



THE RETAIL AT JFK

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





Round-The-Clock Prime Location

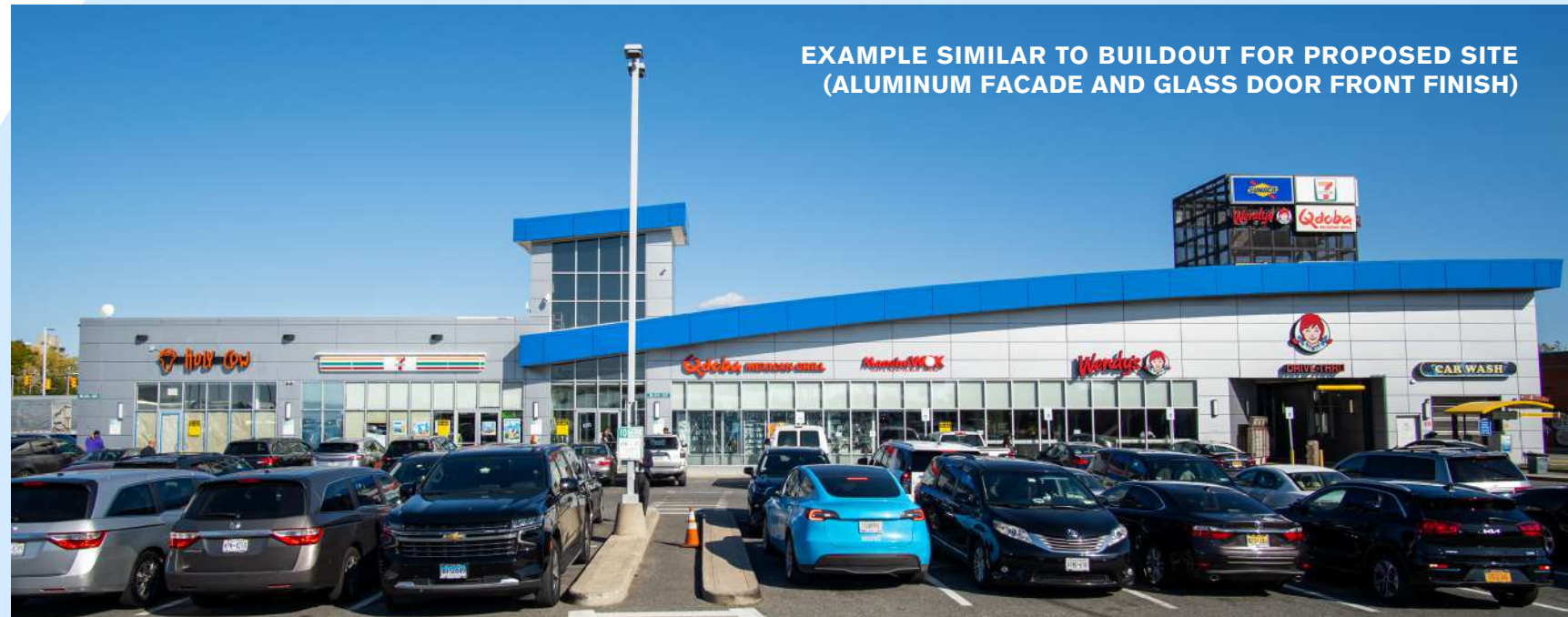
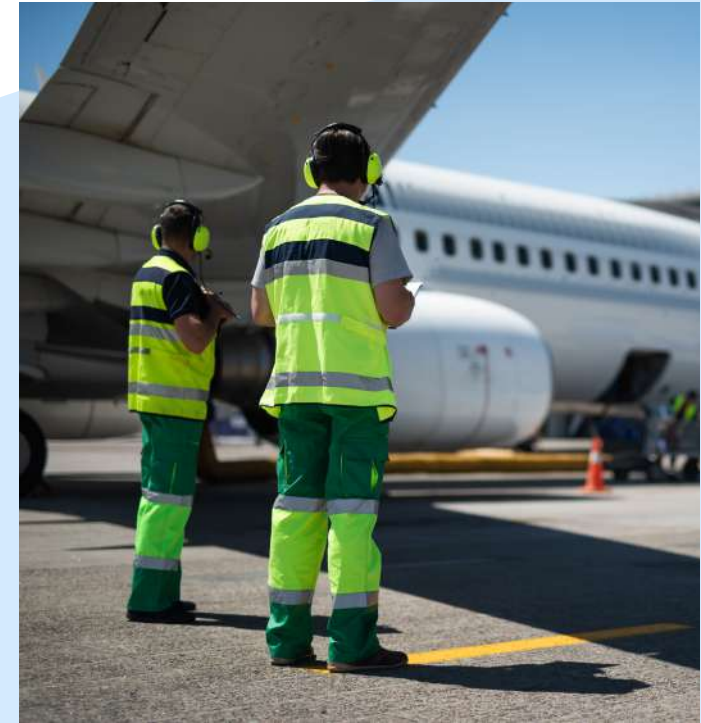
LOCATED AT THE ENTRANCE OF THE NEWLY RENOVATED TERMINALS AND CARGO AREA OF JFK INTERNATIONAL AIRPORT, Building 110 offers an exceptional freestanding opportunity within the bustling confines of the airport. Spanning a 4.3-acre parcel of land, this prime location is fully equipped with ample parking and 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)**

