



JFK AIRPORT

THE RETAIL AT JFK

BUILDING 110 - CORNER OF 150TH AVENUE AND 148TH STREET, JAMAICA, NY - JFK EXPRESSWAY

LEASE PENDING



Round-The-Clock Prime Location

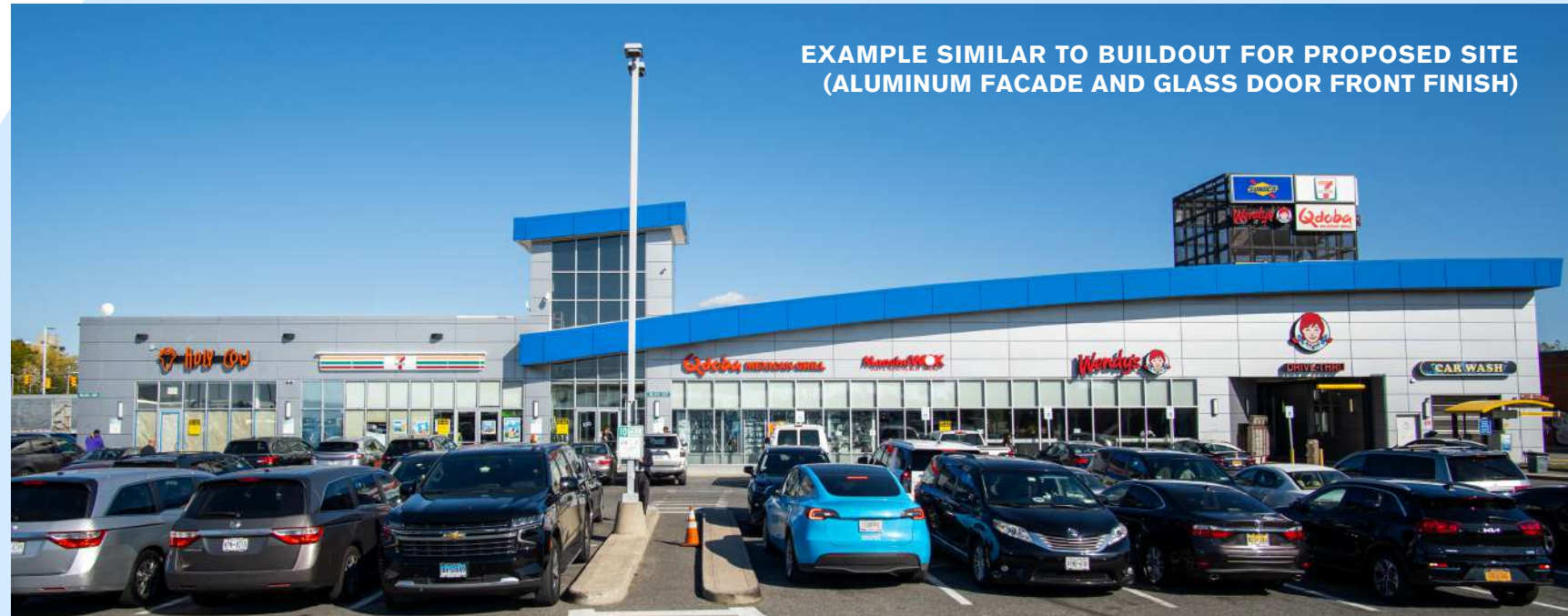
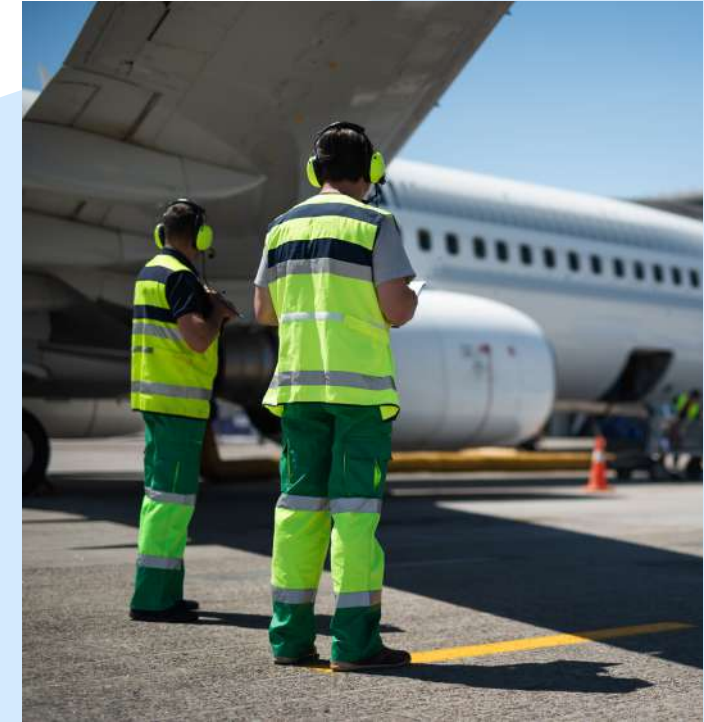
LOCATED AT THE ENTRANCE OF THE NEWLY RENOVATED TERMINALS AND CARGO AREA OF JFK INTERNATIONAL AIRPORT, Building 110 offers an exceptional freestanding opportunity within the bustling confines of the airport. Spanning a 4.3-acre parcel of land, this prime location is fully equipped with ample parking and an EV charging station, catering to travelers, employees, visitors, limo and tax drivers.

