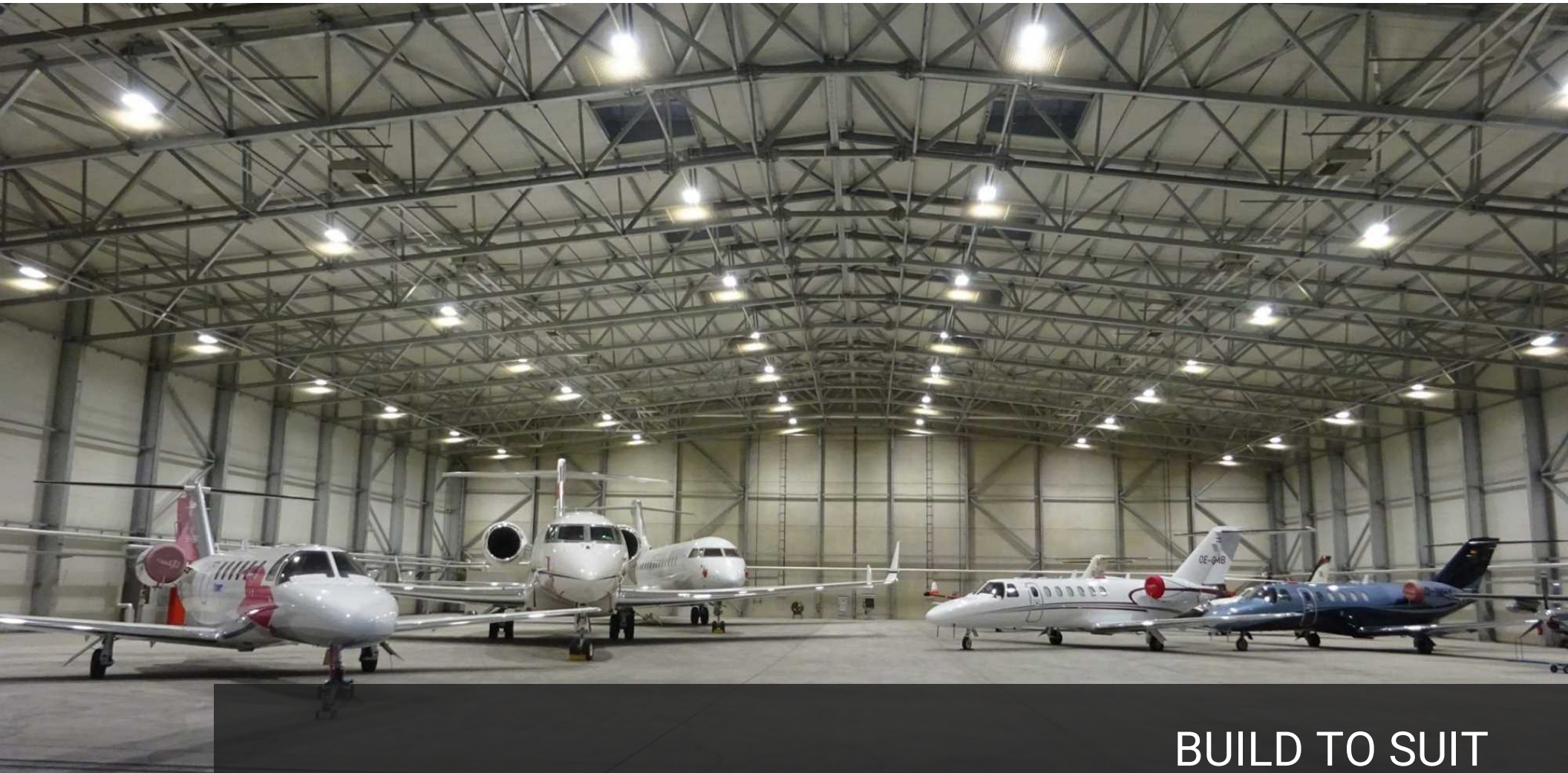


COMMERCIAL FOR SALE OR LEASE

FALCON FIELD CORPORATE HANGAR C7

7 SOUTH HANGAR ROAD, PEACHTREE CITY, GA 30269



BUILD TO SUIT

KW COMMERCIAL

1200 Commerce Dr. Suite 110
Peachtree City, GA 30269



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

7 SOUTH HANGAR ROAD



OFFERING SUMMARY

PRICE:	Undisclosed
BUILDING SF:	14,400 (120'x120')
LOT SIZE:	0.50 Acres
CLEAR HEIGHT:	28 feet
HANGAR DOORS:	110 Ft Width by 28 Ft Height
AMENITIES:	Executive Suite, Office, Conference

PROPERTY OVERVIEW

Location: Atlanta Regional Airport (FFC) Peachtree City, Georgia.

