

TRAVEL PLAZA



JFK AIRPORT

DRIVE-THRU OPPORTUNITY AT JFK

BUILDING 125 - CORNER OF 150TH AVENUE AND 147TH STREET, JAMAICA, NY - JFK EXPRESSWAY



Round-The-Clock Prime Location

LOCATED AT THE ENTRANCE OF THE NEWLY RENOVATED TERMINALS AND CARGO AREA OF JFK INTERNATIONAL AIRPORT, Building 125 offers an exceptional freestanding opportunity within the bustling confines of the airport.

With JFK undergoing continuous updates and the Port Authority revitalizing all terminals, thousands of construction staff will be stationed at JFK for the next 15 years. This presents a unique opportunity for businesses to tap into an evolving environment.

As part of the Port Authority of NY & NJ's domain, Building 125 resides within one of the busiest airports in the country, ensuring a steady flow of foot traffic and abundant business opportunities. With JFK operating round-the-clock and serving as a hub for millions of travelers and airport employees, it guarantees a vibrant and thriving business ecosystem.

Strategically positioned to capitalize on the ongoing commercial activity, Building 125 is perfect for businesses seeking high visibility and access to a lucrative clientele. The proximity to the nation's busiest 7-Eleven store, boasting over \$5.2 million in annual sales within just 1,700 sq ft, underscores the area's potential for success. Co-tenants like Wendy's, generating over \$4.2 million in annual sales in an 800 sq ft store, further highlight the flourishing commerce in the vicinity.





