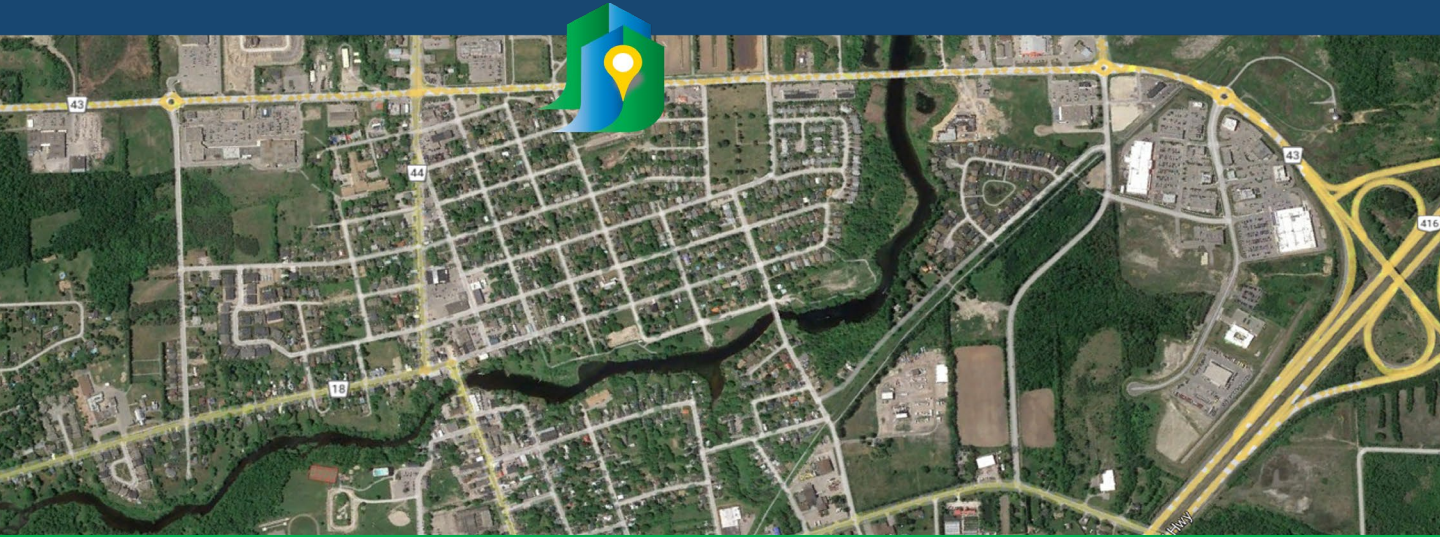


Two Acre Urban Infill Opportunity

503 James Street, Kemptville - \$1,000,000.00



Property Overview

This site is ideally suited for developing apartments or townhouses to rent or own. Roughly two acres of infill development land in an established neighbourhood in one of Ontario's fastest growing communities. Located just a short walk to many desired amenities and a short commute to Ottawa.

Need to Know

- ❑ Area - Approximately 2.0 Acres
- ❑ Frontage - Approximately 160 Feet
- ❑ Depth - Approximately 536 Feet
- ❑ Close to everything - Restaurants, cafes, shopping, schools and expansive parks and recreation
- ❑ Asking Price - \$500,000.00 / acre



For information contact
James McNeil RPA, LEED AP Broker
613.668.7738 james@jjmcneil.ca

