

Prime Exposure. Proven Brand. Unmatched Demand.



HOTELS IN FRESH MEADOWS, QUEENS

ACCESS DATA ROOM



RIPCO
INVESTMENT SALES

183-15 - 183-31 Horace Harding Expressway | Fresh Meadows, NY 11365



GATEWAY TO LAGUARDIA AND BEYOND

*Two Flagship Marriott Hotels
Anchoring Queens' Most Connected Submarket*


COURTYARD
Marriott

FAIRFIELD
INN & SUITES
Marriott



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INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Two Newly Built Marriott Hotels

Constructed in 2018, the Courtyard and Fairfield Inn & Suites together feature 218 guest rooms, fitness centers, conference rooms, a lobby café, and indoor/outdoor valet parking.

#2

Prime, Central Location

Situated directly off the Long Island Expressway with exposure to over 148,000 vehicles in average daily traffic, less than 10 minutes from LaGuardia Airport.

#3

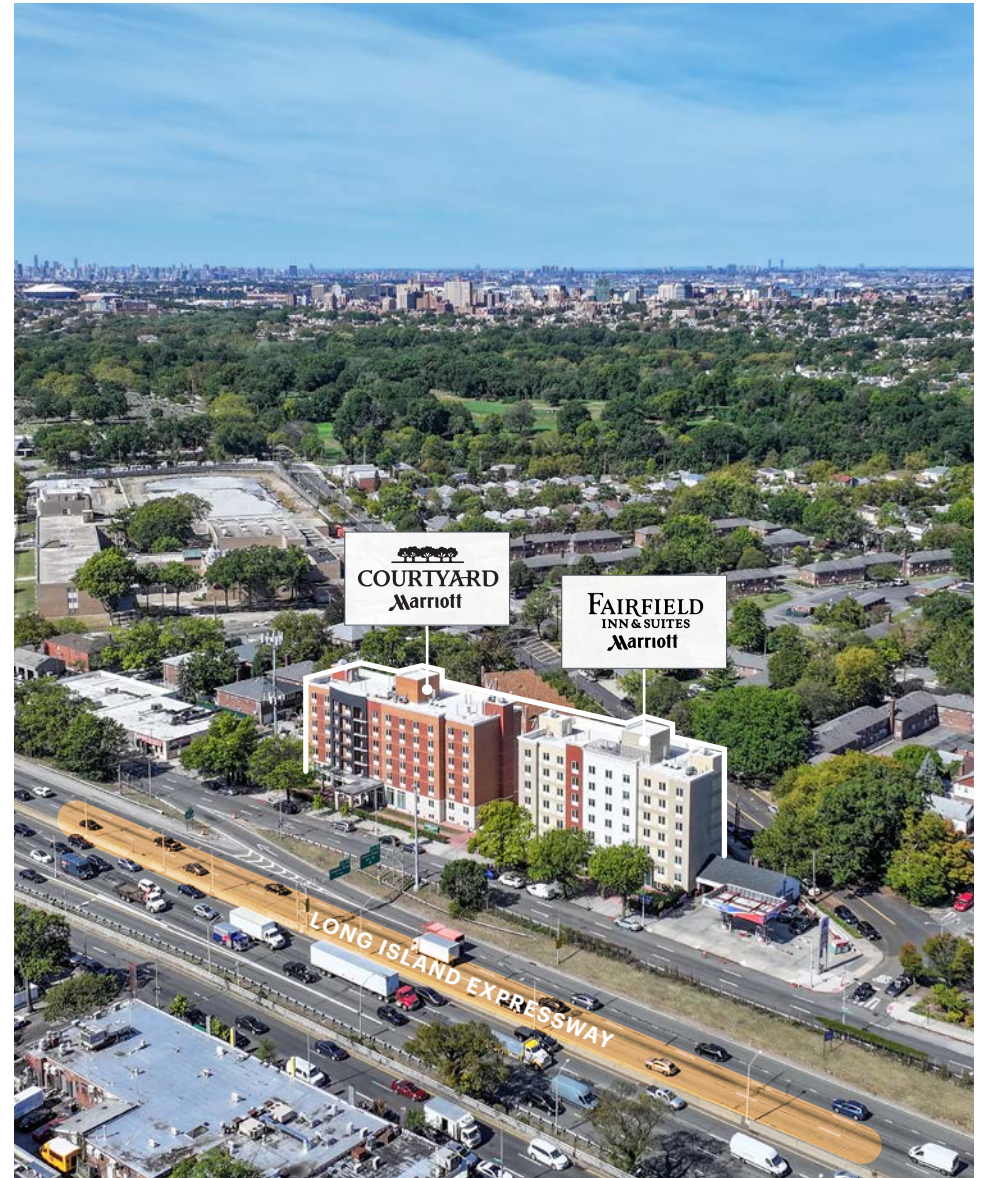
Capturing High Demand

Located in an undersupplied hotel market, currently serving as the only operating hotels within 2.9 miles.

#4

Dynamic Queens Submarket

Near key landmarks such as LaGuardia Airport, Citi Field, Arthur Ashe Stadium, and Metropolitan Park - leading candidate for the Downstate Casino License. Its position places it well within the broader Queens tourism and business corridor, with access to major road arteries, transit, and regional demand drivers.



