

AVIATOR



www.AviatorTerminal.com





 AVIATOR

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4130 SKYTRAIN WAY COLLEGE PARK, GA 30337
HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT (ATL)





GROUND FLOOR (Parking)





1ST FLOOR (Current Lobby & Parking) - PHASE II



PROPOSED:



FOOD & BEVERAGE



COFFEE SHOP



BAR



RETAIL

35,000 SQ. FT.

LOBBY

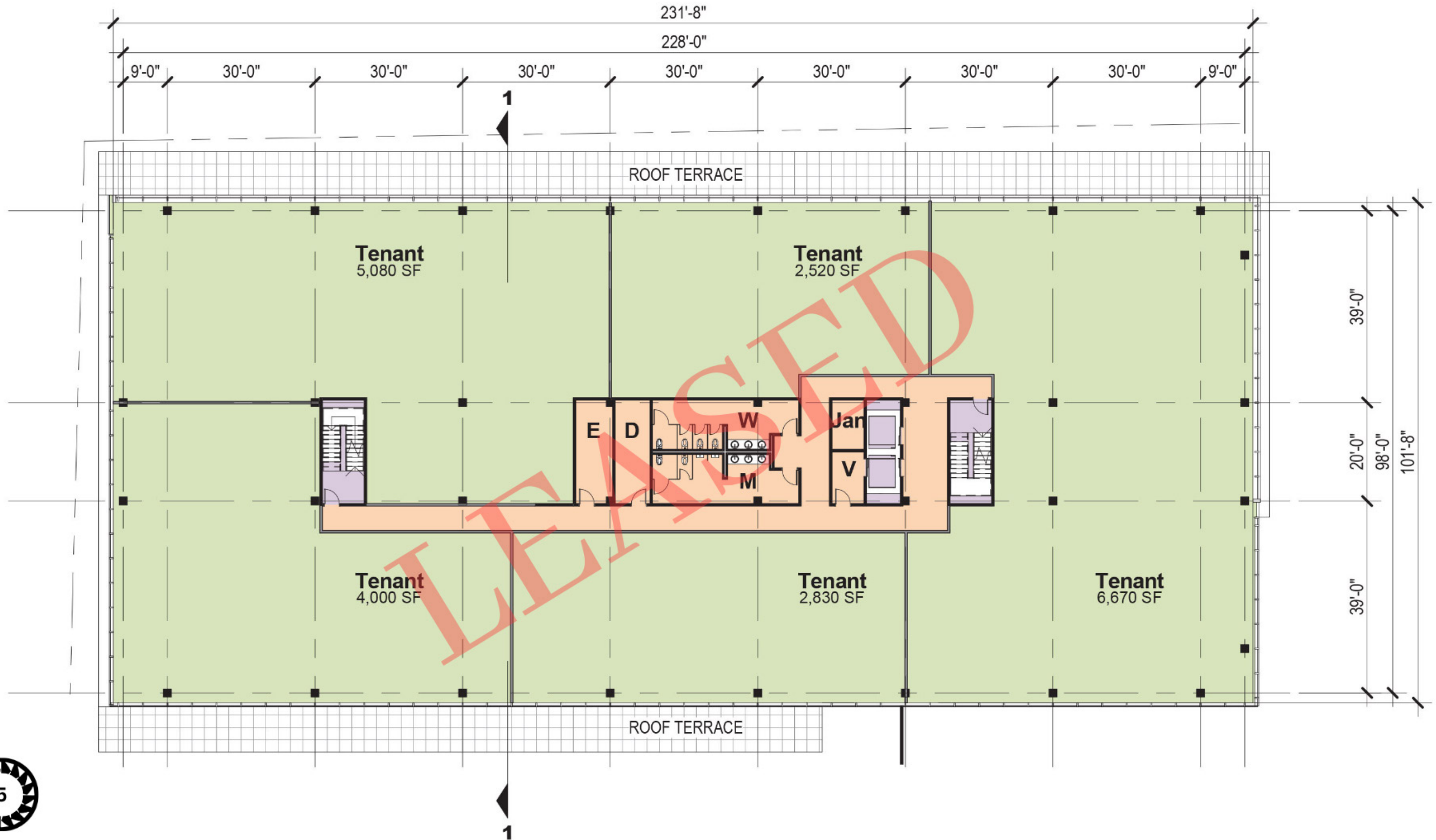


2nd FLOOR. - PHASE I





3rd FLOOR





4th FLOOR - ROOF TOP - PHASE III



LOCATION



VISION



PAN AMERICAN

“The Aviator” Terminal is a third terminal experience—located just 1 minute and 50 seconds from Hartsfield-Jackson via the SkyTrain.