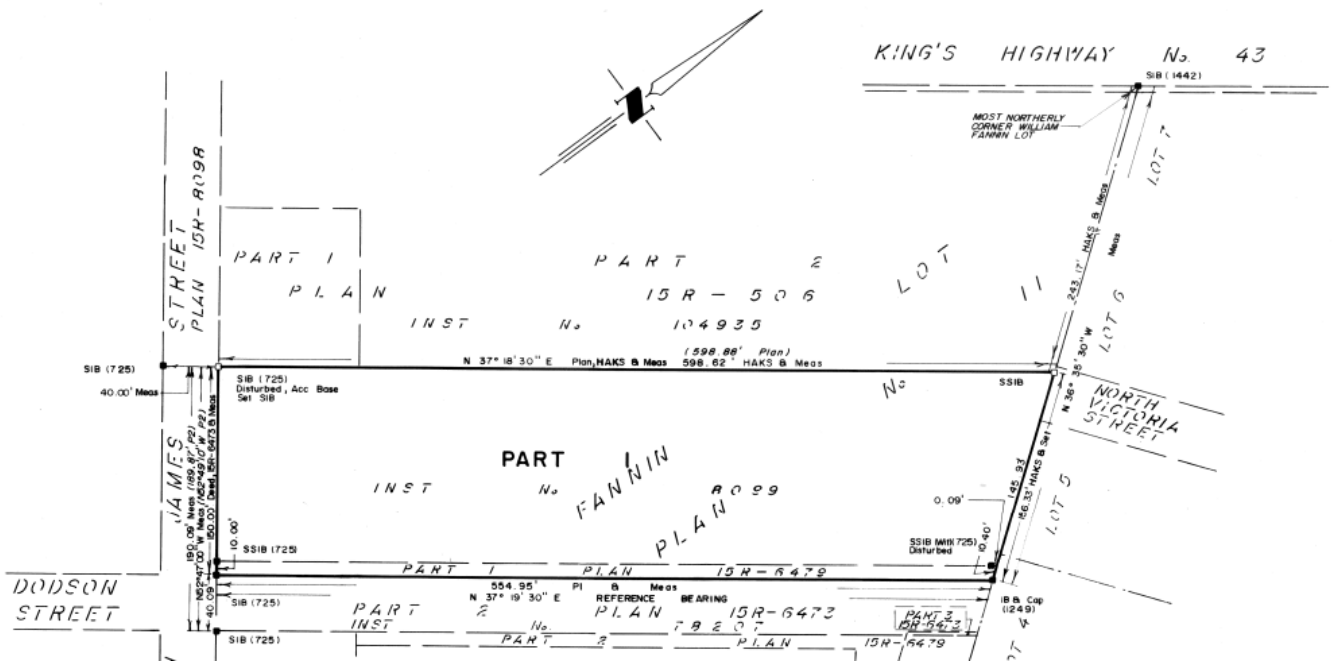


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Two Acre Urban Infill Opportunity

