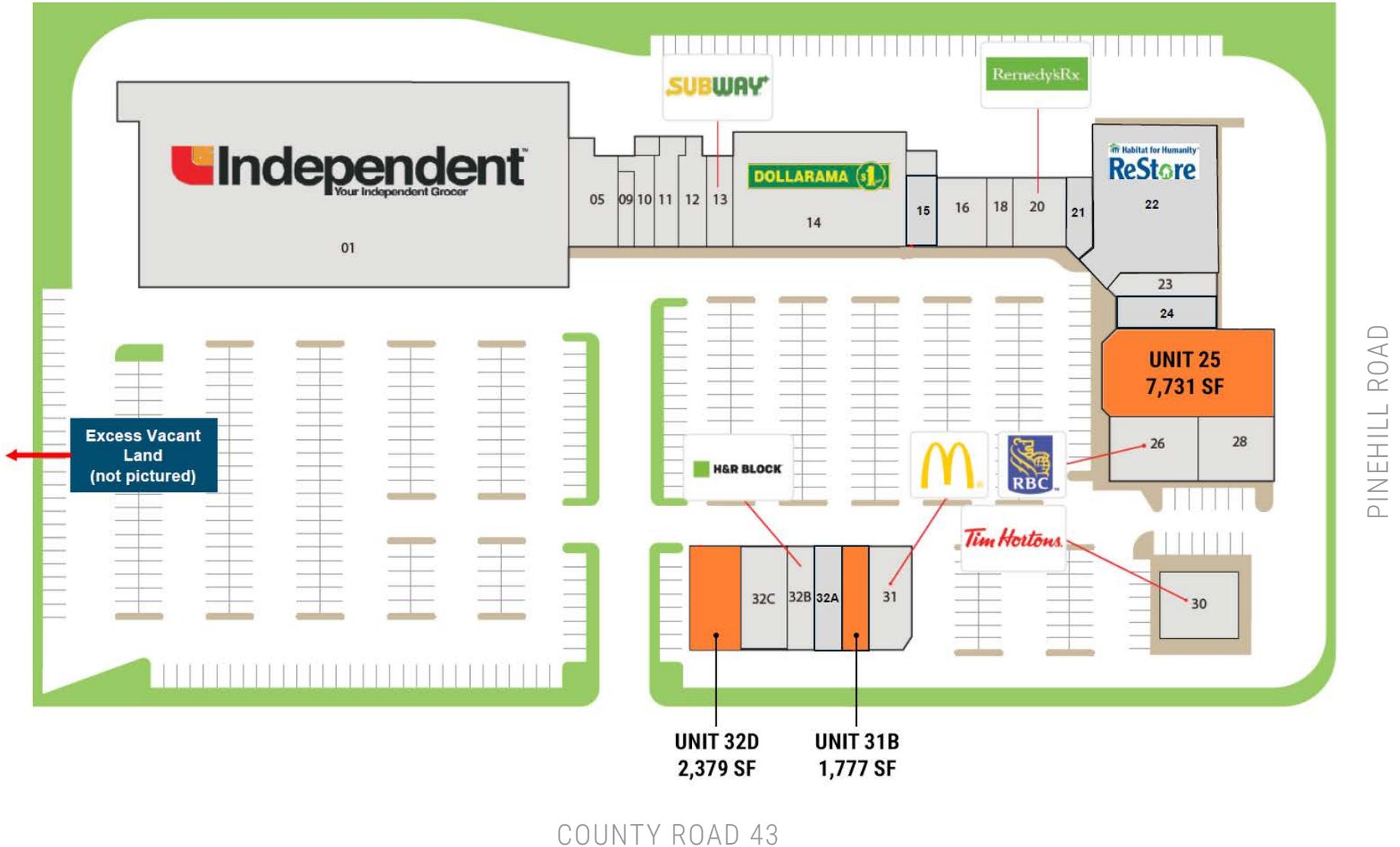
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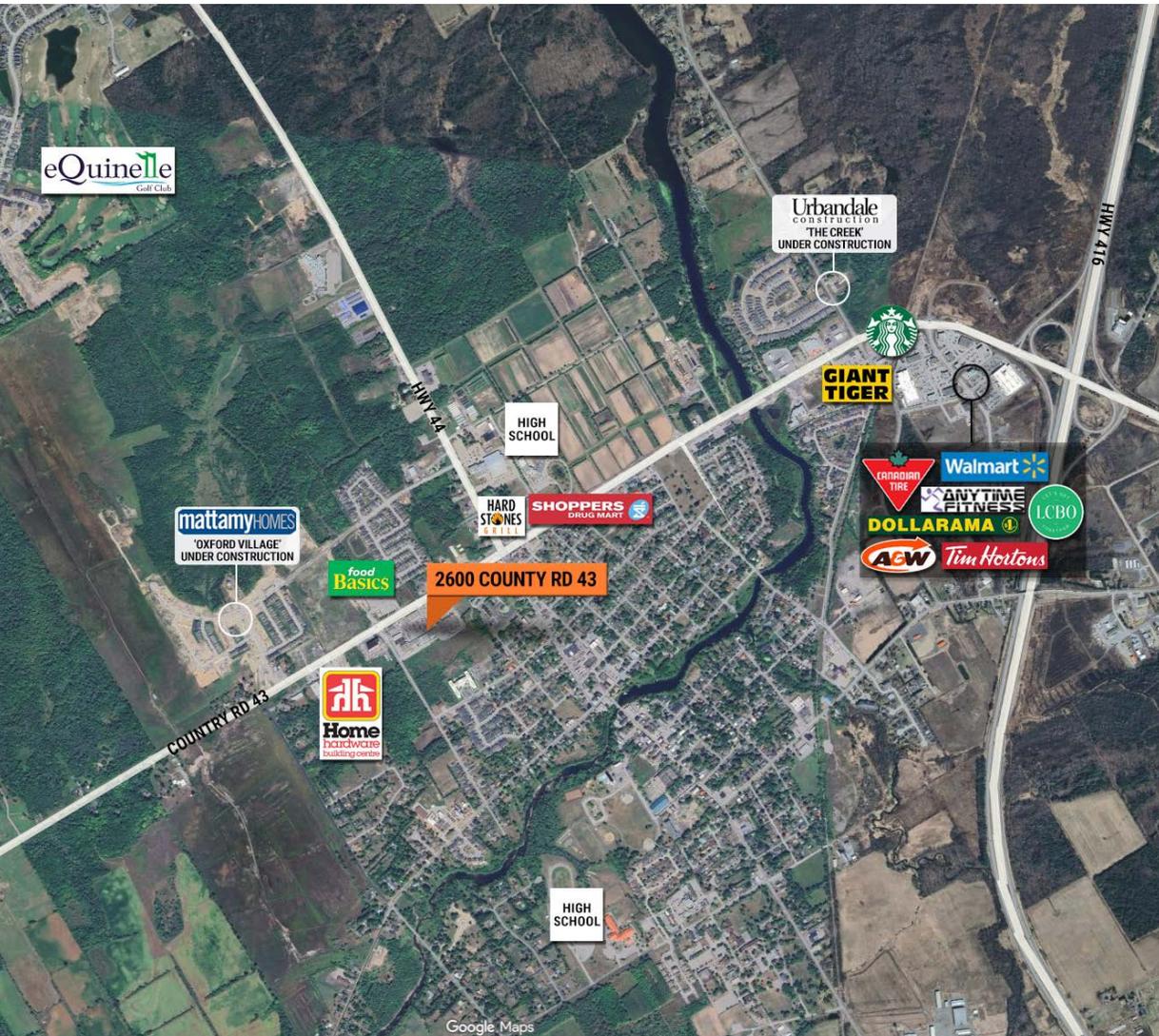
## SITE PLAN