Unlike traditional terminals, The Aviator is designed for what travelers actually need:

Space to work

Quality food & coffee

A place to meet or reset

An elevated environment before or after your flight

NOW BOARDING



MOOD



LOBBY VIBES



SHARED / COWORKING SPACE



NAP YORK - ATL



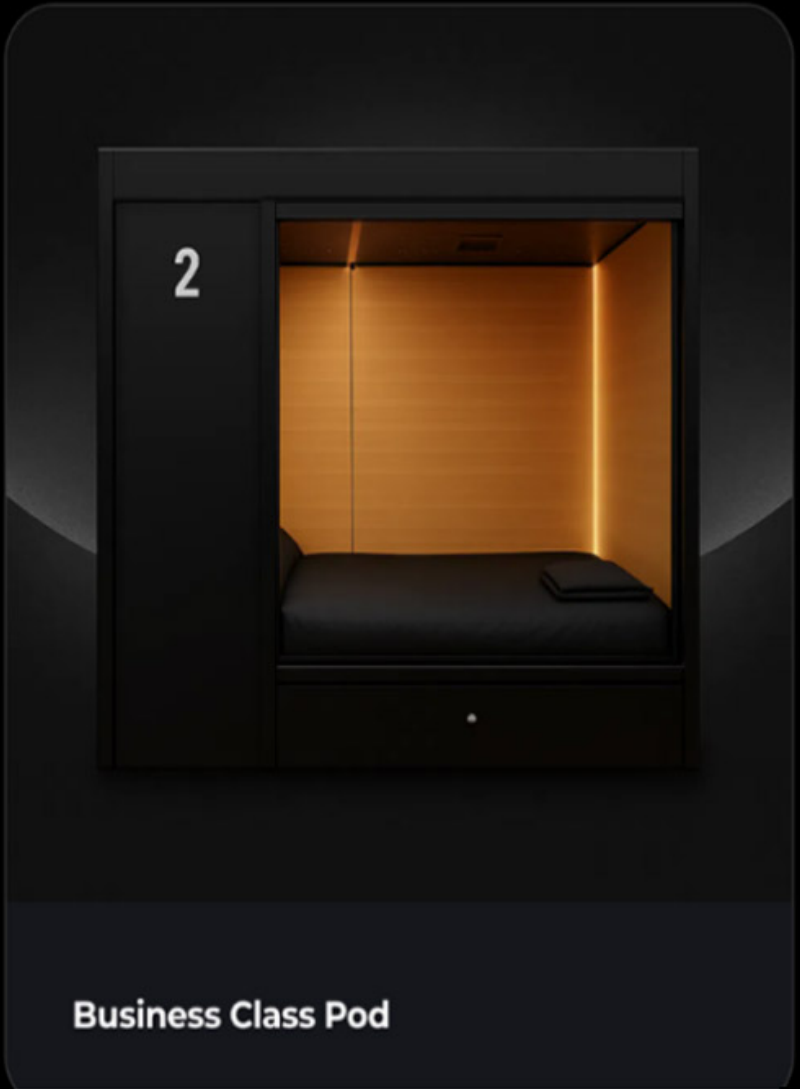
NAP YORK

• SLEEP • SHOWER • GO • REST • DREAM • RECHARGE • MEDITATE • NAP • SLEEP •

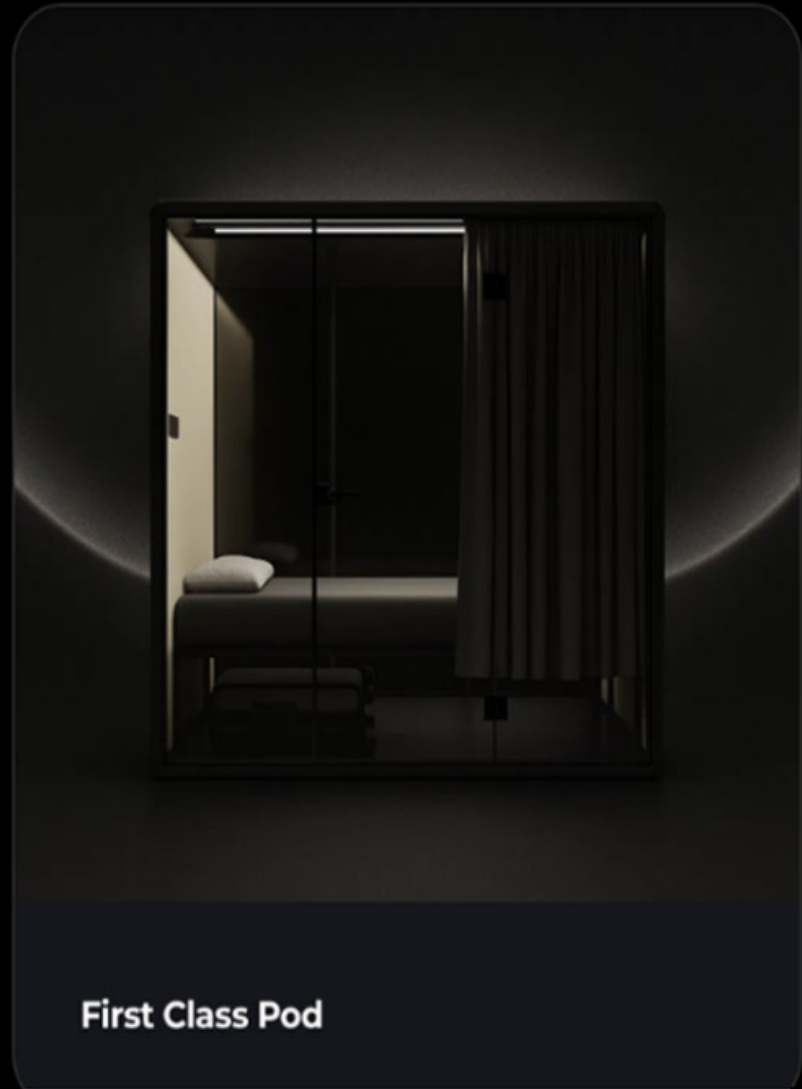
OUR PODS



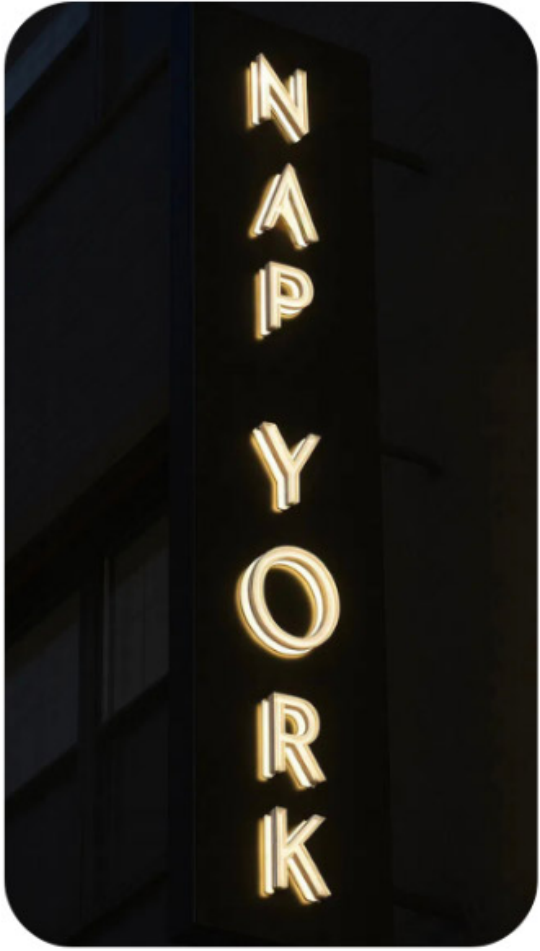
Economy Class Pod



Business Class Pod



First Class Pod



PROPER COFFEE SHOP



COFFEE

FOOD & BEVERAGE SPACES



STEAK HOUSE ANCHOR



A SPEAKEASY / BAR





DEMOGRAPHICS + MARKET PROFILE

MACRO DEMAND (GLOBAL TRAFFIC DRIVER)

- 100M+ annual passengers at Hartsfield-Jackson (world's busiest airport)
- 1,000+ daily flights to 225+ destinations
- Global traveler base (domestic + international)

**This is not local demand—this is national + international traffic flowing daily*

SKYTRAIN CONNECTIVITY (DIRECT FUNNEL) *Direct access via ATL SkyTrain (~5-minute ride)*

Connects:

- Domestic Terminal + Access to International Terminal
- Rental Car Center
- Georgia International Convention Center (GICC)
- 5,000,000+ annual SkyTrain riders