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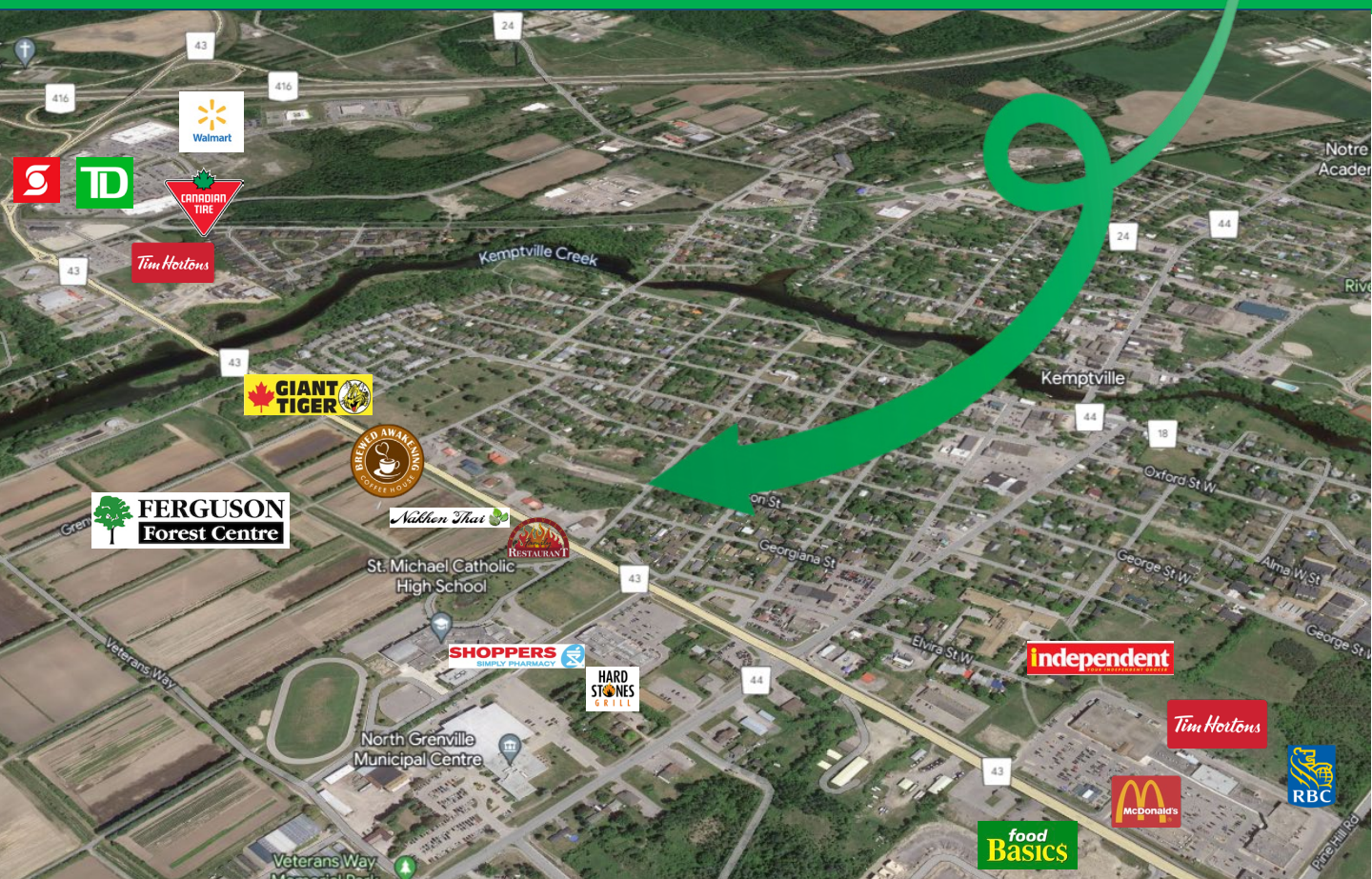


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Two Acre Urban Infill Opportunity

503 James Street, Kemptville - \$1,000,000.00



This site is ideally suited for developing apartments or townhouses to rent or own. Join other significant developments from Glenview Homes, eQ Homes, Mattamy Homes, Urbandale Construction and many others who inspire the exponential growth of this desirable community to call home.

The location is a short walk to everything you need, schools, major grocers and other retail, restaurants, cafes, recreation, fitness and expansive parklands.

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Two Acre Urban Infill Opportunity

503 James Street, Kemptville - \$1,000,000.00

About North Grenville

North Grenville, one of eastern Ontario's fastest-growing communities, offers great promise for economic development.

Housing a unique blend of rural and small-town culture, North Grenville boasts a population of over 18,000 people enjoying the benefits of quality lifestyle, natural heritage, essential services, positive growth and more.

North Grenville covers approximately 350 sq km of land within the County of Leeds and Grenville in eastern Ontario. North Grenville is a centre of opportunity waiting for your business to join in the momentum.

North Grenville's location is one of its defining characteristics. Located at the intersection of Highway 416 and County Road 43, Kemptville offers rapid access to the Nation's Capital, Ottawa, 30-minutes to the north, and the US market, 30-minutes to the south. Within this 30-minute radius is an international airport, an international bridge, a seaway port, Highway 401 and the main trunk of the Canadian Pacific Railway.

