

## Chautauqua County/Jamestown Airport Terminal Building Kitchen, Dining, Bar, and Conferencing Facility Information



The Chautauqua County/Jamestown Airport is a commercial and general aviation airport with scheduled commercial air service and corporate, charter, and private general aviation traffic 365 days per year. Scheduled commercial air service is provided by Southern Airways Express, with four flights daily to Pittsburgh International Airport. Between July 1 and September 30 there were 3727 general aviation and commercial service passengers through the airport; this annualizes to 15,000 commercial and general aviation passengers and users passing through the airport each year<sup>1</sup>. In addition, the airport and its current business tenants employ 84 area residents.<sup>2</sup>



The airport terminal building's fully-equipped kitchen, dining rooms, bar and outdoor patio are being offered for lease to individuals or business entities with wherewithal to operate the facility. Located at 3163 Airport Drive, Jamestown, NY, 14701, the Terminal Building is a 19,265 square foot county-owned building. The terminal building hosts the commercial airline - Southern Airways Express, Federal Aviation

Administration and Transportation Security Administration offices, the Civil Air Patrol, the County Sheriff, and for County Department of Public Facilities employees. Ample free parking, public restrooms, ADA access, free public Wi-Fi, satellite radio and all electricity, gas, water, and heating & cooling are provided.



The kitchen, dining room, bar and associated facilities provide expansive opportunities for:

- Catering for off-site events, on-site events, and business and charter aircraft operators
- Conferencing and meeting place venue
- Full service restaurant and bar
- Snack bar
- Carry-out and "carry-aboard" sales

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<sup>1</sup> The numbers counted for July-September are a subset of total actual users; actual total numbers are higher but not available, as the facility is open to air traffic 24/7 but is only staffed to monitor operations during operating hours. Offsetting this is the seasonal variation in usage, with general aviation traffic decreasing during winter months. Given these offsetting considerations, actual annual passenger/traveler throughput is estimated to be 12,000.

<sup>2</sup> Wiedemann, R.A. "Chautauqua County Airports Economic Impact Analysis & Feasibility Study." R.A. Wiedemann & Associates, Inc. May 2016, Page 3-4.

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The kitchen, bar, and dining facilities inside the Terminal Building provide occupancy for 132 patrons in 2909 square feet. The two dining rooms can be set up as a contiguous dining room or demised to host private conferences or parties. Within the Main Terminal building and in close proximity to the restaurant, are two additional conference rooms which can be reserved for meetings and conference activities; these facilities offer potential venues for catered events. Together these facilities provide 4060 square feet and seating for 213 patrons, all in one modern and well-maintained county building (see Table 1 for additional detail on spaces and dimensions). Also included with this opportunity is a large outdoor deck accessible from the dining room.



Use of the Terminal Building kitchen includes the following industrial restaurant equipment items:

- Large cooking area under industrial exhaust fan and ducting system with a 6-burner gas grill, gas char broiler, two fryers, 6-foot electric griddle
- Double refrigerator, walk-in cooler/refrigerator, walk-in freezer, various warming and cooling stations, large ice machine
- Work area tables, large counters, wire rack shelving units, large sink area with dishwashing equipment, large double sink, hand-washing sink, bar sink
- Microwave, slicer, two coffee machines, soda dispenser system, milk shake machine, hot chocolate/latte machine
- Approximately 25 four-place tables and chairs, two booths, and snack bar seating



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Table 1: Facility Dimensions and Seating Capacity<sup>3</sup>