**The Aviator sits on a controlled transit corridor, capturing intentional traveler movement.*

IMMEDIATE DEMAND (WALKABLE ECOSYSTEM)

- 1,100+ hotel guests nightly within immediate area
Surrounded by 6+ hotels
- Convention + event traffic via GICC

*Captive audience with:

- Limited quality food options
- Limited workspace / lounge options
- High need for pre/post-flight experiences

SPENDING PROFILE

Tier 1 – High Value

- Business travelers
- Airline professionals
- Expense-account spending (Amex client)

Tier 2 – Volume

- Airport staff
- Budget travelers
- Service workers

*Strategy = dual pricing model (premium + accessible)

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ATL SKYTRAIN - 5 MILLION RIDERS A YEAR









DEPARTMENT OF HOMELAND SECURITY • U.S. CUSTOMS AND BORDER PROTECTION
ADMITTED
28 JAN - 7 2006
Class Until WB
1643
APR - 7 2006

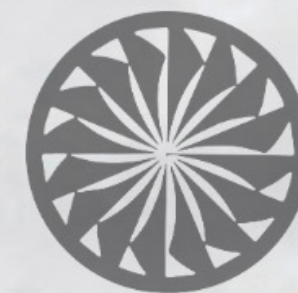




ATL SkyTrain **LEGEND**

- 1 min. 50 seconds ride from Sky Train to Airport
- The ATL SkyTrain arrives every two minutes (every 10 minutes between 11:00 pm and 4:00 am)

	SKY TRAIN		AIRPORT
	MARTA		BUILDINGS
	PARKINGS		HIGHWAY
	ATL WEST PARKING		
	• 6,000 Parking Spaces		
	ATL RENTAL CAR CENTER		



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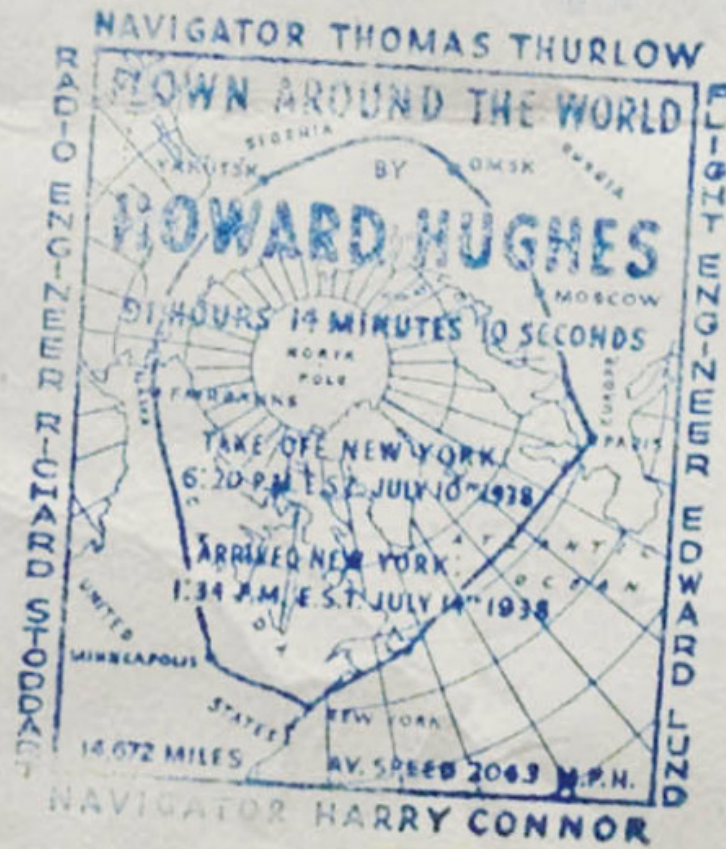
HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT (ATL)



HOWARD HUGHES
NEW YORK WORLD'S FAIR 1939
Incorporated

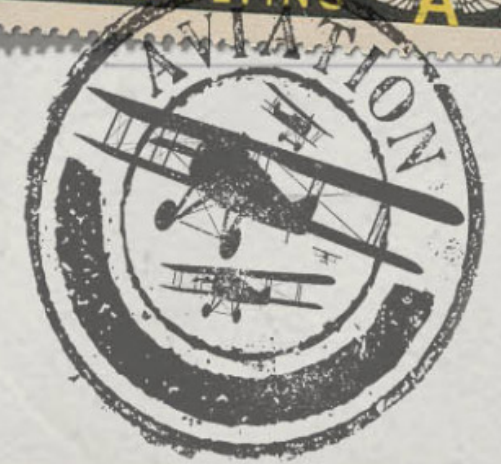
~~WORLD'S FAIR, NEW YORK~~
~~PARIS, FRANCE~~
~~MOSCOW, U.S.S.R.~~
~~OMSK U.S.S.R.~~
~~YAKUTSK~~
~~FAIRBANKS, ALASKA~~
MINNEAPOLIS

