

Calling for Cafe Operators

Expressions of Interest now open for **Proposed Operators**
of *Flight Path Cafe* at **Cairns Airport!**



Unique Location
Existing Client Base!



Become a Must See
Tourist Destination!



Flexible Lease
Options Available

Attention to all experienced cafe operators,

We are currently seeking expressions of interest from experienced cafe operators to lease and operate a proposed cafe outlet in the General Aviation Precinct of Cairns Airport. The General Aviation Area of Cairns Airport is a bustling commercial hub that attracts numerous businesses and workers. The proposed location of the Flight Path Cafe places the lucky operator in an enviable position to take advantage of this thriving market.

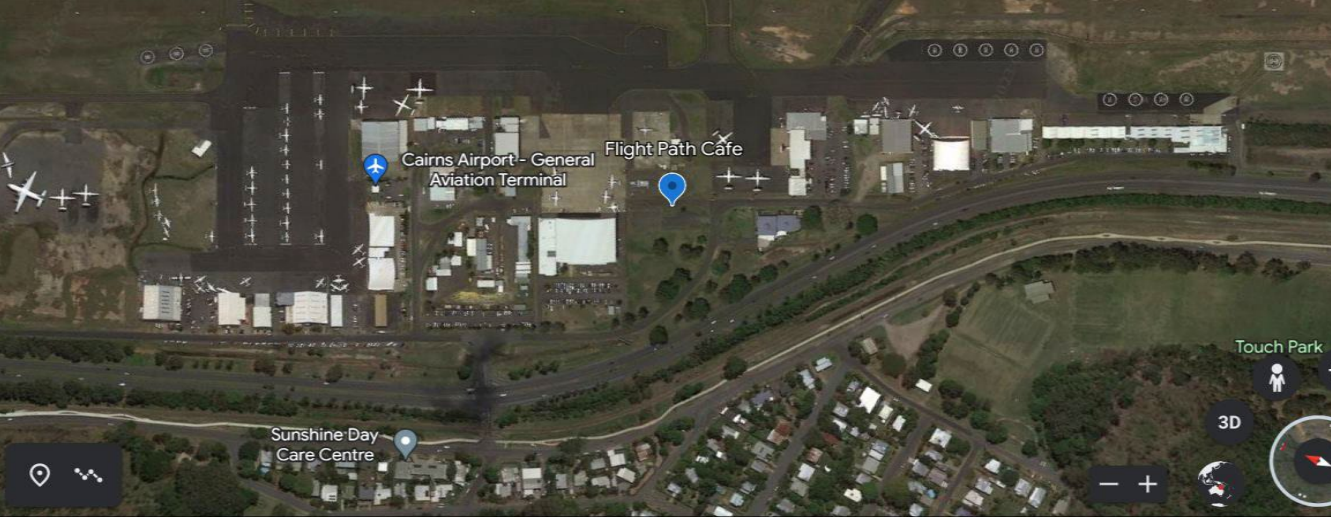
As an experienced cafe operator, you understand the significance of having a strategic location that is easily accessible to customers. The General Aviation Precinct is precisely that, providing you with a ready market eager to enjoy your delectable coffee and treats. Moreover, the Flight Path Cafe's proposed location is in close proximity to the runway, which makes it highly attractive to aviation enthusiasts of all ages. The prospect of enjoying specialty coffees and cakes while watching planes take off and land just a few meters away is a unique and exciting selling point that is bound to draw in clients from across Cairns. With its prime location and unique offerings, the Flight Path Cafe is poised to become a popular destination for both locals and visitors. This is an opportunity to be part of the bustling Cairns Aviation & Tourism industry and to give your business valuable exposure.

Cairns Airport is providing the successful operator with the option of either entering into a ground lease and supplying their own self-contained cafe unit or having one provided by the Airport. This provides the right operator with the flexibility and options to establish their business in a way that best suits them.

We invite interested and experienced cafe operators to submit their expressions of interest outlining their experience in managing a cafe business, their proposed concept, and how they plan to capitalize on this unique opportunity. The EOI should include details about the operator's financial capability and the ability to meet the airport's lease requirements.

We look forward to receiving your EOI and working with the successful operator to establish an exciting and successful cafe operation in Cairns Airport's General Aviation Precinct.

LOCATION DETAILS



PROPOSED SITE DETAILS



PROPOSED CAFÉ FACILITY (example only)



LEASE SCENARIO

Ground Lease

- Approx Ground Lease Area of 70sqms – 100sqms (subject to survey)
- Utility Services available (to be charged additional to ground lease)
- Lease Terms - Negotiable
- Operational Hours (minimum): 0700 – 1500 (Monday – Friday)*

Café Facility Provided

- Ground Lease + Facility
- Lease Terms – Minimum 5 Years
- Rental to be determined according to Facility specifications
- Operational Hours (minimum): 0700 – 1500 (Monday – Friday)*

* Serving a menu across Breakfast and Lunch at a range of price points, variations to hours may be considered subject to the overall offer by operators.

Submissions to include:

Written proposals are required which should include:

1

Your Vision
for the Café

2

Outline of
Your Experience
in the hospitality sector

3

Sample Menus
proposed

4

Evidence of
Capability/References
(including personal references
and references to financial capacity)

Submissions or requests for further information can be sent to:

GA Precinct CAFÉ EOI
C/- Patrick Bellot
Senior Property Development Manager
Email: Patrick.bellot@cairnsairport.com.au

Enquiries and site visits:

Please contact Patrick Bellot, on 0416945827 or
Email: Patrick.bellot@cairnsairport.com.au

