

FOR LEASE



Restaurant Opportunity I Downtown Kennesaw Brewery

2765 South Main Street, Suite B
Kennesaw, GA 30144



Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com

www.expcommercial.com

Property Summary

2765 South Main Street, Suite B, Kennesaw, GA 30144

FOR LEASE



PROPERTY DESCRIPTION

Introducing a unique ±2,275 SF restaurant/food service opportunity nestled inside an established, operating brewery in Downtown Kennesaw. Enjoy immediate access to the brewery's existing customer traffic, as well as additional traffic from City of Kennesaw events and festivals. This prime location offers a walkable downtown environment with thriving retail, dining, and entertainment options, making it an ideal setting for an innovative restaurant concept. Seeking an established restaurateur or experienced food operator to take advantage of this distinctive, negotiable lease opportunity.

PROPERTY HIGHLIGHTS

- ±2,275 SF restaurant/food service opportunity
- Located inside an established, operating brewery
- Immediate access to the brewery's existing customer traffic
- Prime Downtown Kennesaw location
- Walkable downtown environment with retail, dining, entertainment, and nearby residential communities
- Additional traffic generated by City of Kennesaw events and

OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Available SF:	2,275 SF
Building Size:	9,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	169	785	3,245
Total Population	283	1,688	8,150
Average HH Income	\$100,711	\$99,437	\$99,232