PROPERTY OVERVIEW

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THE OFFERING

Property Address	183-15 - 183-31 Horace Harding Expressway, Fresh Meadows, NY 11365	
County	Queens	
Location	Located on the north side of Horace Harding Expressway between 183rd Street and 185th Street.	
Hotel Brand	Courtyard by Marriott	Fairfield Inn & Suites By Marriott
Block	7067	7067
Lot	63	54

PROPERTY INFORMATION

Lot Dimensions	183.25' x 104.13'	128.75' x 98.82'
Lot SF	27,755 SF (approx.)	17,164 SF (approx.)
Building Dimensions	150' x 45'	120' x 33'
Stories	6	6
Year Built / Last Altered	2018	2018
Gross SF	57,217 SF (approx.)	42,186 SF (approx.)
Combined Gross SF	99,403 SF (approx.)	
Hotel Rooms (Keys)	123	95
Combined Hotel Rooms (Keys)	218	
On-Site Parking	42 below-grade & outdoor spaces (across both hotels)	

ZONING INFORMATION

Zoning	R3-1/C1-2	R3-1/C1-2
Street Width	160'	
Street Width Classification	Wide	

NYC TAX INFORMATION

Assessment (25/26)	\$4,976,190	\$3,848,940
Tax Rate	10.762%	10.762%
Annual Property Tax (25/26)	\$535,538	\$414,223
Tax Class	4	4

PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

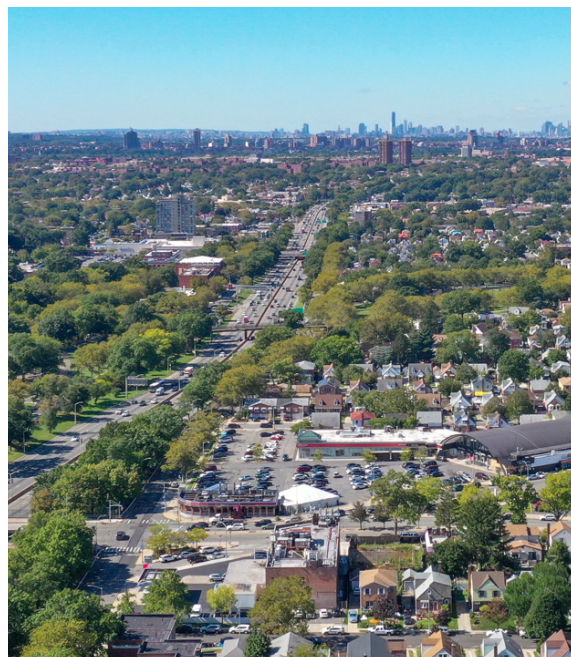


SURROUNDING MAP



LOCATION OVERVIEW

Conveniently located on **Horace Harding Expressway, next to the Long Island Expressway**, the hotels at **183-15 and 183-31 Horace Harding Expressway in Fresh Meadows**, NY 11365, offer investors a prime opportunity in a high-demand, low-supply market. The neighborhood combines suburban charm with urban connectivity. Located across from Fresh Meadows Place, which features notable retailers like CVS and Lidl, along with popular chains such as Applebee's and Five Guys, as well as diverse dining options like Halal Boyz, Duck Donuts, and Taim Mediterranean. The area also offers entertainment options including AMC Fresh Meadows 7 and Electric Playground. Nearby attractions include Cunningham Park (358 acres), Downtown Flushing (5 minutes away), Citi Field, Arthur Ashe Stadium, Metropolitan Park, and Willets Point (all within 6 minutes), Flushing Meadows-Corona Park (7 minutes), and Queens Botanical Garden (6 minutes), providing leisure and cultural activities. The location boasts excellent connectivity, situated just off the Long Island Expressway, with the Q17 bus connecting to the E and F subway lines. It's within a 17-minute commute via Long Island Rail Road to Manhattan, and close to LaGuardia (12 minutes) and JFK (25 minutes) airports, making it highly appealing for both business and leisure travelers.



MARKET OVERVIEW

The Fresh Meadows hotel market is notably undersupplied, with the nearest competing hotel 2.9 miles away, creating a significant barrier to entry and positioning this property to capture demand from travelers visiting St. John's University, Queens College, LaGuardia Airport, JFK Airport, and Queens' attractions, including **Metropolitan Park**, which is the frontrunner to host the new downstate Casino. With no major hotel developments reported nearby, investors can leverage this exclusivity to achieve strong occupancy rates and pricing power for both short-term and extended-stay guests in the bustling borough of Queens, New York.

WILLETS POINT THE REDEVELOPMENT

3.3M SF of Total Development



2,500

100% AFFORDABLE HOMES



25K

SEAT SOCCER STADIUM



650

SEAT PUBLIC SCHOOL



250

HOTEL KEYS



115K

OF OPEN SPACE



HOTELS IN FRESH MEADOWS, QUEENS

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.

srp@ripcony.com

718.663.2639

KEVIN LOUIE

klouie@ripcony.com

718.663.2642

ERIC DELAFRAZ

edelafranz@ripcony.com

718.663.2653

KEVIN SCHMITZ

kschmitz@ripcony.com

718.663.2644

ANDREAS EFTHYMIU

andreas@ripcony.com

718.663.2643

FOR FINANCING INQUIRIES

ADAM HAKIM

ahakim@ripcony.com

646.290.2011

JAMES MURAD

jmurad@ripcony.com

646.290.2012

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80-02 KEW GARDENS ROAD, SUITE 305, QUEENS, NY 11415 | RIPCONY.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.