

121 GEORGE STREET W

Kemptville, Ontario

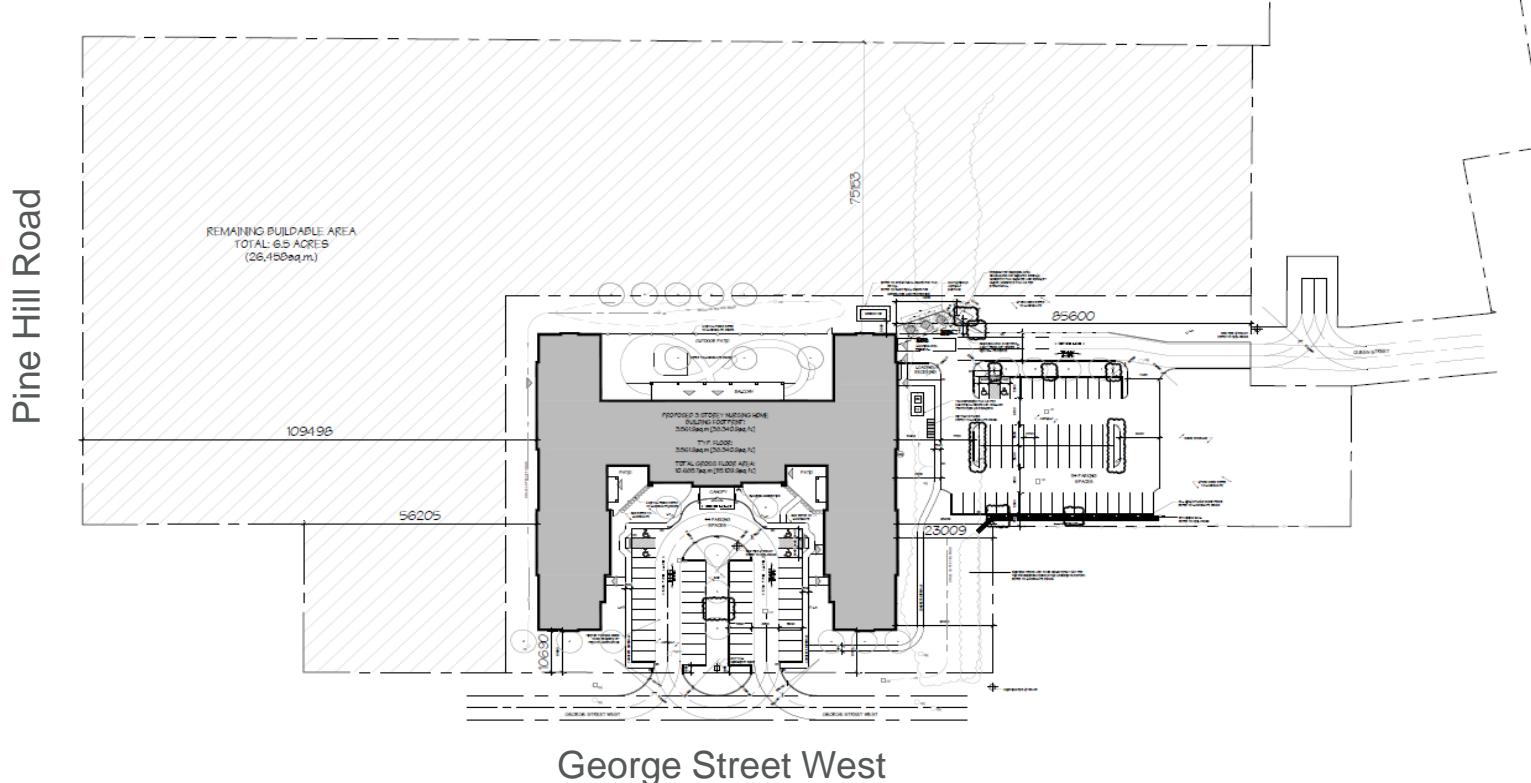


ASKING PRICE: \$2,600,000

For Sale
~6.5 ACRES



CUSHMAN &
WAKEFIELD
Ottawa



// LAND HIGHLIGHTS

SITE AREA

~6.5 ac | ~283,000 SF

ZONING

RU – Rural Zoning

ACCESS

Pine Hill Road & George Street West

FRONTAGE

398' (Pine Hill Road)

