



JFK AIRPORT

THE RETAIL AT JFK

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



Round-The-Clock Prime Location

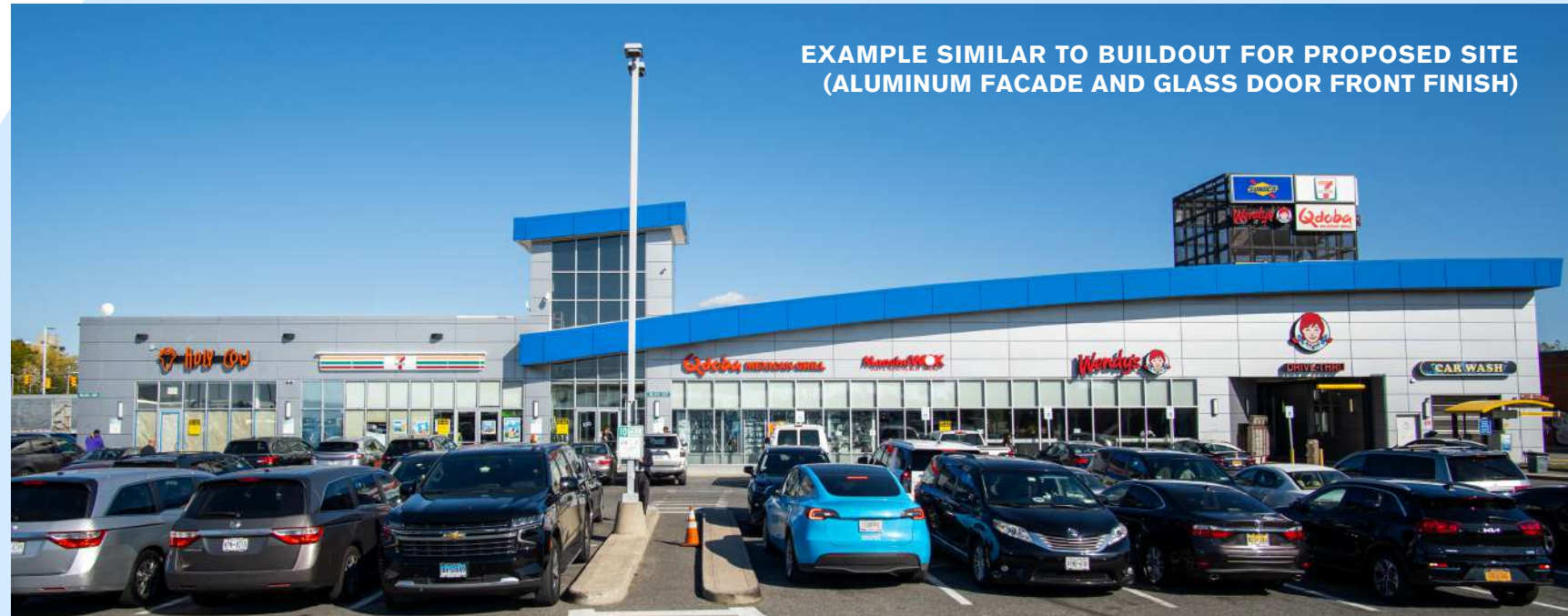
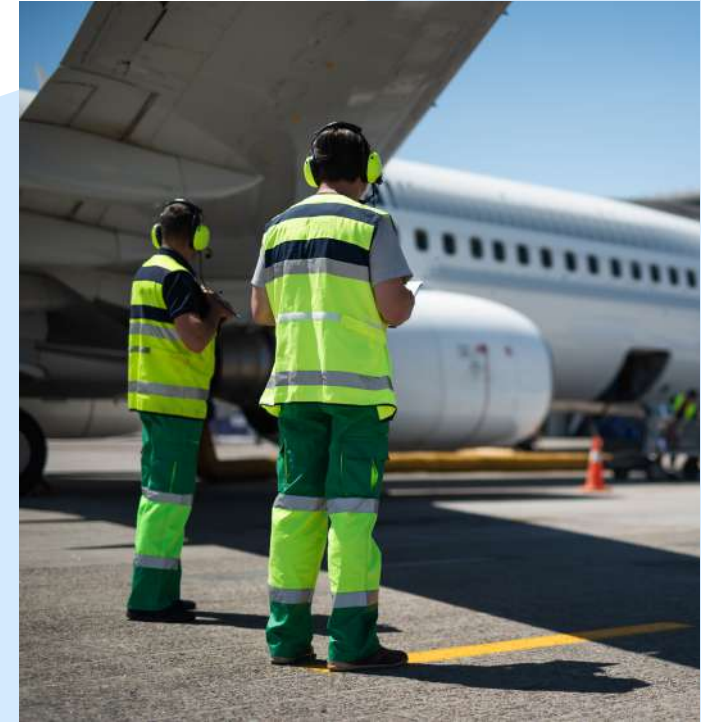
LOCATED AT THE ENTRANCE OF THE NEWLY RENOVATED TERMINALS AND CARGO AREA OF JFK INTERNATIONAL AIRPORT, Building 110 offers an exceptional freestanding opportunity within the bustling confines of the airport. Spanning a 4.3-acre parcel of land, this prime location is fully equipped with ample parking and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