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

2765 South Main Street, Suite B, Kennesaw, GA 30144

FOR LEASE



Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com

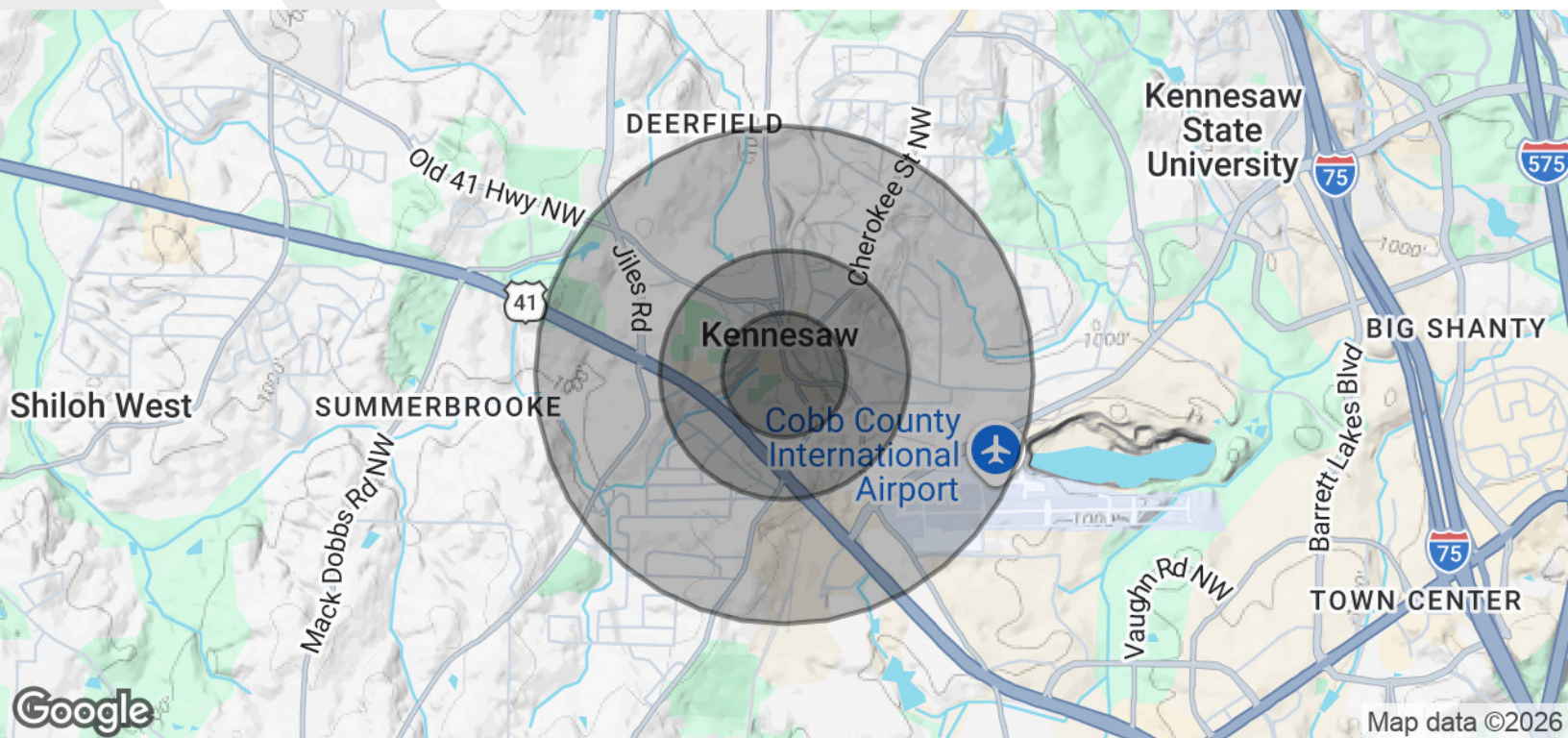


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Demographics Map & Report

2765 South Main Street, Suite B, Kennesaw, GA 30144

FOR LEASE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	283	1,688	8,150
Average Age	31.7	34.1	36.7
Average Age (Male)	32.5	32.5	34.8
Average Age (Female)	31.6	36	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	169	785	3,245
# of Persons per HH	1.7	2.2	2.5
Average HH Income	\$100,711	\$99,437	\$99,232
Average House Value	\$299,993	\$260,195	\$244,182

2023 American Community Survey (ACS)

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com

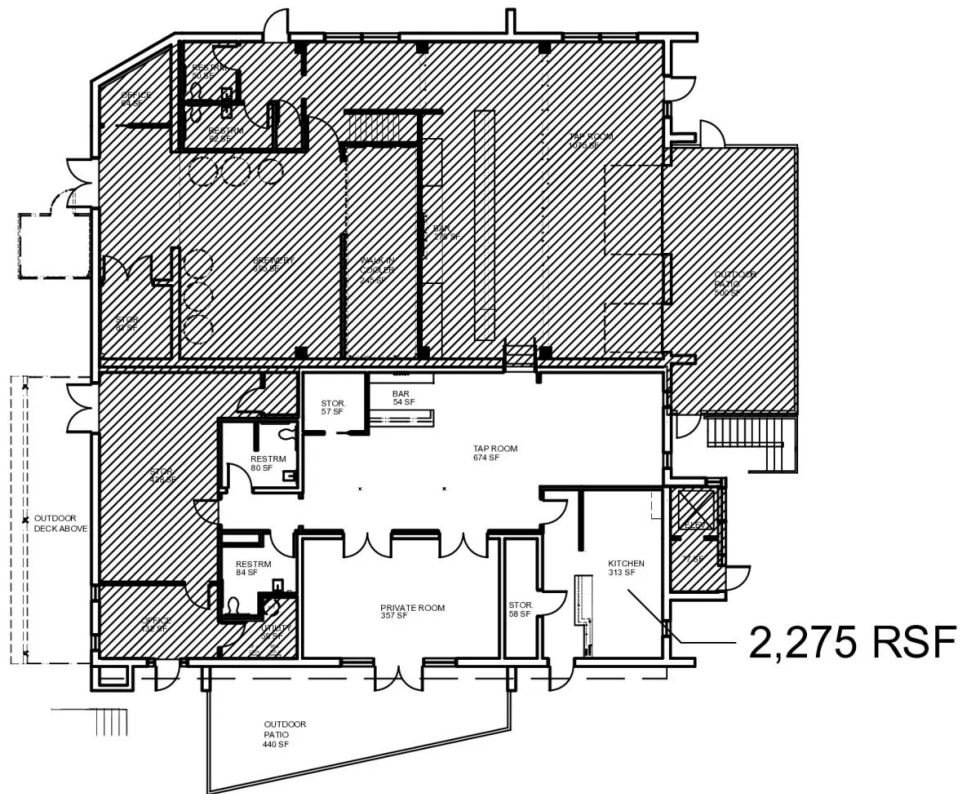


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Floor Plans

2765 South Main Street, Suite B, Kennesaw, GA 30144

FOR LEASE



SCALE: N.T.S.

As-Built Plan Ground Level--2,275 RSF

Horned Owl Brewing Suite A

2765 S MAIN STREET
KENNESAW, GA 30144

PLANS BY ADI, INC.