Runway: 13/31 is 5,768 feet (1,758 meters)

Hangar Deminsions: 14,400 sq. ft. (120'x120'),
32' Eve, 35' Ridge,
Door: 110' Wide by 28' High

Executive Office Suite: Two story customized executive suite external from Hangar

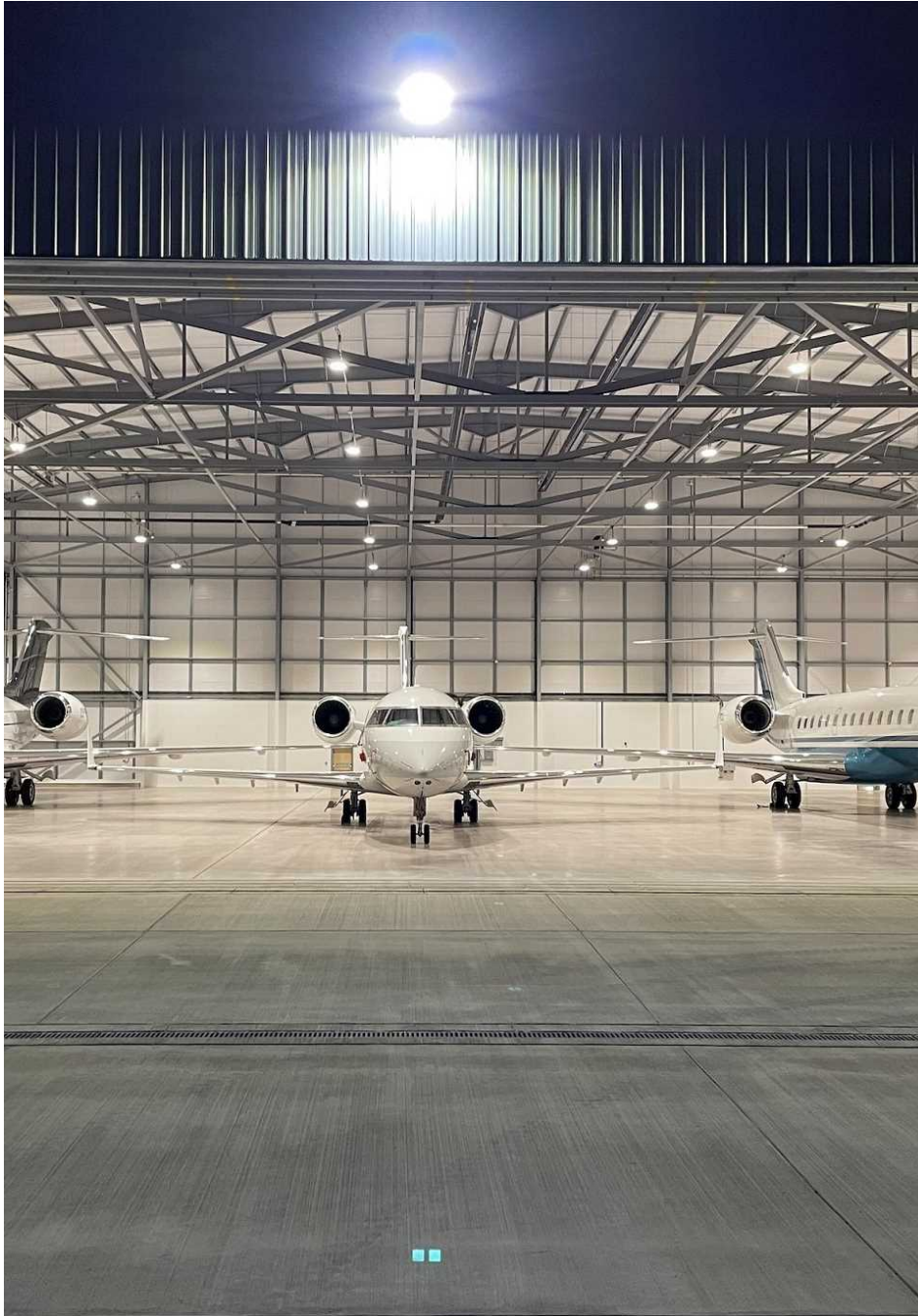
This expansive 14,400 sq. ft. hangar is expertly designed to cater to the needs of high-level executives and corporate operations, featuring a sophisticated Executive Suite, a state-of-the-art conference room with breathtaking views of the runway, a dedicated briefing room, and a full bath for ultimate convenience.