NEW YORK, N. Y. ✓



Welcome to Aviator

By air mail
Par avion



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CONTACT

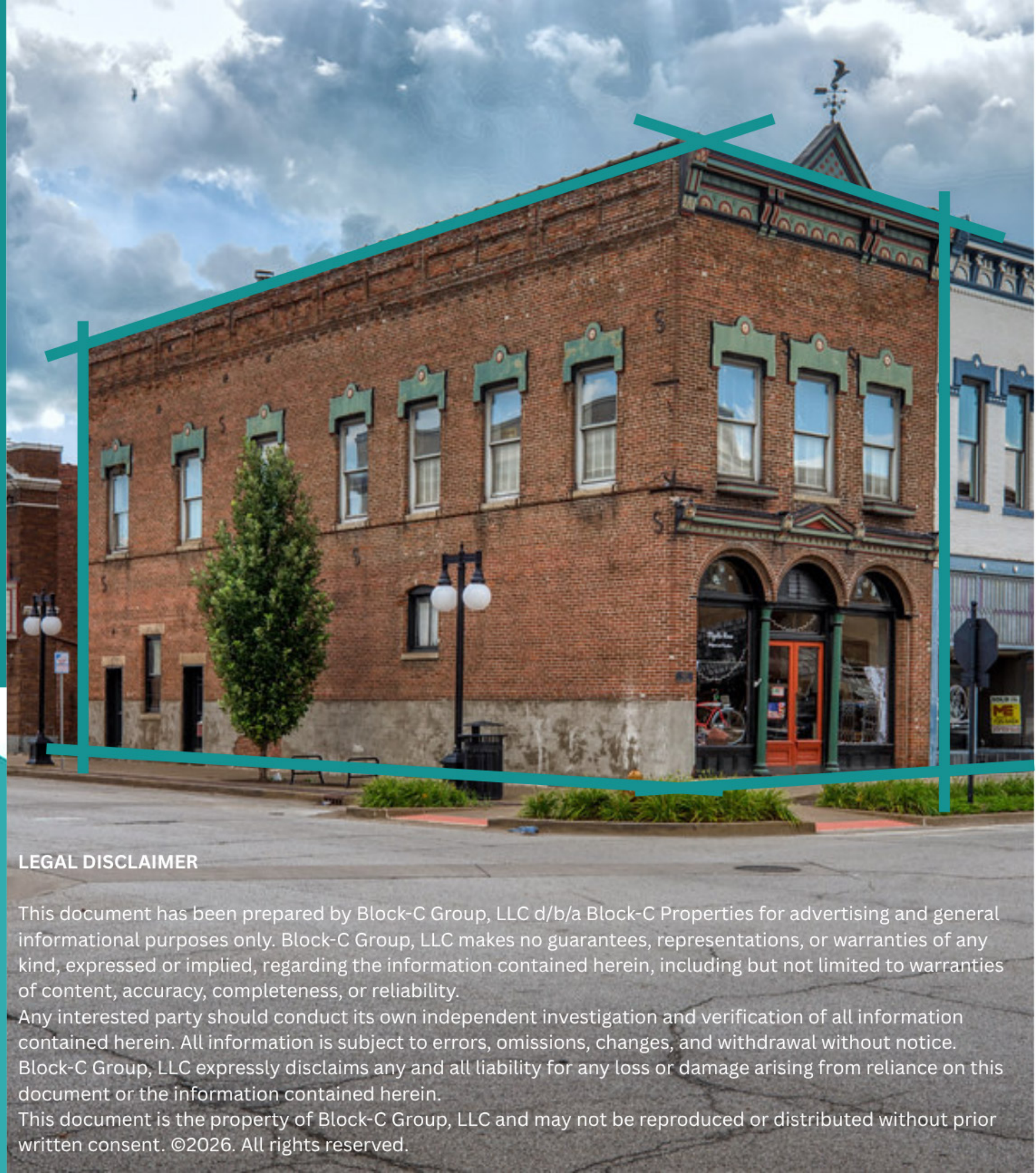
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BLOCK-C
P R O P E R T I E S



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