Drive-Thru and Grab-and-Go Opportunity



Signage Opportunity

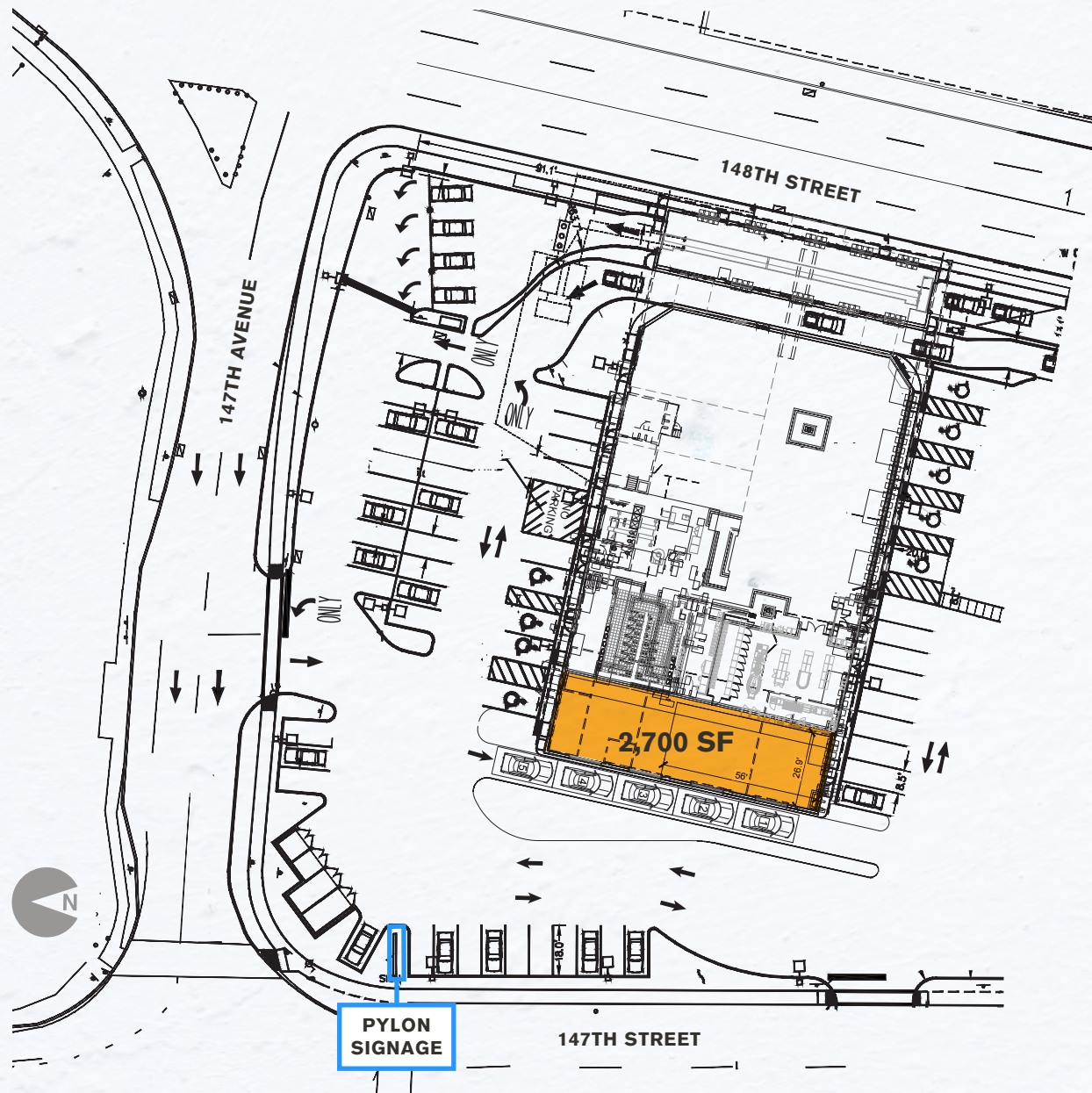


PLYON SIGNAGE



MONUMENT SIGNAGE

Space Division Plan



| | |
|--------------------|---|
| SIZE | Up to 2,700 SF End Cap Drive-Thru |
| TAXES | N/A |
| CAM | \$5.00 PSF |
| STATUS | Holy Cow |
| ASKING RENT | Upon request |
| POSSESSION | 120 days after signing |
| DRIVE-THRU | 5 Car Stack |
| CO-TENANTS | Wendy's, 7-Eleven, Qdoba, Sunoco |
| NEIGHBORS | DHL Cargo, Fedex |
| COMMENTS | Drive thru opportunity at the busy JFK Travel Plaza Directly across from DHL Cargo |



Area Drivers

45,000 PORT AUTHORITY EMPLOYEES WORK IN THE AREA, plus thousands of additional cargo terminal employees. The Drive-Thru space at Building 125 is an ideal space for Retail, QSR, and Financial users.