01 SEPTEMBER 2026

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com

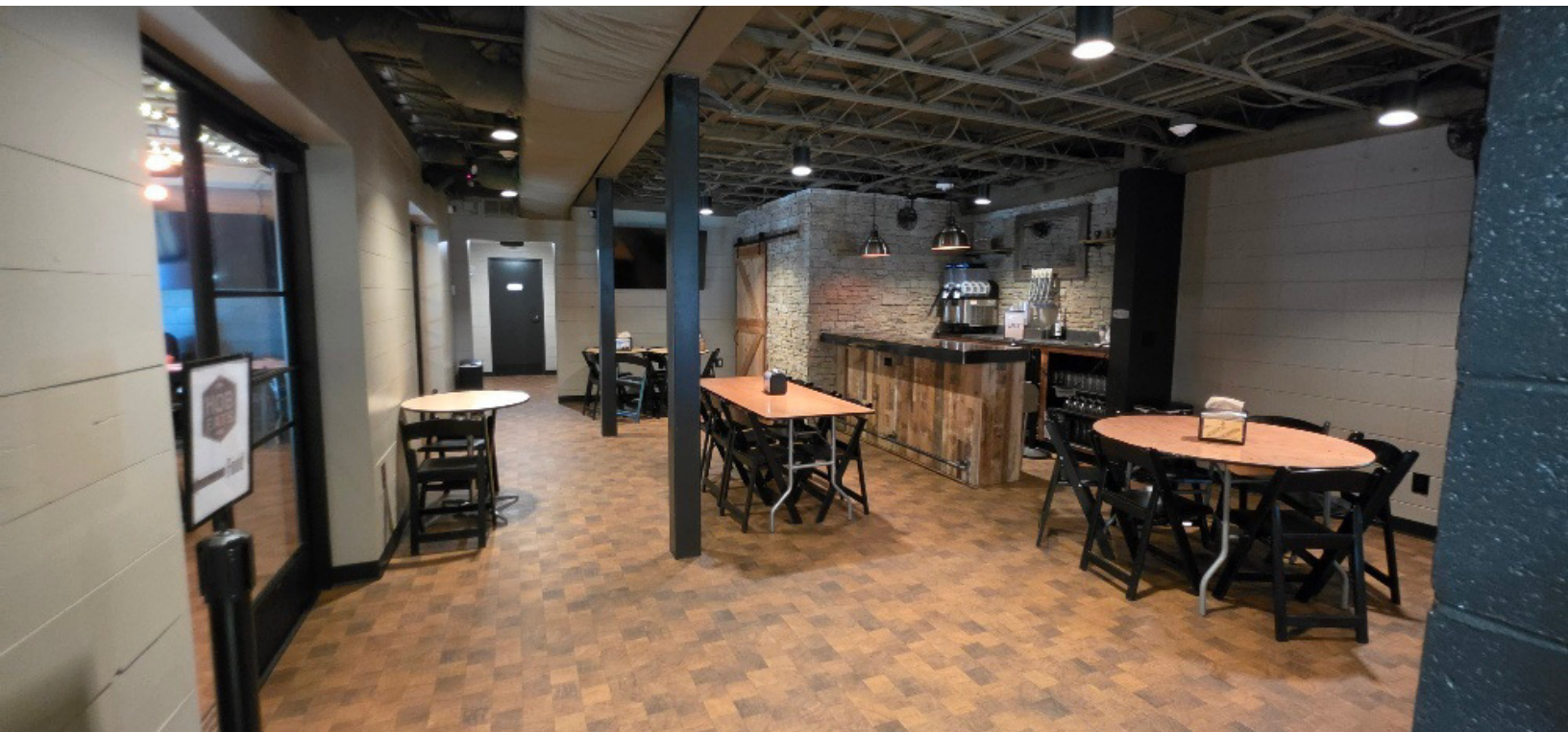
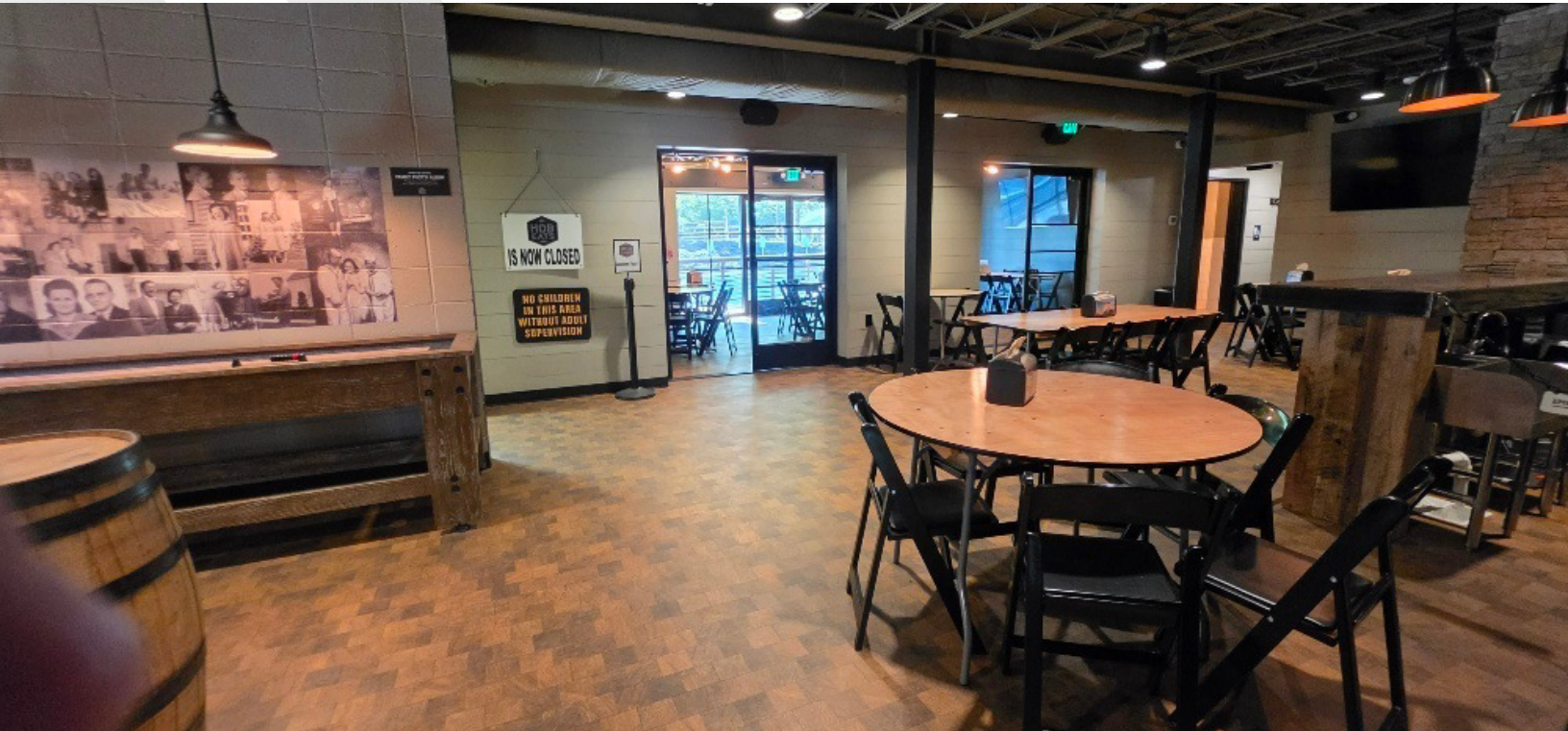