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



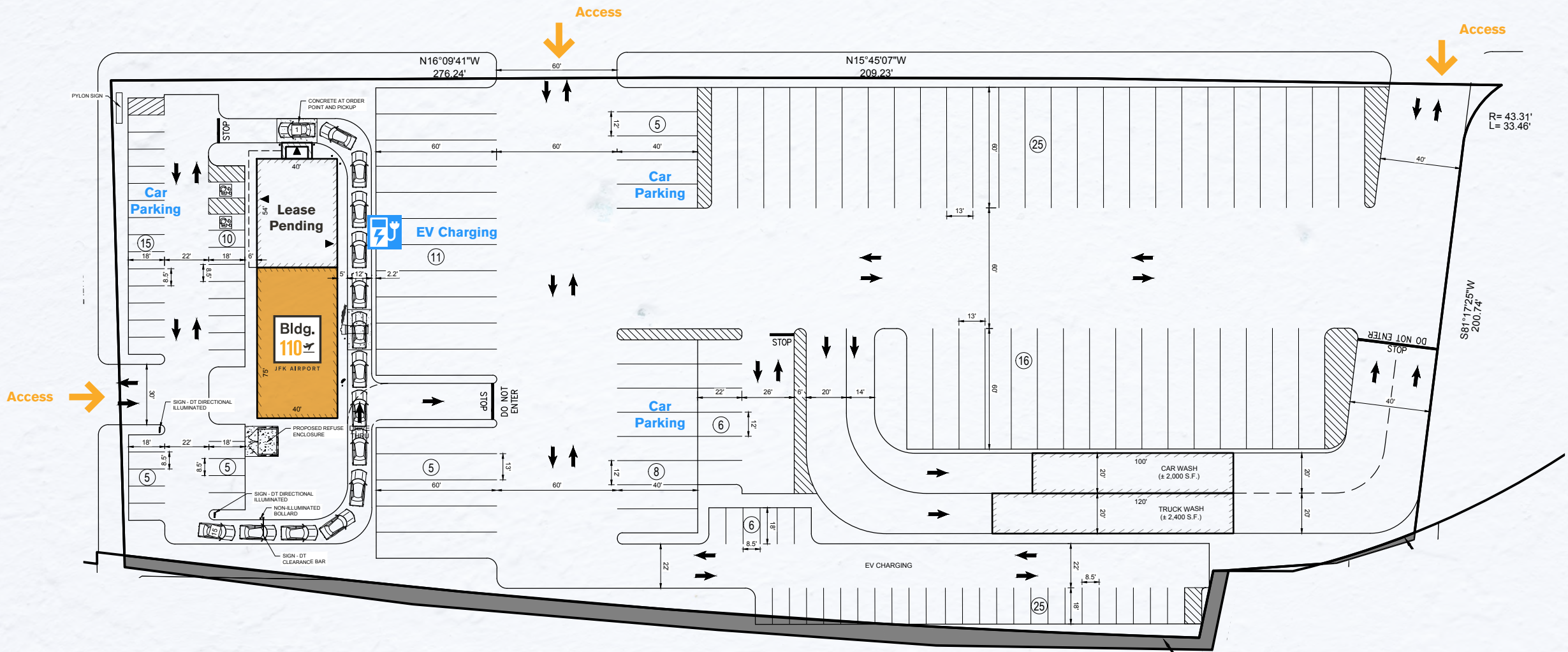
EXAMPLE OF SIMILIAR MONUMENT SIGNAGE FOR PROPOSED SITE

