

DOWNTOWN KENNESAW RESTAURANT OPPORTUNITY

2695 South Main Street, Suite 200

Kennesaw, GA 30144

PROPERTY HIGHLIGHTS



- ▶ **Approximate 2,600 SF + 1,500 SF Patio for a Total of 4,100 SF of Restaurant Space**
- ▶ **Adjacent to Revival On Main 252 with apartment units at 90%+ occupancy**
- ▶ **Perfect walkable downtown location for restaurant-bar**
- ▶ **Ample On-site Parking**
- ▶ **Landlord to construct new front patio and install grease trap**
- ▶ **Tenant finish allowance by negotiation**

4,100 SF RESTAURANT OFFERED @ \$30/SF NNN



For the scoop on this awesome opportunity, please contact:

Larry Singleton
Managing Broker
770-924-8421
Larry@SingletonRealEstate.com

Singleton Real Estate, LLC
420 Chambers Street
Woodstock, Georgia 30188
www.SingletonRealEstate.com

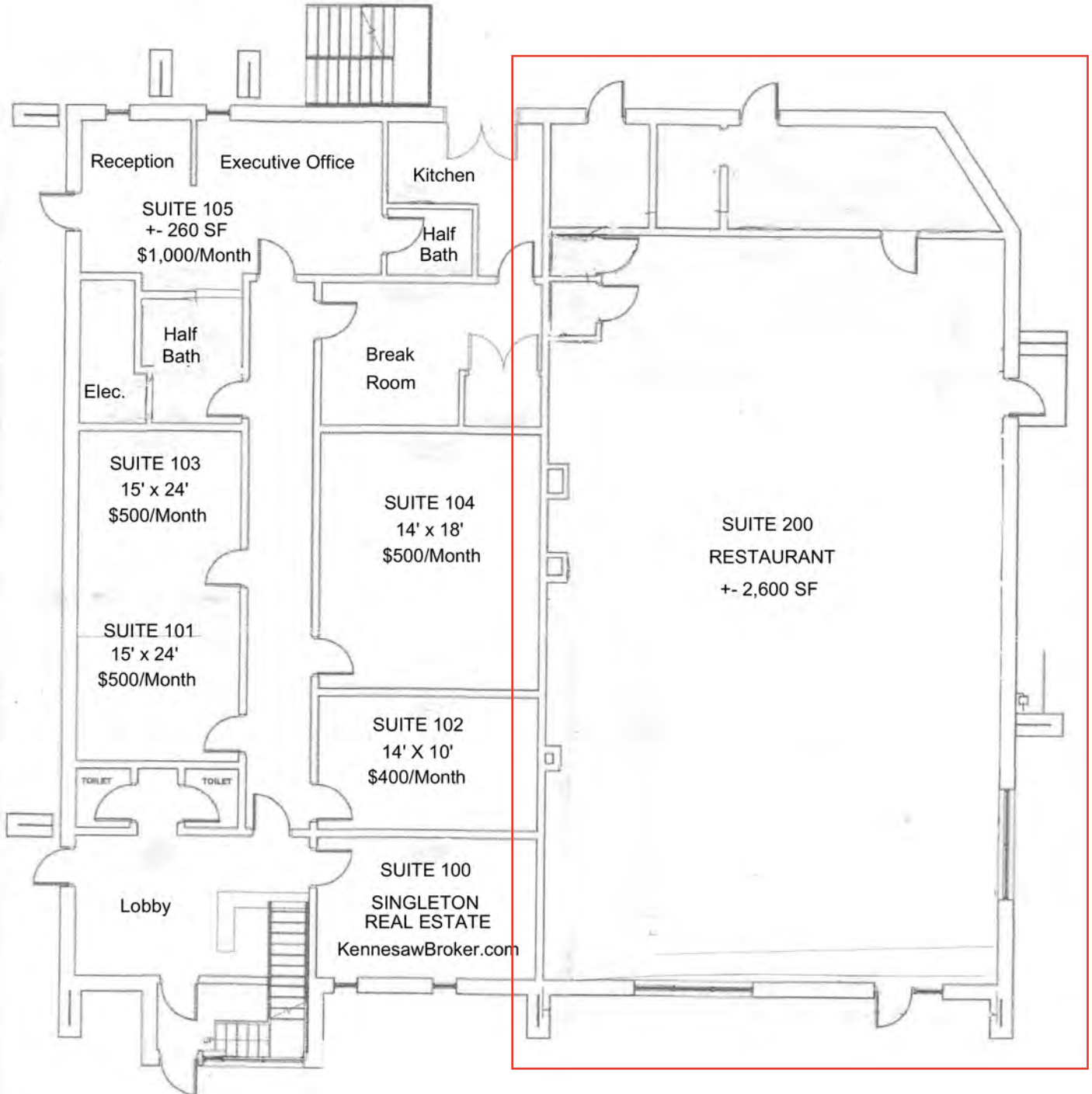
DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