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

2765 South Main Street, Suite B, Kennesaw, GA 30144

FOR LEASE



Jeffery Smith
Advisor
770.296.3157
jeffery.smith@expcommercial.com

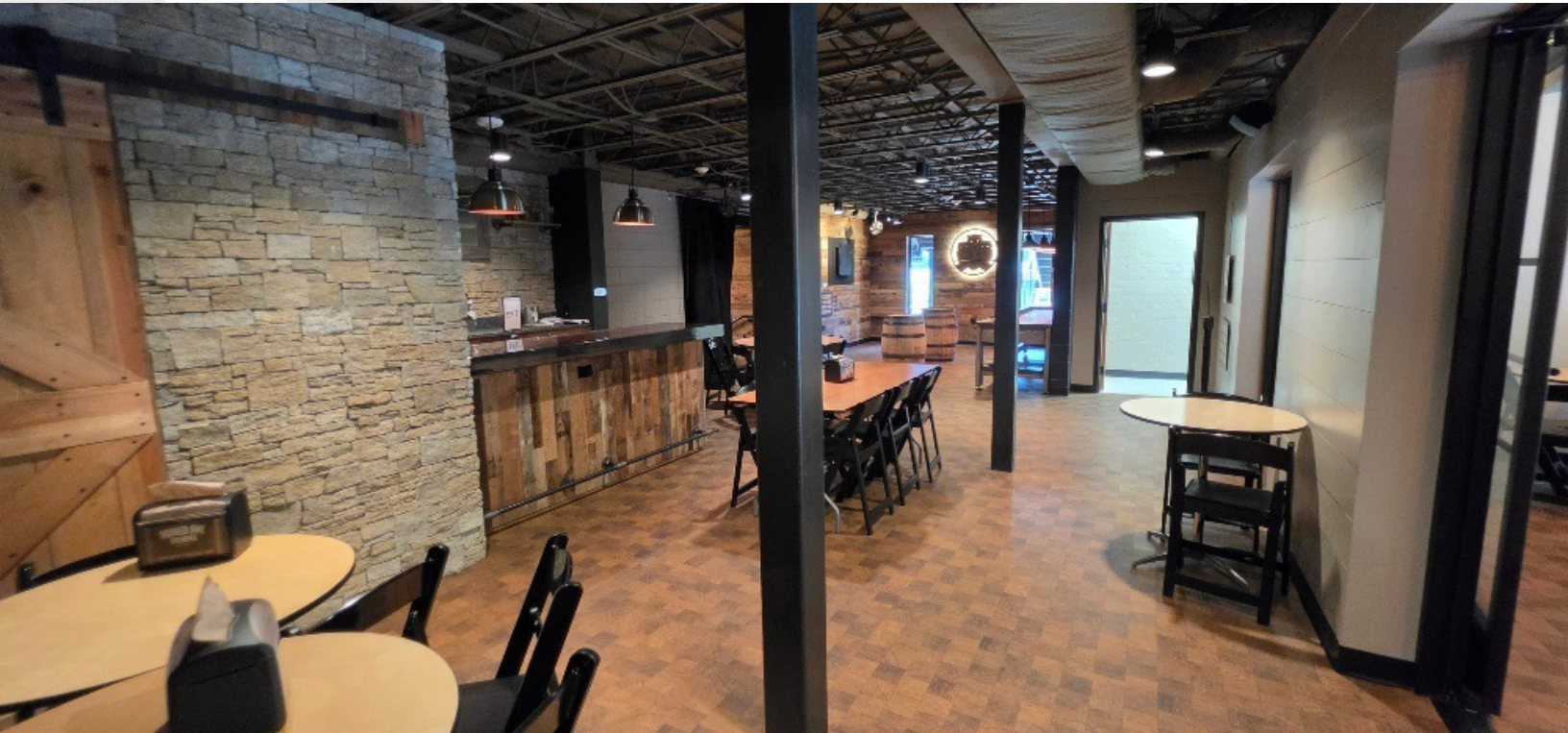


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

2765 South Main Street, Suite B, Kennesaw, GA 30144

FOR LEASE



Jeffery Smith
Advisor
770.296.3157
jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

2765 South Main Street, Suite B, Kennesaw, GA 30144

FOR LEASE



Jeffery Smith
Advisor
770.296.3157
jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

2765 South Main Street, Suite B, Kennesaw, GA 30144

FOR LEASE



Jeffery Smith
Advisor
770.296.3157
jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Advisor Bio 1

2765 South Main Street, Suite B, Kennesaw, GA 30144

FOR LEASE



JEFFERY SMITH

Advisor

jeffery.smith@expcommercial.com

Direct: **770.296.3157** | Cell: **770.296.3157**

GA #367011

PROFESSIONAL BACKGROUND

Jeff is a seasoned commercial agent with over nine years of success in the commercial real estate industry, specializing in the acquisition, disposition and leasing of office buildings, retail centers and warehouses. With more than \$19 million in completed transactions, he's recognized for delivering high-value results through strategic deal-making, investment insight, and expert contract negotiation. Before entering real estate, Jeff spent 30 years in the seafood industry, partnering with leading food service distributors, retail chains, and restaurant groups. That experience sharpened his skills in relationship management and business development—laying the groundwork for his client-focused approach today.

RECENT TRANSACTIONS

\$3M all cash 6000 SF Music Studio in Atlantic Station area

\$1.6M 12,000 SF Office building in Perimeter area

\$4.5M 37,500 SF Office building by the Atlanta airport

\$1.4M 12,000 SF Office building in Perimeter area

\$436,744 3404 SF 5 year Office Lease

\$413,215 1230 SF 7 year Retail Lease

\$1.685M 22,493 SF Retail Portfolio Sale

eXp Commercial

Promenade II 1230 Peachtree St NE, Suite 1900
Atlanta, GA 30309

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.