PROPERTY HIGHLIGHTS

- Accomodates Light to Midsize Jets , Super Midsize Jets such as the Global 6000.
- Build to Suit: Tailor this hangar to fit your specific business requirements and operational needs.
- Limited Availability: Hangar space at Falcon Field is extremely limited, with a 10-year waiting list for new lease opportunities. This is a rare opportunity to secure a premier location without the long wait.
- Strategic Location: Located in Peachtree City, Falcon Field is ideally situated for businesses looking to capitalize on its convenient access to major highways and proximity to Atlanta.
- Potential Uses: Ideal for a Corporate Hub, Jet Charter Service, Aviation Training School, Community Hangar or Maintenance & Repair Services.

PROPERTY DESCRIPTION

7 SOUTH HANGAR ROAD



Exceptional Corporate Hangar Opportunity at Falcon Field

Atlanta Regional Airport, also known as Falcon Field, is strategically located 25 nautical miles southwest of downtown Atlanta in Peachtree City, Georgia. This public-use airport is well-positioned to serve various aviation-related businesses and personal ventures, making it an attractive site for a build-to-suit hangar of 14,400 sq. ft.

Potential Uses for the Hangar

1. Corporate or Executive Hub

The hangar can serve as a corporate or executive hub, providing a dedicated space for businesses to manage their aviation needs. With luxury amenities available for private jet travellers, it can enhance the experience for corporate clients flying in and out of Atlanta.

2. Jet Charter Service

Establishing a jet charter service from this location can cater to the growing demand for private air travel. The airport's facilities support on-demand private jet services, making it an ideal base for such operations.

3. Aviation Training School

The hangar could be utilized as a training facility for aspiring pilots. With existing flight schools like ATP located at Falcon Field, there is a proven market for aviation training, which can be expanded with additional resources and facilities.

4. Community Hangar for Lease

Offering community hangar space for lease can attract local aircraft owners and flying enthusiasts. This model not only generates steady income but also fosters a sense of community among aviation enthusiasts.

5. Maintenance and Repair Services

Providing aircraft maintenance and repair services can be a lucrative business, given the proximity to a busy airport.

The 14,400 sq. ft. hangar at Atlanta Regional Airport presents a unique opportunity for diverse commercial ventures. Its strategic location, combined with the growing demand for aviation services in the Atlanta area, makes it an attractive investment for businesses looking to capitalize on the aviation industry.