SURROUNDING USES

Low-Mid Density Residential, Seniors & Commercial

OVERVIEW

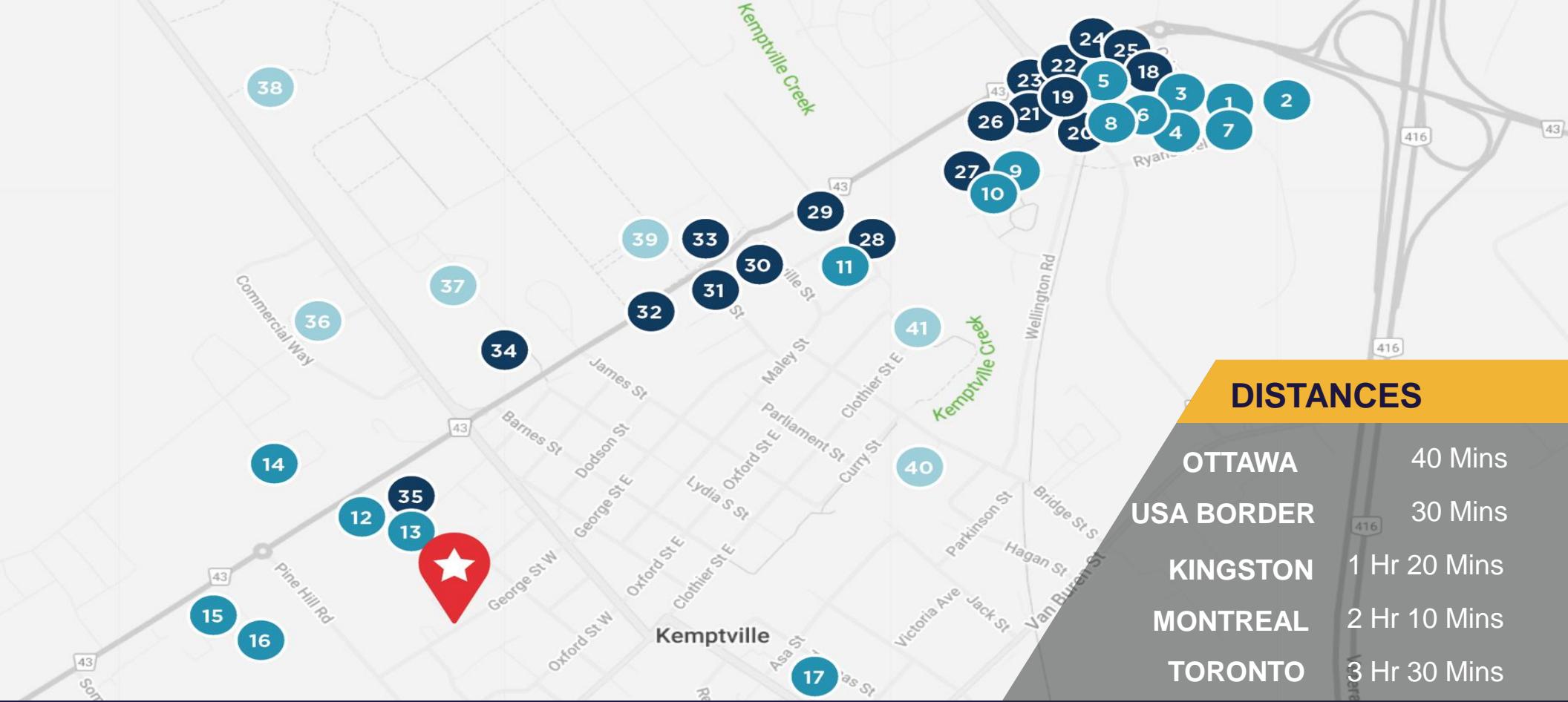
The Property comprises ~6.5 acres (subject to severance) of fully serviced land situated in Kemptville, one of the fastest-growing communities in Eastern Ontario. The Property is located south of County Road 43, with road frontage on Pine Hill Road and George Street West.