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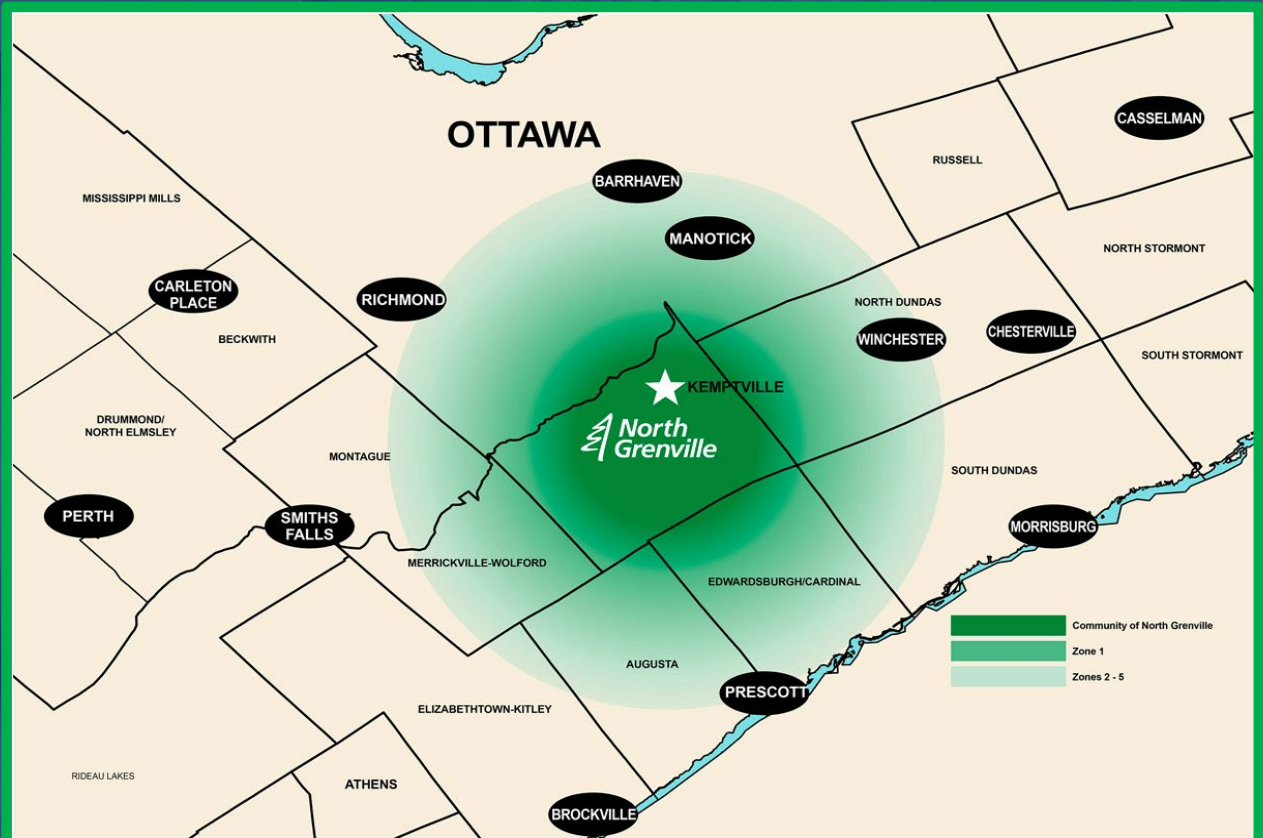
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Two Acre Urban Infill Opportunity

503 James Street, Kemptville - \$1,000,000.00

North Grenville is just minutes south of Ottawa, the Nation's Capital, along the historic Rideau Canal waterway (a UNESCO World Heritage site). Located 30 minutes from Ottawa's International Airport, we offer easy access to the 401 Corridor, the US market and a seaway port. North Grenville is the heart of eastern Ontario, a region home to more than 2 million people.