BUILD TO SUIT

7 SOUTH HANGAR ROAD



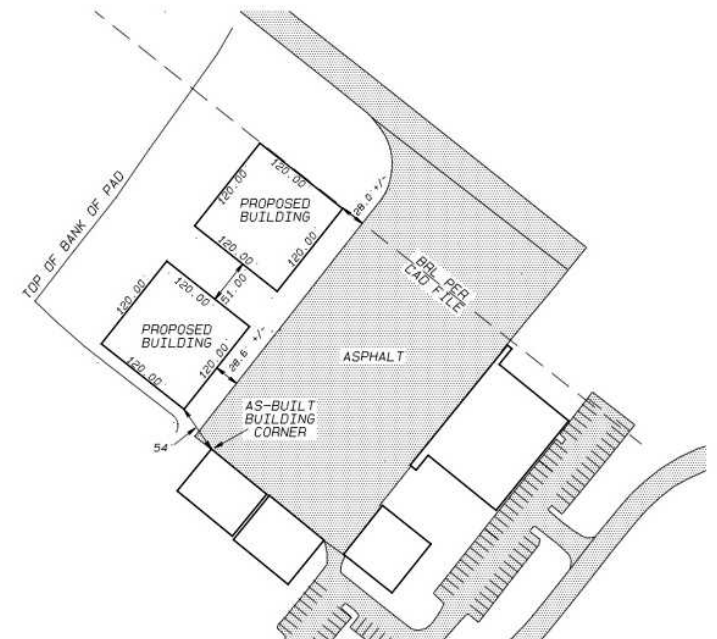
BUILD TO SUIT

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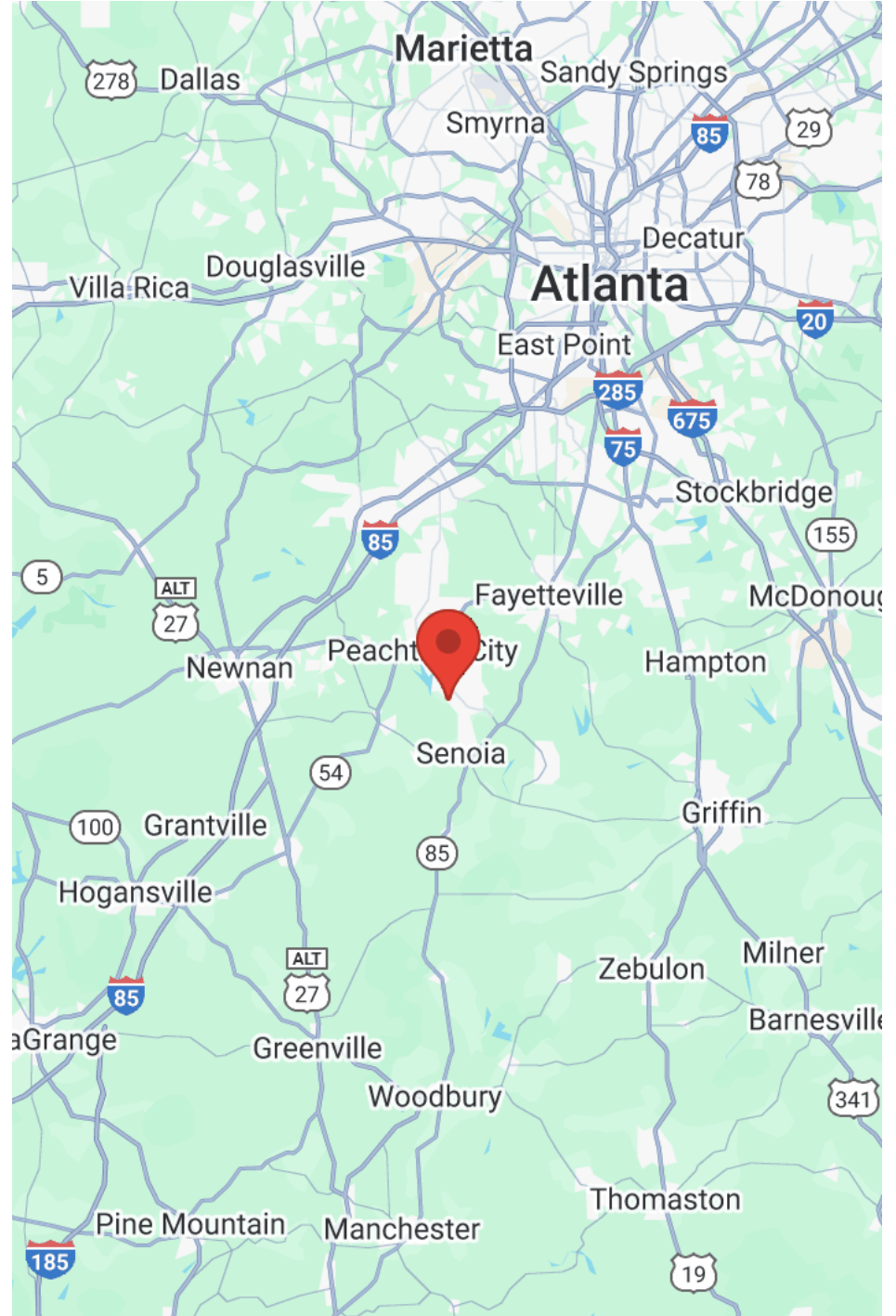
PROPERTY PHOTOS