The Property benefits from its close proximity to County Road 43 (~250m), Kemptville's primary east-west commercial thoroughfare which links to Highway 416 (3km/6 min drive). The area features a wide variety of retail amenities, including the Kemptville Mall (~250m). The site also benefits from its proximity to Downtown Kemptville (~650m walking distance).

Kemptville, located about 40 minutes from downtown Ottawa, is renowned for its scenic landscapes and outstanding quality of life. The county is projected to grow by 25% by 2046, surpassing growth rates in both the United Counties of Leeds & Grenville and Ottawa.



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DISTANCES

OTTAWA	40 Mins
USA BORDER	30 Mins
KINGSTON	1 Hr 20 Mins
MONTREAL	2 Hr 10 Mins
TORONTO	3 Hr 30 Mins

//AMENITIES MAP

RETAIL

1. Staples
2. Walmart
3. LCBO
4. Beer Store
5. Dollarama
6. Mark's
7. Pet Value
8. Canadian Tire
9. Dollar Tree
10. Giant Tiger
11. M&M Food Market
12. Your Independent Grocer
13. Kemptville ReStore
14. Food Basics
15. Kemptville Building Centre
16. Kemptville Wellness Pharmacy
17. Home Hardware

RESTAURANTS

18. BarBurrito
19. A&W Canada
20. Shoeless Joe's Sports Grill
21. Subway
22. Wendy's
23. Tim Hortons
24. Starbucks
25. Mucho Burrito
26. Domino's Pizza
27. KFC
28. Little Caesars
29. Brewed Awakenings
30. Kemptville Dairy Barn
31. Nakhon Thai Kemptville
32. Kemptville Family Restaurant
33. Gabriel Pizza
34. Hard Stone Grill
35. McDonald's

RECREATION

36. Kemptville Infinity Gymnastics
37. Kemptville District Community Centre
38. Ferguson Forest Trail
39. Kemptville Bowling
40. Curry Park
41. Waterfront Trail

// LOCATION & MARKET OVERVIEW



LOCATION OVERVIEW

North Grenville, in the Ottawa region, is a vibrant and fast-growing community centered around Kemptville. With a population of 17,810 in 2021, the Ontario Ministry of Finance projects growth to 30,602 by 2046, driven by its appeal to young families and proximity to Ottawa. Known for its scenic landscapes and strong community spirit, the area offers a blend of rural charm and urban amenities, including farmers' markets, boutique shops, and diverse dining options.

MARKET OVERVIEW

Recent residential development has seen an increase with housing starts increasing by 275% from 2023 to between January and November 2024, reflecting heightened demand. Absorption rates also highlight strong market activity, increasing 48.2% from 2022 to 2023. Strategic investments, including Downtown Kemptville revitalization, continue to enhance the area's appeal for residents and investors.

DEMOGRAPHICS – NORTH GRENVILLE

17,810

POPULATION

\$108,000

AVERAGE HOUSEHOLD INCOME

8.8%

HOUSING INVENTORY GROWTH 2016 - 2021

9.2%

TOTAL POPULATION GROWTH 2016 – 2021

7.6%

UNEMPLOYMENT RATE

46

MEDIAN AGE

Source: Stats Canada 2021 Census



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// CONTACT

NATHAN SMITH**
Managing Director
+1 613 780 1577
nsmith@cwottawa.com

SCOTT BROOKER*
Vice President
+1 613 780 1582
sbrooker@cwottawa.com

ADAM FREEDMAN*
Associate
+1 613 780 1598
afreedman@cwottawa.com



Ottawa

* Sales Representative
** Broker

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