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

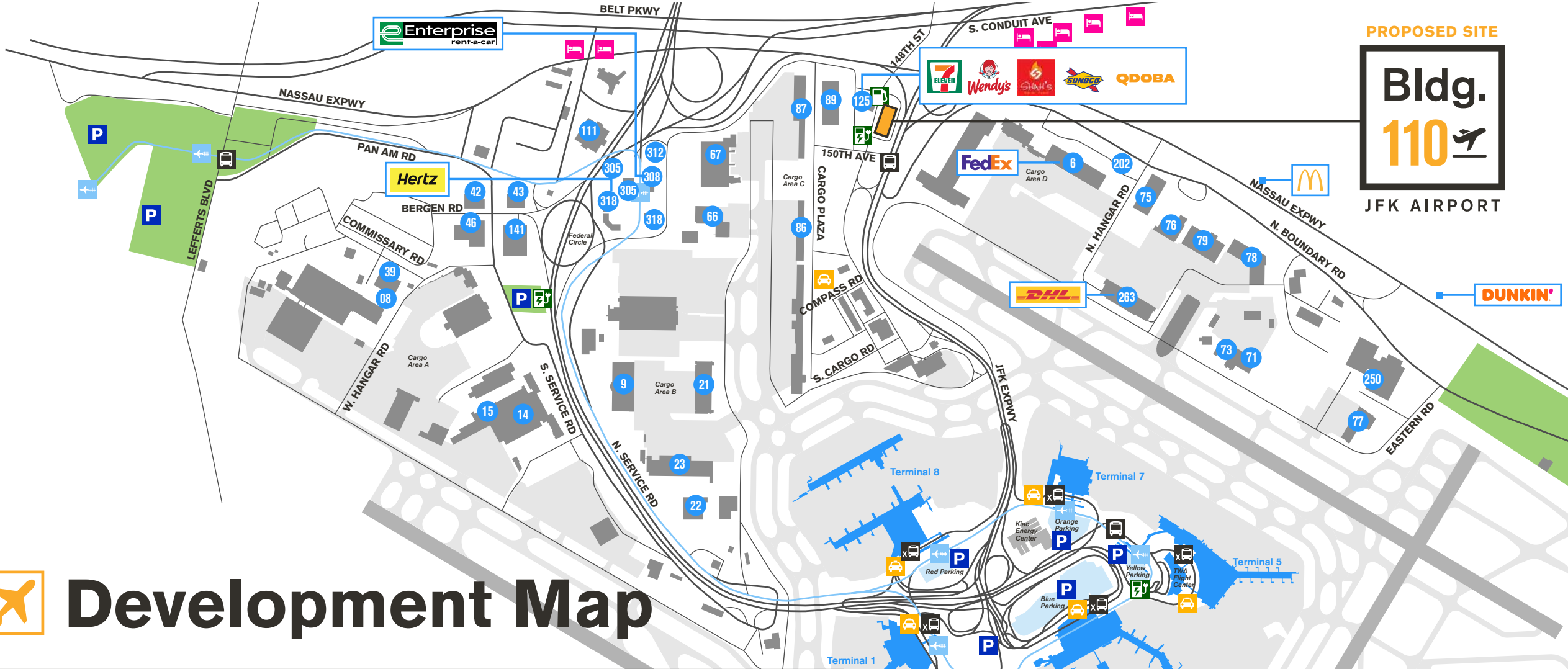


DOZENS OF HOTELS WITH 2,000+ TOTAL ROOMS

 **Oblique Aerial Map**



Development Map











PROPOSED SITE

Bldg.
110 

JFK AIRPORT

- 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
- 111** Office Bldg
- 125** 125
- 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



JFK AIRPORT

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