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Demographic Detail Report

503 James Street, Kemptville, ON K0G 1J0

Building Type: **Development Land** Total Available: **Approximately 2 Acres**



Radius	1 km	5 km	10 km
Population			
2023	2,117	9,821	16,870
2028	2,324	10,965	18,628
2033	2,535	12,084	20,381
Growth 2023 - 2028	9.78%	11.65%	10.42%
Growth 2023 - 2033	19.74%	23.04%	20.81%
2023 Population by Age			
Age 0 - 4	97 4.58%	434 4.42%	761 4.51%
Age 5 - 9	112 5.29%	477 4.86%	848 5.03%
Age 10 - 14	111 5.24%	561 5.71%	970 5.75%
Age 15 - 19	90 4.25%	564 5.74%	978 5.80%
Age 20 - 24	97 4.58%	529 5.39%	964 5.71%
Age 25 - 29	99 4.68%	453 4.61%	832 4.93%
Age 30 - 34	136 6.42%	522 5.32%	897 5.32%
Age 35 - 39	124 5.86%	535 5.45%	925 5.48%
Age 40 - 44	126 5.95%	560 5.70%	977 5.79%
Age 45 - 49	116 5.48%	623 6.34%	1,084 6.43%
Age 50 - 54	138 6.52%	729 7.42%	1,270 7.53%
Age 55 - 59	146 6.90%	743 7.57%	1,379 8.17%
Age 60 - 64	166 7.84%	774 7.88%	1,375 8.15%
Age 65 - 69	155 7.32%	695 7.08%	1,177 6.98%
Age 70 - 74	120 5.67%	589 6.00%	945 5.60%
Age 75 - 79	120 5.67%	472 4.81%	699 4.14%
Age 80 - 84	83 3.92%	302 3.08%	427 2.53%
Age 85+	81 3.83%	259 2.64%	362 2.15%
Age 65+	559	2,317	3,610
Median Age	47.90	47.20	46.30
18+ Yrs Pop Median Age	54.90	53.80	53.10

Demographic Detail Report

503 James Street, Kemptville, ON K0G 1J0						
Radius	1 km		5 km		10 km	
2023 Households By Maintainer Age	983		4,007		6,681	
Maintainer 15-24 Yrs	27	2.75%	50	1.25%	69	1.03%
Maintainer 25-34 Yrs	122	12.41%	426	10.63%	705	10.55%
Maintainer 35-44 Yrs	121	12.31%	532	13.28%	916	13.71%
Maintainer 45-54 Yrs	131	13.33%	725	18.09%	1,307	19.56%
Maintainer 55-64 Yrs	217	22.08%	898	22.41%	1,533	22.95%
Maintainer 65-74 Yrs	156	15.87%	755	18.84%	1,283	19.20%
Maintainer 75+ Yrs	209	21.26%	621	15.50%	868	12.99%
Male Labour Force 15+	792		3,972		6,994	
Males In Labour Force	533		2,709		4,955	
Males Not In Labour Force	259		1,263		2,038	
Male Median Age	44.30		45.70		45.40	
Female Labour Force 15+	971		4,206		7,127	
Females In Labour Force	543		2,535		4,494	
Females Not In Labour Force	428		1,671		2,633	
Female Median Age	50.60		48.60		47.20	
2023 Population in Labour Force	1,762		8,179		14,121	
In Labour Force	1,076	61.07%	5,245	64.13%	9,449	66.91%
Not In Labour Force	686	38.93%	2,934	35.87%	4,672	33.09%
2023 Households by Marital Status	1,797		8,349		14,289	
Legally Married	848	47.19%	4,622	55.36%	8,058	56.39%
Common-Law	195	10.85%	778	9.32%	1,434	10.04%
Legally Separated	84	4.67%	248	2.97%	372	2.60%
Divorced	139	7.74%	490	5.87%	751	5.26%
Widowed	150	8.35%	535	6.41%	738	5.16%
Single	381	21.20%	1,676	20.07%	2,936	20.55%
2023 Population by Education						
High School Cert/Equivalent	291		1,129		2,153	
Apprenticeship, Trades Cert or Diploma	96		402		710	
College, CEGEP or Non-University Cert/Diploma	305		1,610		2,876	
Bachelor Degree	176		996		1,607	
University Cert/Dipl/Degree	645		3,441		5,931	
Univ Cert/Dipl/Degree Above Bachelor	11		40		92	
No Certificate, Diploma or Degree	115		369		655	