Drive-Thru and Grab-and-Go Opportunity



Signage Opportunity



EXAMPLE OF SIMILIAR PLYON SIGNAGE FOR PROPOSED SITE

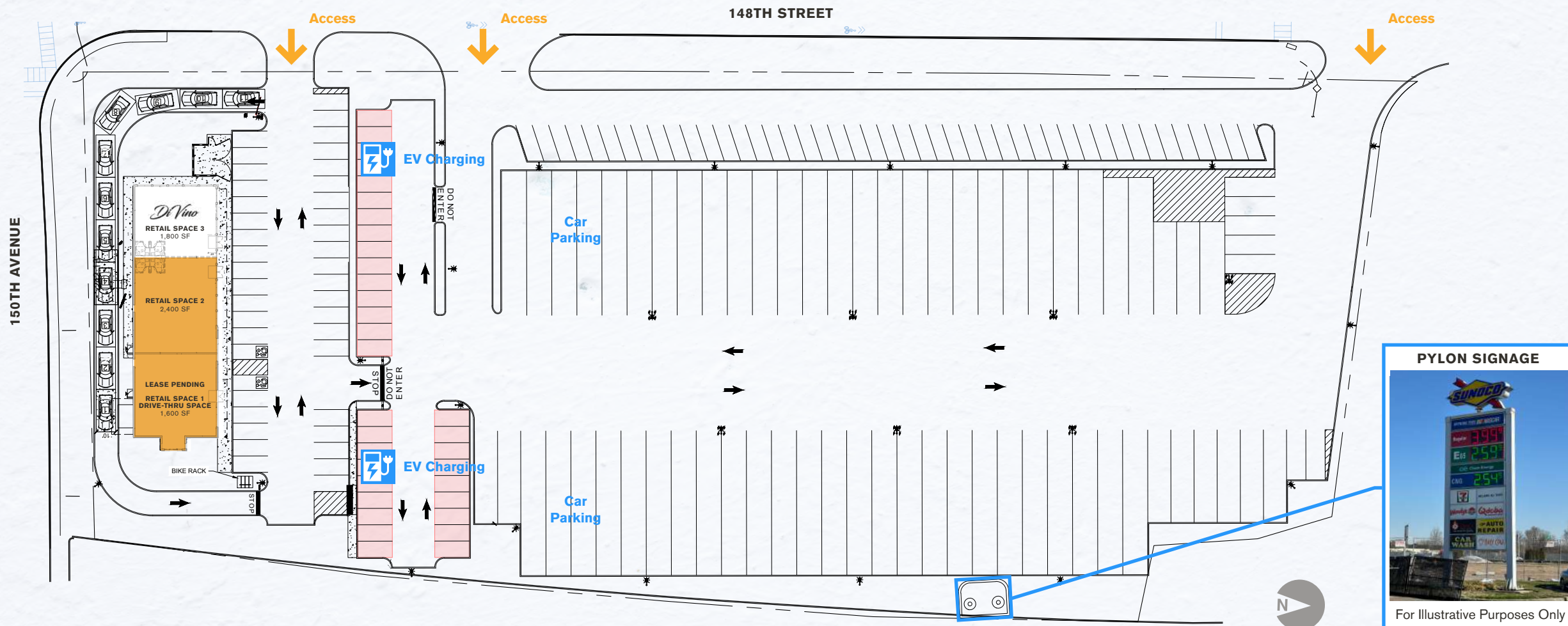


EXAMPLE OF SIMILIAR MONUMENT SIGNAGE FOR PROPOSED SITE



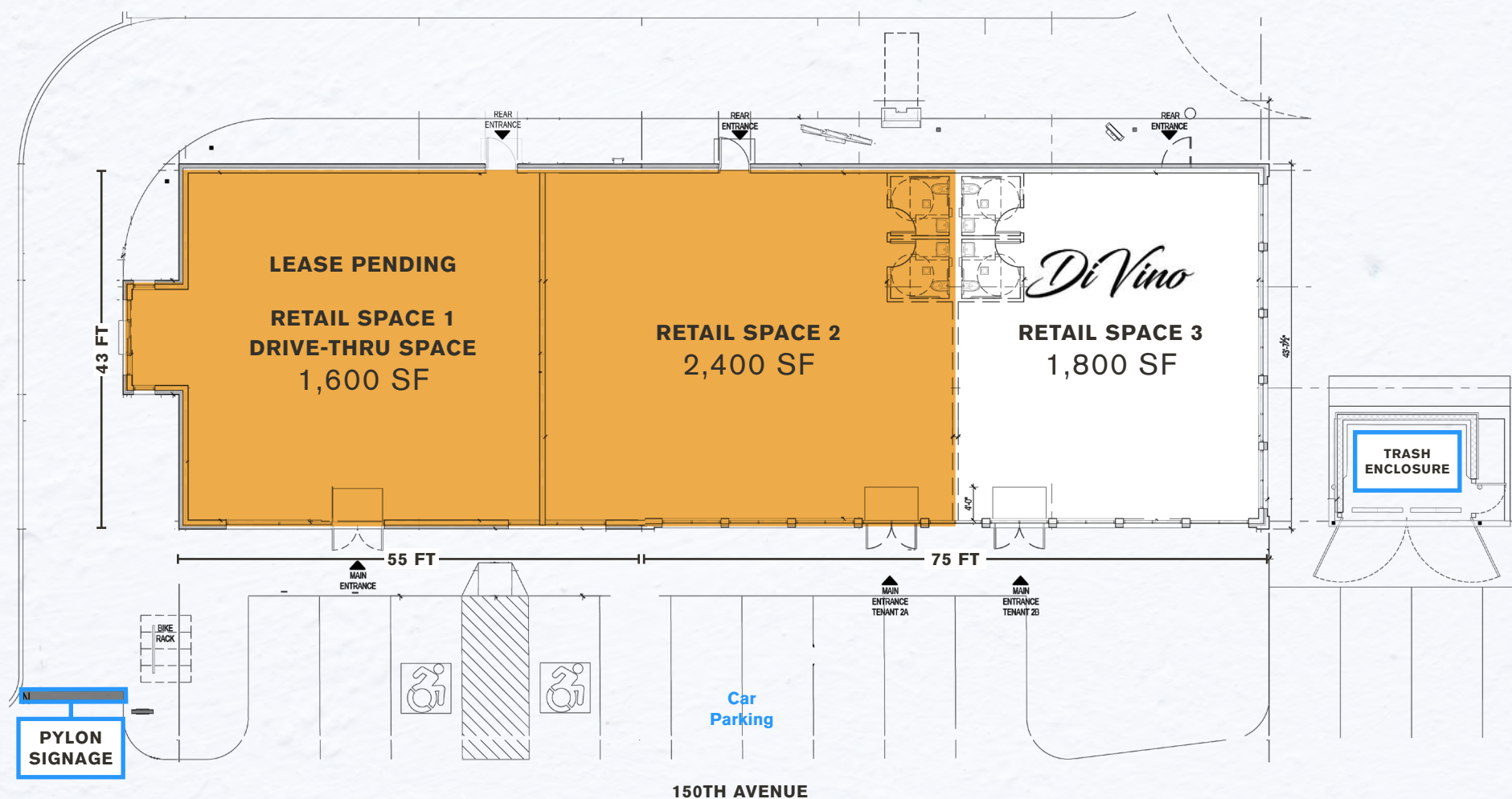
Floorplans

SIZE	5,753 SF Pad (divisible)	CEILING HT.	14 FT	ASKING RENT	Upon request
FRONTAGE	129 FT	STATUS	New construction	TERM	Long Term
EV CHARGERS	32 Stations	DELIVERY	Summer 2026	PARKING	Approx. 32 spaces



Space Division Plan

SIZE	5,753 SF Pad (divisible)	CEILING HT.	14 FT	ASKING RENT	Upon request
FRONTAGE	129 FT	STATUS	New construction	TERM	Long Term
EV CHARGERS	32 Stations	DELIVERY	Summer 2026	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