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## AERIAL VIEW OF NEIGHBOURHOOD



## SNAPSHOT OF AREA

Kemptville, the urban centre of North Grenville, is one of Eastern Ontario's fastest-growing communities, located approximately 55 km south of downtown Ottawa along Highway 416. In 2025, its population is estimated at 18,500, reflecting 10.2% population growth and 9.1% household growth since 2020. This expansion is supported by an active pipeline of 2,500-3,000 new residential dwellings under construction or proposed, driven by strong demand for lower-density living with convenient commuter access to Ottawa. The community also benefits from solid household economics, including a median income of \$130,379, placing Kemptville among the region's more affluent suburban markets.

Kemptville's economy is anchored by institutional, retail, and public-sector employers. A major institutional anchor is Kemptville District Hospital, a 40-bed acute-care facility serving as the primary healthcare hub for the region. Additional employment drivers include the Kemptville Campus (operating as an education and training hub), multiple school boards, and the Municipality of North Grenville's administrative operations. Retail and service-based businesses concentrate along County Road 43, with national anchors such as Walmart, Canadian Tire, LCBO, and Dollarama, supported by a growing mix of restaurants, personal services, and daily-needs retailers. Backed by significant infrastructure investment, including the multi-phase widening of County Road 43, and continued residential development, Kemptville is evolving as a high-growth regional hub with strong demographics, expanding amenities, and seamless connectivity to Ottawa's broader employment network.