

# FOR LEASE: PRIME RETAIL 2970 County Road 43, Kemptville



## DESCRIPTION: RETAIL / MEDICAL DEVELOPMENT SITE

- ✓ Commercial units in front of new proposed residential apartment buildings on County Road 43 at Rideau River Road, in the heart of Kemptville, one of Eastern Ontario's fastest growing communities. Strategically located fronting on Hwy. 43 just west of Hwy. 416, a major north/south artery (Ottawa to Hwy. 401). With a population of over 16,000 residents, Kemptville is the Southern gateway to Ottawa and draws significant retail traffic from many neighbouring communities in the surrounding township of North Grenville.
- ✓ Beside Giant Tiger, Dollar Tree and KFC. Across from Starbucks, Canadian Tire. Close to Tim Hortons, Staples, The Beer Store, LCBO, Scotiabank, TD Bank, Walmart.
- ✓ Ideal for medical, retail and restaurant uses.

## SPACE AVAILABLE TO BE CONSTRUCTED:

- ✓ Up to 30,000 S.F. to be constructed. Units of 1,200 S.F. and up.

## NET RENTAL RATE:

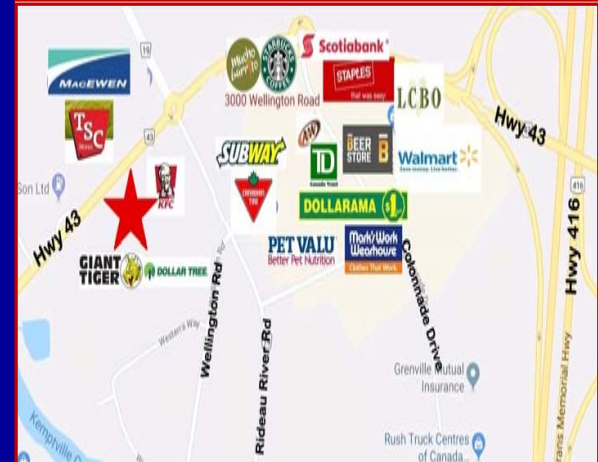
- ✓ Market Rental Rates. Call Agent for details.

## OPERATING COSTS:

- ✓ TBD (estimate).

## FEATURES:

- ✓ Excellent Visibility. High Traffic location. Ample on-site parking.



*For more information please contact:*

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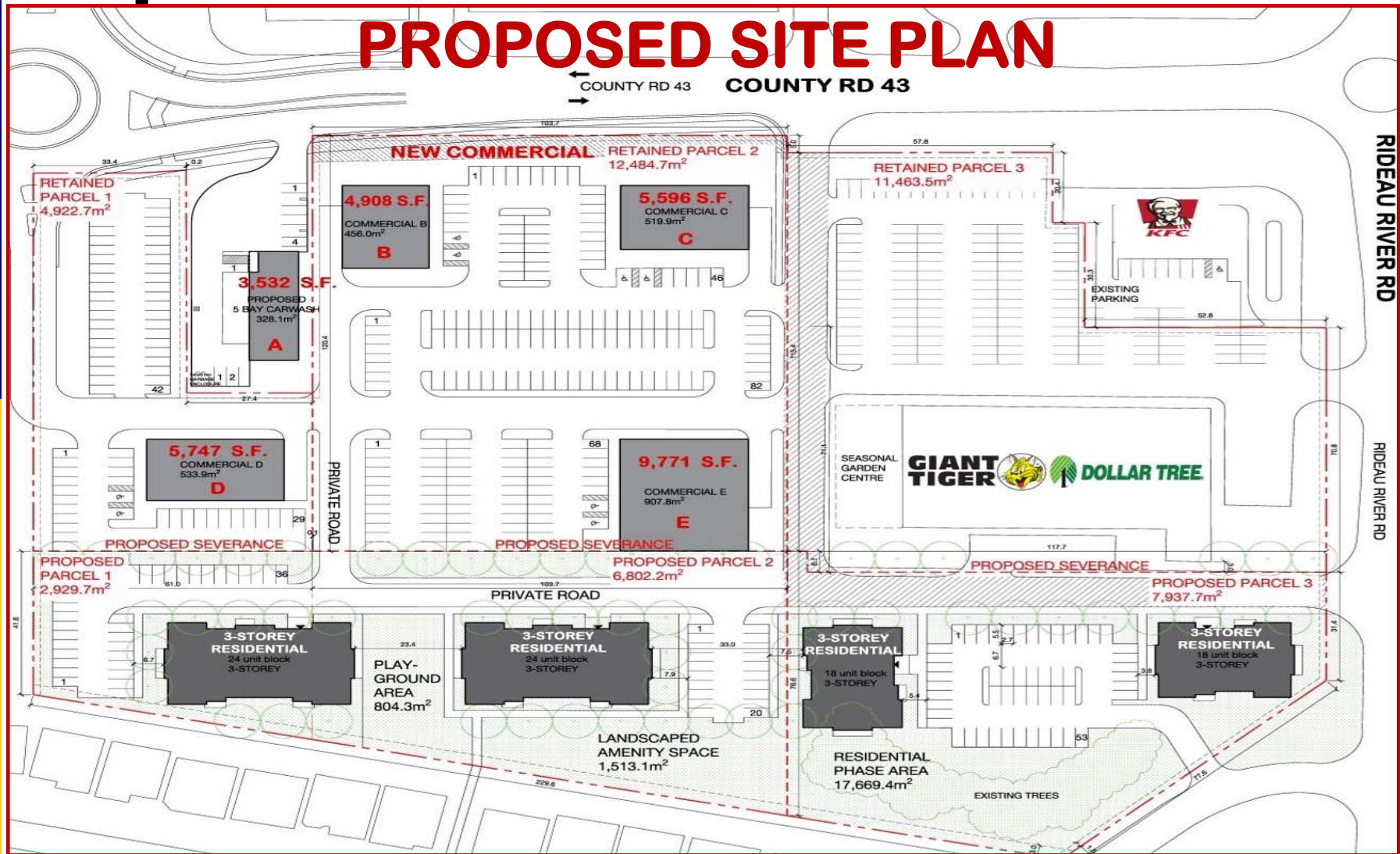
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# PROPOSED SITE PLAN



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