DOWNTOWN KENNESAW RESTAURANT OPPORTUNITY

2695 South Main Street, Suite 200

Kennesaw, GA 30144

FLOOR PLAN SKETCH



For the scoop on this awesome opportunity, please contact:

Larry Singleton
Managing Broker
770-924-8421
Larry@SingletonRealEstate.com

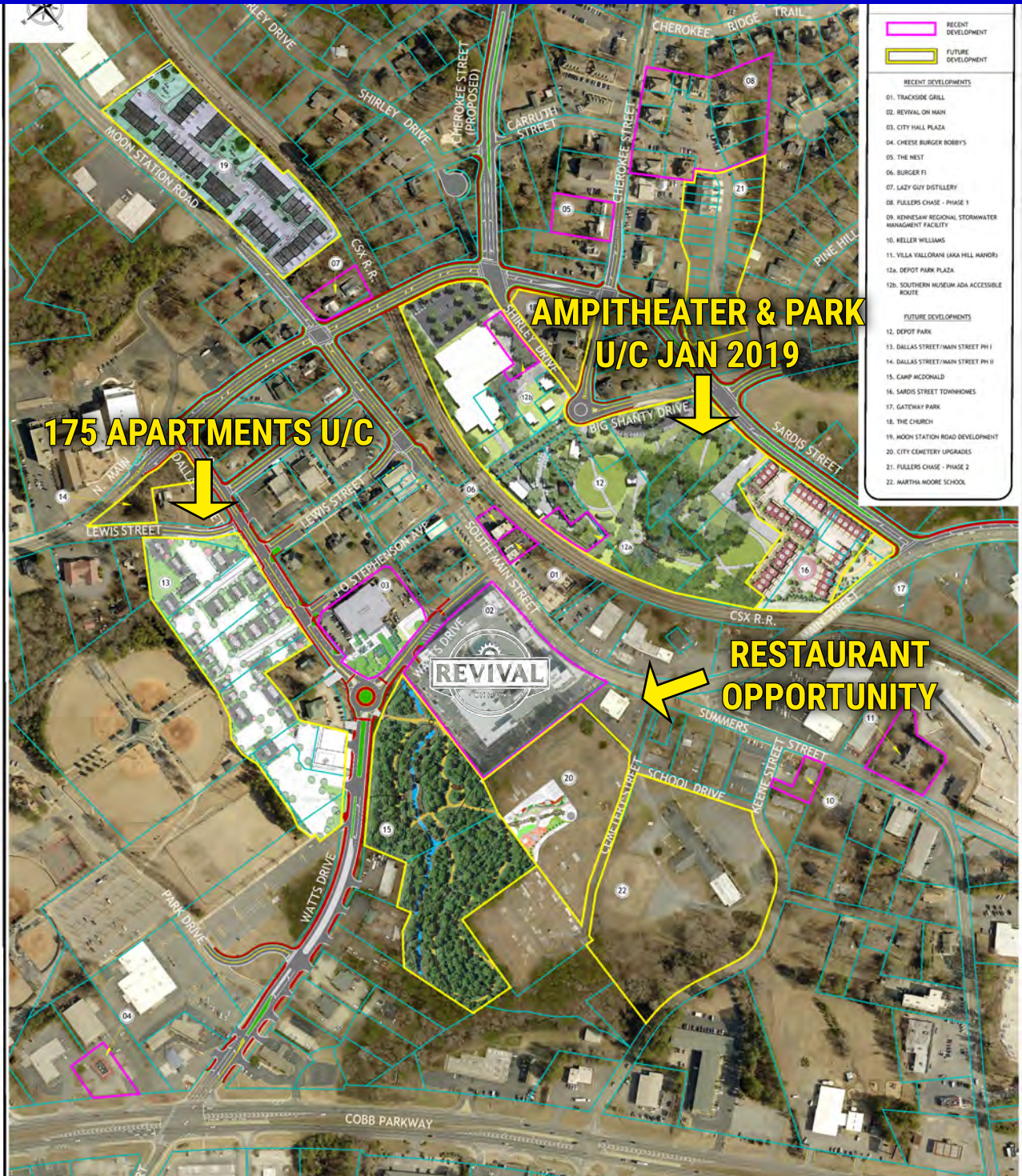
Singleton Real Estate, LLC
420 Chambers Street
Woodstock, Georgia 30188
www.SingletonRealEstate.com

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

DOWNTOWN KENNESAW RESTAURANT OPPORTUNITY

2695 South Main Street, Suite 200
 Kennesaw, GA 30144

DOWNTOWN KENNESAW FUTURE DEVELOPMENT MAP



For the scoop on this awesome opportunity, please contact:

Larry Singleton
 Managing Broker
 770-924-8421
 Larry@SingletonRealEstate.com

Singleton Real Estate, LLC
 420 Chambers Street
 Woodstock, Georgia 30188
 www.SingletonRealEstate.com

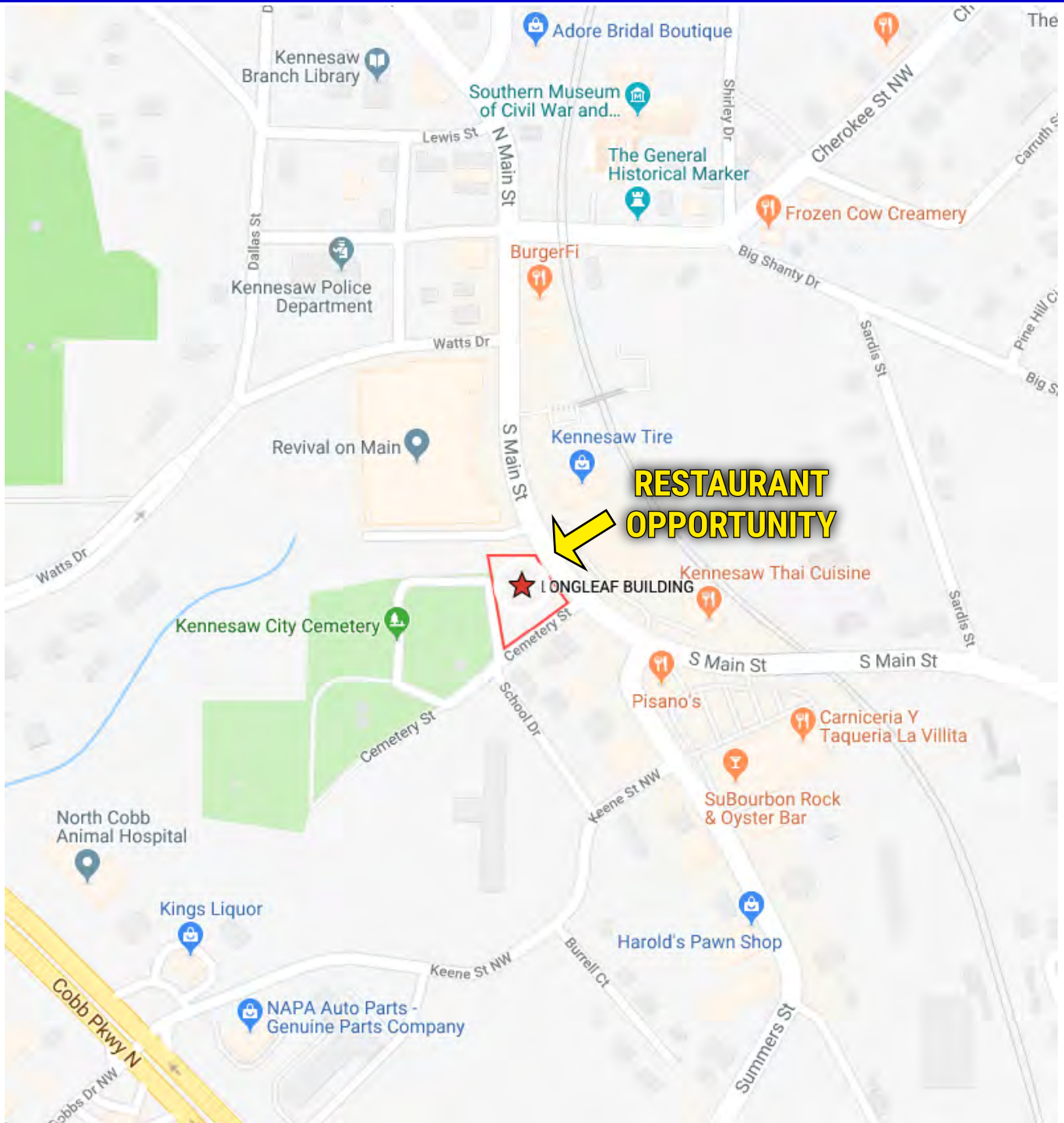
DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

DOWNTOWN KENNESAW RESTAURANT OPPORTUNITY

2695 South Main Street, Suite 200

Kennesaw, GA 30144

KENNESAW LOCATION MAP



For the scoop on this awesome opportunity, please contact:

Larry Singleton

Managing Broker

770-924-8421

Larry@SingletonRealEstate.com

Singleton Real Estate, LLC
420 Chambers Street
Woodstock, Georgia 30188
www.SingletonRealEstate.com

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.