Demographic Detail Report

503 James Street, Kemptville, ON K0G 1J0

Radius	1 km	5 km	10 km
2023 Population by Occupation	1,047	5,160	9,309
Art, Culture, Recreation, Sport	41 3.92%	194 3.76%	307 3.30%
Business, Finance, Administrative	135 12.89%	777 15.06%	1,419 15.24%
Health	93 8.88%	380 7.36%	656 7.05%
Management	129 12.32%	621 12.03%	1,195 12.84%
Natural & Applied Sciences	63 6.02%	410 7.95%	784 8.42%
Primary Industry	44 4.20%	105 2.03%	226 2.43%
Processing, Manufacturing, Utilities	14 1.34%	74 1.43%	145 1.56%
Sales & Service	268 25.60%	1,111 21.53%	1,858 19.96%
Social Sci, Educ, Govmt, Religion	109 10.41%	626 12.13%	1,079 11.59%
Trades, Transport, Equip Oper	151 14.42%	862 16.71%	1,640 17.62%
2023 Average Household Size	2.20	2.50	2.60
Households			
2023	983	4,007	6,680
2028	1,073	4,457	7,368
2033	1,162	4,875	8,017
Growth 2023-2028	9.16%	11.23%	10.30%
Growth 2023 - 2033	18.21%	21.66%	20.01%
2023 Households by HH Income	983	4,007	6,680
<\$40,000	215 21.87%	612 15.27%	918 13.74%
\$40,000 - \$60,000	174 17.70%	547 13.65%	871 13.04%
\$60,000 - \$80,000	165 16.79%	589 14.70%	947 14.18%
\$80,000 - \$100,000	156 15.87%	614 15.32%	1,051 15.73%
\$100,000 - \$150,000	164 16.68%	930 23.21%	1,654 24.76%
\$150,000 - \$200,000	63	462	828
\$200,000+	45 4.58%	251 6.26%	409 6.12%
2023 Average Household Income	\$95,280	\$114,800	\$116,791
2023 Median Household Income	\$72,500	\$88,053	\$91,704
2023 Per Capita Income	\$44,242	\$46,839	\$46,246
2023 Households by HH Size	983	4,007	6,680
1 Person Households	339 34.49%	919 22.93%	1,353 20.25%
2 Person Households	385 39.17%	1,656 41.33%	2,733 40.91%
3 Person Households	107 10.89%	600 14.97%	1,049 15.70%
4 Person Households	108 10.99%	539 13.45%	991 14.84%
5 Person Households	44 4.48%	293 7.31%	554 8.29%

Consumer Spending Report

503 James Street, Kemptville, ON K0G 1J0

Building Type: **Development Land**

Total Available: **Approximately 2 Acres**



2023 Annual Spending (\$000s)	1 km	5 km	10 km
Total Consumer Spending	72,406	333,277	561,726
Women's Clothing	815	3,782	6,391
Women's Footwear	632	2,947	4,984
Women's Accessories	336	1,549	2,619
Women's Jewellery & Watches	74	344	585
Men's Clothing	45	215	365
Men's Footwear	114	494	821
Men's Accessories	0	0	0
Men's Jewellery & Watches	0	0	0
Children's Clothing & Cloth Diapers	0	0	0
Children's Footwear	0	0	0
Clothing Gifts to Others	0	0	0
Food	9,964	45,841	77,297
Alcoholic Beverages	973	4,488	7,557
Tobacco Products & Supplies	484	2,128	3,561
Shelter	20,793	94,607	159,003
Household Operation	5,430	24,915	41,953
Household Equipment	1,347	6,355	10,775
Household Furnishings	1,143	5,323	8,997
Household Items & Expenses	5,430	24,915	41,953
Furniture/Equip Maint & Repair	40	180	302
Home Entertainment & Services	24	111	189

Consumer Spending Report

503 James Street, Kemptville, ON K0G 1J0

2023 Annual Spending (\$000s)	1 km	5 km	10 km
Health & Personal Care	2,903	13,172	22,092
Recreation	182	844	1,424
Reading Materials & Printed Matter	22	90	145
Education	1,528	7,044	11,916
Transportation	12,464	57,640	97,238
Personal Taxes	4,862	23,349	39,745
Personal Insurance & Pension Contrib	658	3,102	5,265
Games of Chance (net)	196	900	1,516
Gifts of Money & Contributions	208	947	1,595
Miscellaneous Expenditures	1,742	7,993	13,438

Demographic Summary Report

503 James Street, Kemptville, ON K0G 1J0

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