14,800+ VPD ON 148TH STREET

ENTRANCE TO AND EXIT FROM JFK EXPRESSWAY

59,500+ VPD ON JFK EXPRESSWAY

NASSAU EXPRESSWAY

JFK EXPRESSWAY

115,600+ VPD ON BELT PARKWAY

BELT PARKWAY

3 7 BUS STOP ACROSS FROM SITE



DOZENS OF HOTELS WITH 2,000+ TOTAL ROOMS



Oblique Aerial Map





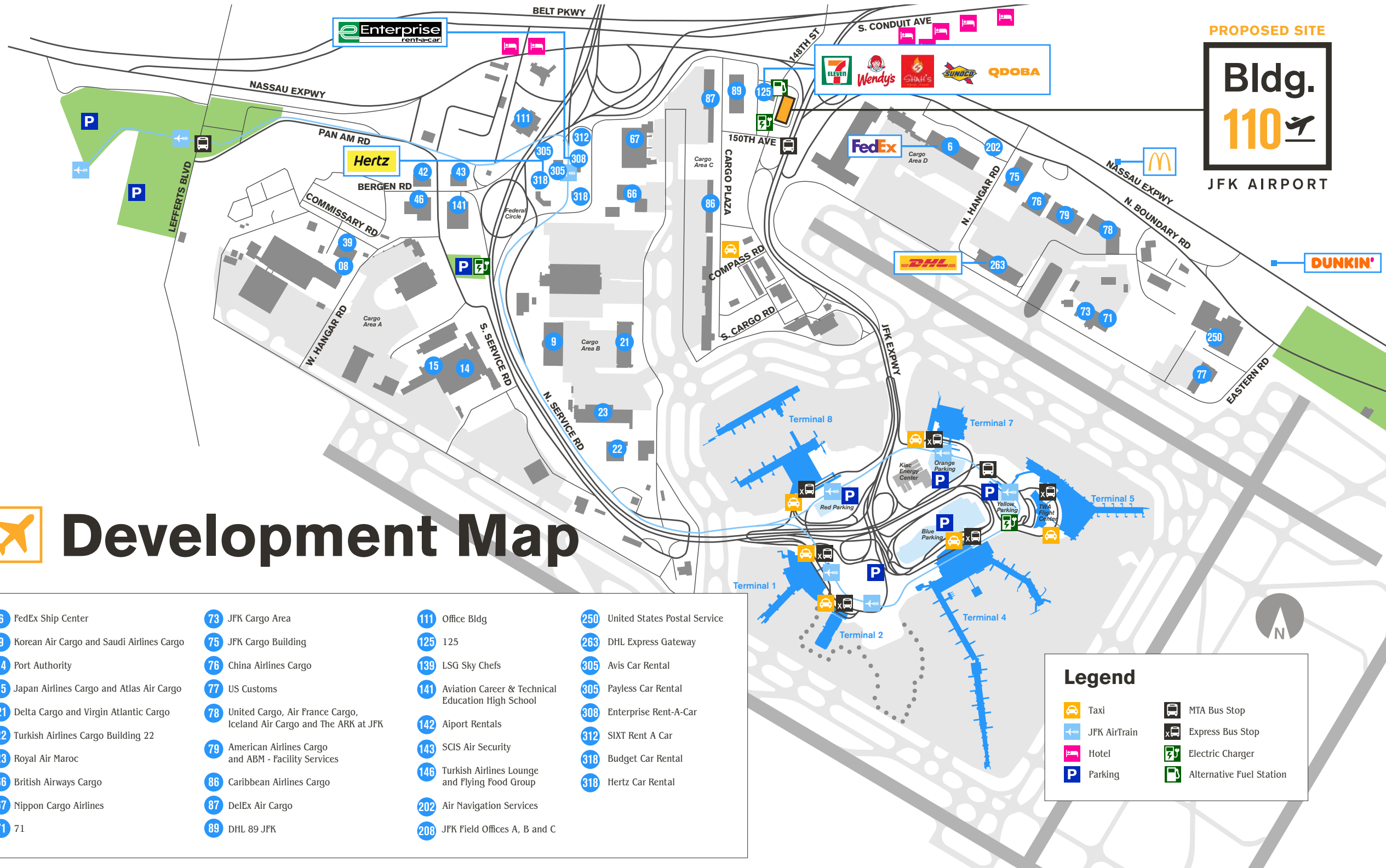
Bus Map





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 | | | |





JFK AIRPORT

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