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 a dynamic and evolving environment.

As part of the Port Authority of NY & NJ's domain, Building 110 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 110 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 1700 sq ft, underscores the area's potential for success. Adjacent businesses 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.

Moreover, Building 110 hosts the busiest Tesla EV charging station in the county, enhancing its appeal to eco-conscious consumers and tech-savvy travelers. With its strategic location, comprehensive amenities, and thriving commercial ecosystem, Building 110 is perfectly poised to cater to the diverse needs of businesses and visitors within JFK International Airport.



**EXAMPLE SIMILAR TO BUILDOUT FOR PROPOSED SITE
(ALUMINUM FACADE AND GLASS DOOR FRONT FINISH)**



Grab-and-Go Opportunity



JFK AIRPORT
IN THE CENTER OF IT ALL

ALL JFK AIRPORT TERMINALS
10 MINUTES FROM SITE

PROPOSED SITE
Bldg. 110
JFK AIRPORT

ENTRANCE TO JFK
EXPRESSWAY

ENTRANCE TO JFK
EXPRESSWAY

59,500+ VPD ON JFK
EXPRESSWAY

EXIT FROM JFK
EXPRESSWAY

ON-RAMP TO JFK
EXPRESSWAY

Access

Access

Access

14,800+ VPD ON
148TH STREET

EMPLOYEE HUB

115,600+ VPD ON
BELT PARKWAY

148TH STREET

150TH AVENUE

BELT PARKWAY

CARGO PLAZA

Signage Opportunity



EXAMPLE OF SIMILIAR PLYON SIGNAGE FOR PROPOSED SITE



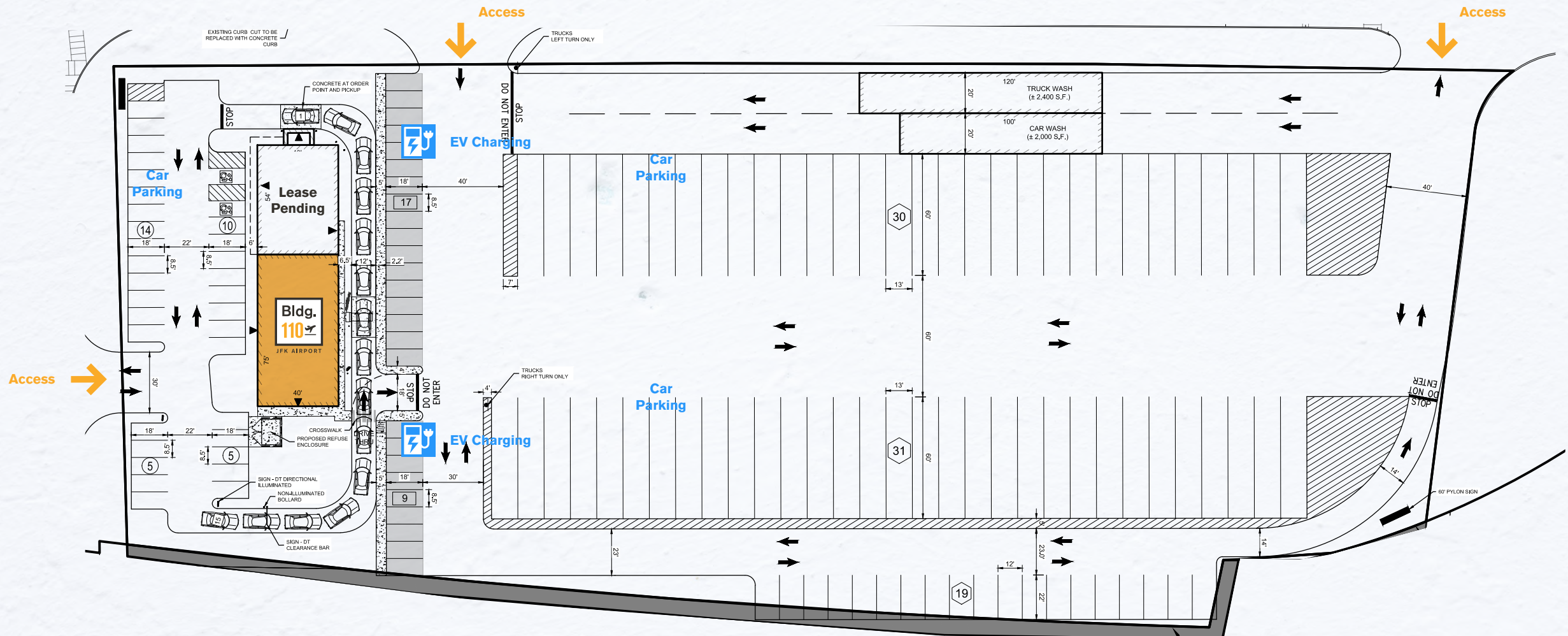
EXAMPLE OF SIMILIAR MONUMENT SIGNAGE FOR PROPOSED SITE

Floorplans

SIZE 3,000 SF Pad
FRONTAGE 95 FT

CEILING HT. 14 FT
STATUS New construction
DELIVERY Q1 2025

ASKING RENT Upon request
TERM Long Term
PARKING Approx. 32 spaces



Area Drivers

45,000 PORT AUTHORITY EMPLOYEES WORK IN THE AREA, plus thousands of additional cargo terminal employees. The newly constructed Building 110 is an ideal space for Retail, Medical, 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