\$4.3M

ANNUAL WENDY'S SALES

59.5K

VEHICLES PER DAY ON NASSAU EXPRESSWAY

115K

VEHICLES PER DAY ON BELT PARKWAY

14.8K

VEHICLES PER DAY ON 148TH STREET

\$5.2M

ANNUAL 7 ELEVEN SALES - #1 IN NYC

67.7K

EMPLOYEES



14,800+ VPD ON 148TH STREET

ENTRANCE TO AND EXIT FROM JFK EXPRESSWAY

59,500+ VPD ON JFK EXPRESSWAY

115,600+ VPD ON BELT PARKWAY



3 7 BUS STOP ACROSS FROM SITE

PROPOSED SITE
TRAVEL PLAZA

Bldg.
125

JFK AIRPORT

DOZENS OF HOTELS WITH 2,000+ TOTAL ROOMS

Oblique Aerial Map

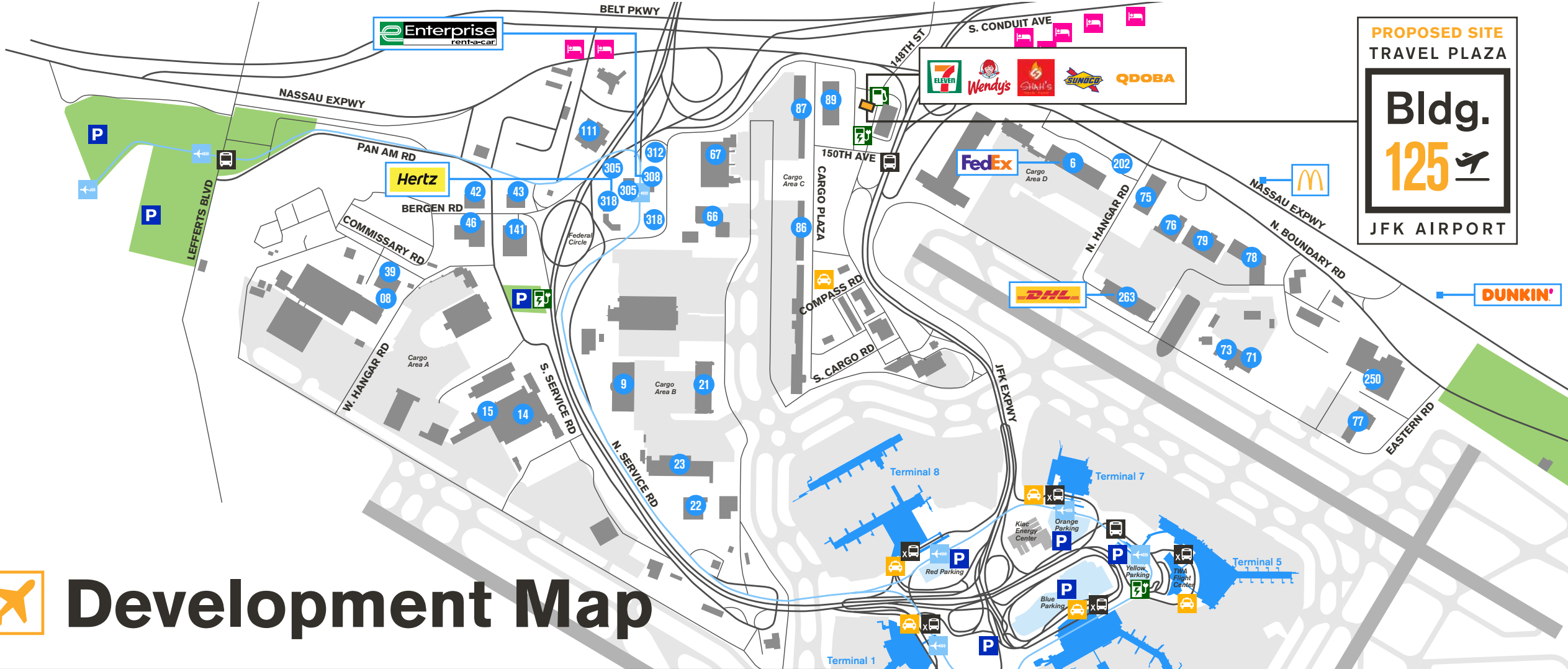




Bus Map











Development Map



- 6 FedEx Ship Center
- 9 Korean Air Cargo and Saudi Airlines Cargo
- 14 Port Authority
- 15 Japan Airlines Cargo and Atlas Air Cargo
- 21 Delta Cargo and Virgin Atlantic Cargo
- 22 Turkish Airlines Cargo Building 22
- 23 Royal Air Maroc
- 66 British Airways Cargo
- 67 Nippon Cargo Airlines
- 71 71
- 73 JFK Cargo Area
- 75 JFK Cargo Building
- 76 China Airlines Cargo
- 77 US Customs
- 78 United Cargo, Air France Cargo, Iceland Air Cargo and The ARK at JFK
- 79 American Airlines Cargo and ABM - Facility Services
- 86 Caribbean Airlines Cargo
- 87 DelEx Air Cargo
- 89 DHL 89 JFK
- 110 New Construction
- 111 Office Bldg
- 139 LSG Sky Chefs
- 141 Aviation Career & Technical Education High School
- 142 Aiport Rentals
- 143 SCIS Air Security
- 146 Turkish Airlines Lounge and Flying Food Group
- 202 Air Navigation Services
- 208 JFK Field Offices A, B and C
- 250 United States Postal Service
- 263 DHL Express Gateway
- 305 Avis Car Rental
- 305 Payless Car Rental
- 308 Enterprise Rent-A-Car
- 312 SIXT Rent A Car
- 318 Budget Car Rental
- 318 Hertz Car Rental

Legend

| | |
|--|--|
|  Taxi |  MTA Bus Stop |
|  JFK AirTrain |  Express Bus Stop |
|  Hotel |  Electric Charger |
|  Parking |  Alternative Fuel Station |



TRAVEL PLAZA

Bldg.
125 ✈️

JFK AIRPORT

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