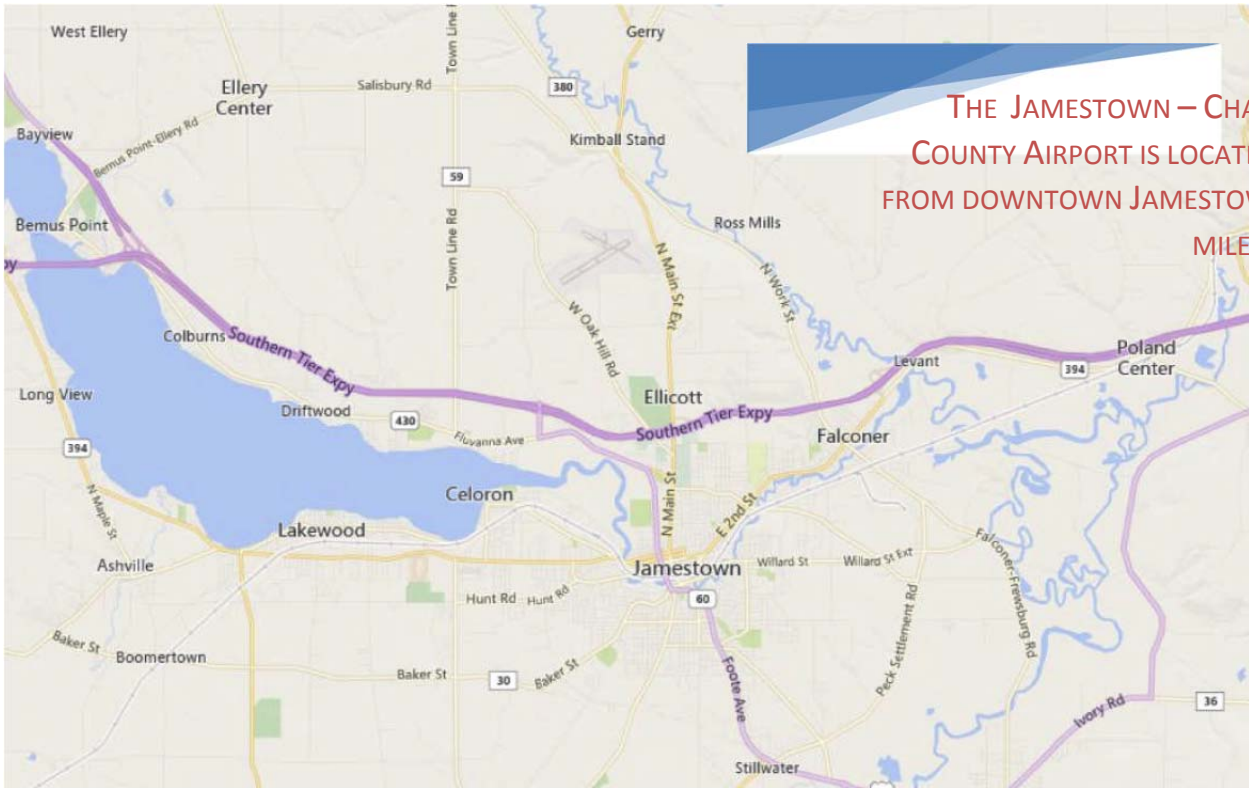
Kitchen and Dining Facilities	2011 Floor Plan designation	Room	dimension 1 (feet)	dimension 2 (feet)	Rentable Square Footage	Seating Capacity
	1	dining room 1	25.0	23.0	575	60
	2	bar	19.0	19.5	371	0
	3	dining room 2	40.0	18.0	720	42
	4	snack bar 1	12.0	17.5	210	0
	5	snack bar 2	20.0	17.5	350	30
	6	kitchen	23.5	22.0	517	0
	7	walk-in cooler	9.0	9.5	86	0
	8	walk-in freezer	9.0	9.0	81	0
	<b>SUBTOTAL</b>				<b>2909</b>	<b>132</b>
Nearby Conference Rooms	16	Conference Room A	18.0	20.0	360	24
	30	Conference Room B	31.0	25.5	791	57
	<b>SUBTOTAL</b>				<b>1151</b>	<b>81</b>
<b>Combined TOTALS</b>					<b>4060</b>	<b>213</b>

The entirety of the restaurant and lounge facilities available for lease are located on the non-secure “public” areas of the passenger terminal at the Chautauqua County/Jamestown regional airport.

Interested parties are invited to contact the Airports Manager, Ron Almeter, at tel (716) 484-0204 or email – [flyJHW@co.chautauqua.ny.us](mailto:flyJHW@co.chautauqua.ny.us) to arrange a tour of the facility and discuss this opportunity. Serious inquires only please.

<sup>3</sup> Dining room 1 seating capacity of 60 includes bar area; snack bar 2 seating capacity of 30 includes snack bar 1 area

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THE JAMESTOWN – CHAUTAUQUA COUNTY AIRPORT IS LOCATED 5 MILES FROM DOWNTOWN JAMESTOWN AND 4 MILES OFF I-86



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