7 SOUTH HANGAR ROAD



LOCATION MAPS

7 SOUTH HANGAR ROAD



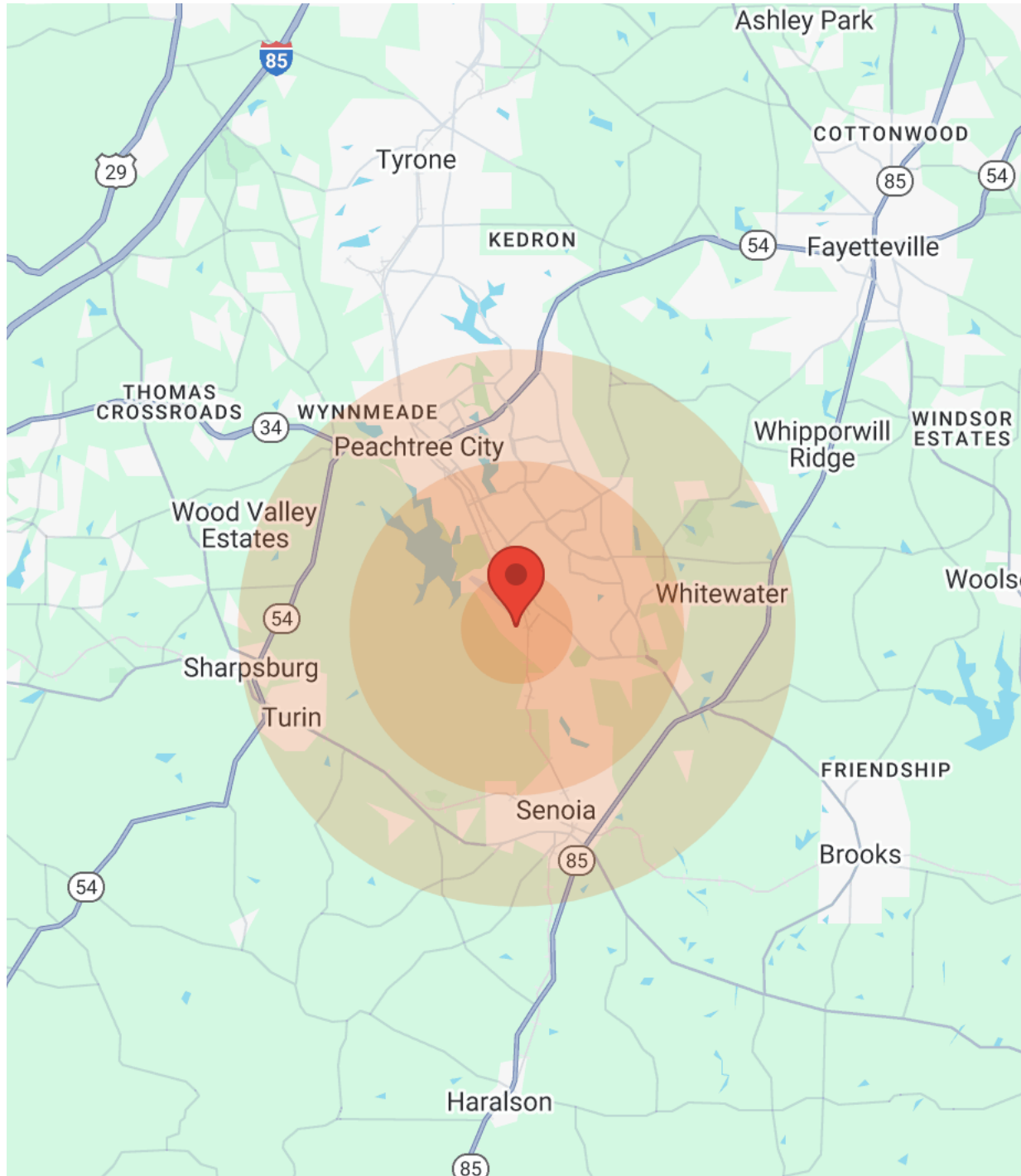
AERIAL MAP

7 SOUTH HANGAR ROAD



DEMOGRAPHICS

7 SOUTH HANGAR ROAD



Population	1 Mile	3 Miles	5 Miles
Male	1,026	8,683	17,114
Female	1,046	9,071	17,650
Total Population	2,072	17,754	34,764

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	352	3,275	6,421
Ages 15-24	420	3,061	5,721
Ages 25-54	724	6,364	12,884
Ages 55-64	309	2,252	4,467
Ages 65+	267	2,802	5,271

Race	1 Mile	3 Miles	5 Miles
White	1,813	15,223	30,356
Black	95	1,143	2,246
Am In/AK Nat	N/A	N/A	9
Hawaiian	N/A	N/A	N/A
Hispanic	151	1,222	2,167
Multi-Racial	126	1,454	2,516

Income	1 Mile	3 Miles	5 Miles
Median	\$132,477	\$86,140	\$81,818
< \$15,000	11	278	790
\$15,000-\$24,999	N/A	185	428
\$25,000-\$34,999	15	300	671
\$35,000-\$49,999	39	704	1,453
\$50,000-\$74,999	79	866	1,948
\$75,000-\$99,999	75	1,122	2,311
\$100,000-\$149,999	207	1,534	2,728
\$150,000-\$199,999	165	735	1,266
> \$200,000	102	595	911

Housing	1 Mile	3 Miles	5 Miles
Total Units	775	6,988	13,822
Occupied	757	6,524	12,937
Owner Occupied	665	5,389	10,769
Renter Occupied	92	1,135	2,168
Vacant	18	464	885

PROFESSIONAL BIO

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Christian Swann Group Commercial is a commercial real estate company based out of Atlanta Georgia. Our expertise is hospitality, liquor stores, shopping centers, and land acquisitions. We are a founding member of the KW Hotel Group. One of the largest hospitality real estate groups nationwide.

As consummate professionals, Christian Swann and her team provide their clients with the highest level of service to reach their unique real estate goals. Christian Swann is an award-winning real estate entrepreneur based in Atlanta. Swann is a contributor for several real estate news articles, and a top-producing member of multiple Realtor Boards, a member of The elite KW Sports + Entertainment division, many other awards, designations, and association memberships. Mrs. Swann is the founder and president of CSG Real Estate Group powered by KW Atlanta Partners. Swann leverages specialized market knowledge, superior technology, exclusive data, and industry relationships to help achieve her clients' most opportunistic objectives. In the commercial market, real estate agent Christian Swann and her team are renowned among colleagues and clients alike for their integrity, loyalty, and professionalism.

The Christian Swann Group Worldwide is the culmination of many years spent developing relationships with leading luxury and commercial brokers around the world. Through this exclusive international partnership, Christian's listings reach an unparalleled audience of buyers worldwide.

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