PROPOSED SITE

Bldg. 110

JFK AIRPORT



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

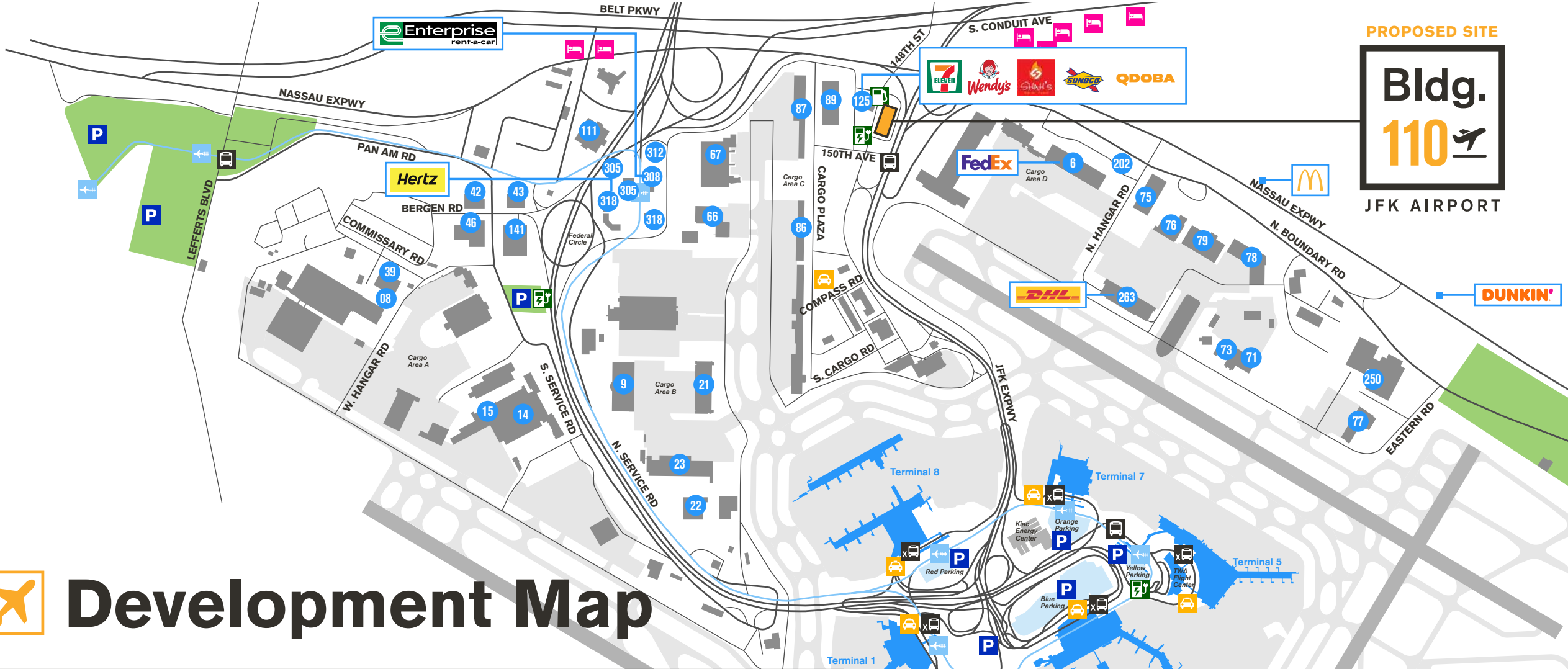


DOZENS OF HOTELS WITH 2,000+ TOTAL ROOMS

 **Oblique Aerial Map**











Development Map



- | | | | |
|--|--|--|---|
| 6 FedEx Ship Center | 73 JFK Cargo Area | 111 Office Bldg | 250 United States Postal Service |
| 9 Korean Air Cargo and Saudi Airlines Cargo | 75 JFK Cargo Building | 125 125 | 263 DHL Express Gateway |
| 14 Port Authority | 76 China Airlines Cargo | 139 LSG Sky Chefs | 305 Avis Car Rental |
| 15 Japan Airlines Cargo and Atlas Air Cargo | 77 US Customs | 141 Aviation Career & Technical Education High School | 305 Payless Car Rental |
| 21 Delta Cargo and Virgin Atlantic Cargo | 78 United Cargo, Air France Cargo, Iceland Air Cargo and The ARK at JFK | 142 Aiport Rentals | 308 Enterprise Rent-A-Car |
| 22 Turkish Airlines Cargo Building 22 | 79 American Airlines Cargo and ABM - Facility Services | 143 SCIS Air Security | 312 SIXT Rent A Car |
| 23 Royal Air Maroc | 86 Caribbean Airlines Cargo | 146 Turkish Airlines Lounge and Flying Food Group | 318 Budget Car Rental |
| 66 British Airways Cargo | 87 DelEx Air Cargo | 202 Air Navigation Services | 318 Hertz Car Rental |
| 67 Nippon Cargo Airlines | 89 DHL 89 JFK | 208 JFK Field Offices A, B and C | |
| 71 71 | | | |

Legend

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



JFK AIRPORT

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LEASE PENDING



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