Bldg. 110

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.

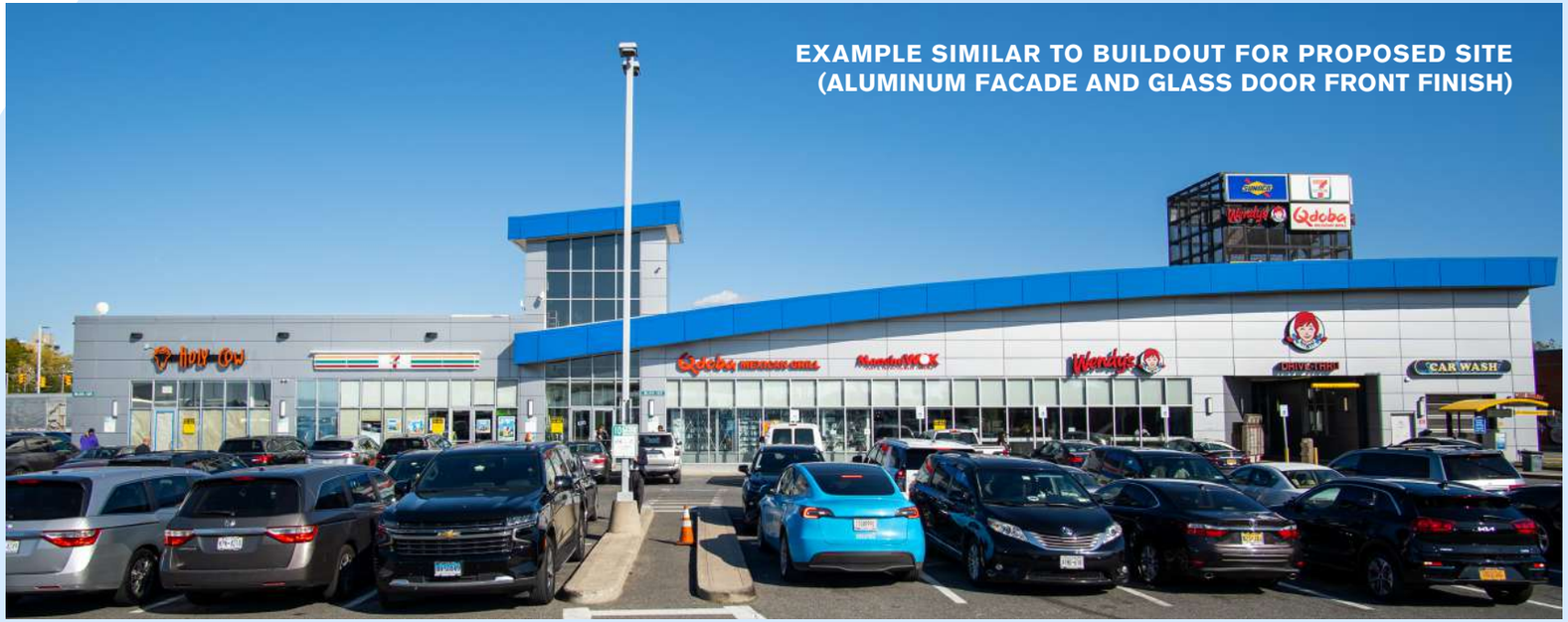
As part of the Port Authority of NY & NJ's domain, Building 110 resides within one of the busiest airports in the country, ensuring a steady flow of foot traffic and abundant business opportunities. With JFK operating round-the-clock and serving as a hub for millions of travelers and airport employees, 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)

Drive-Thru and Grab-and-Go Opportunity



Signage Opportunity



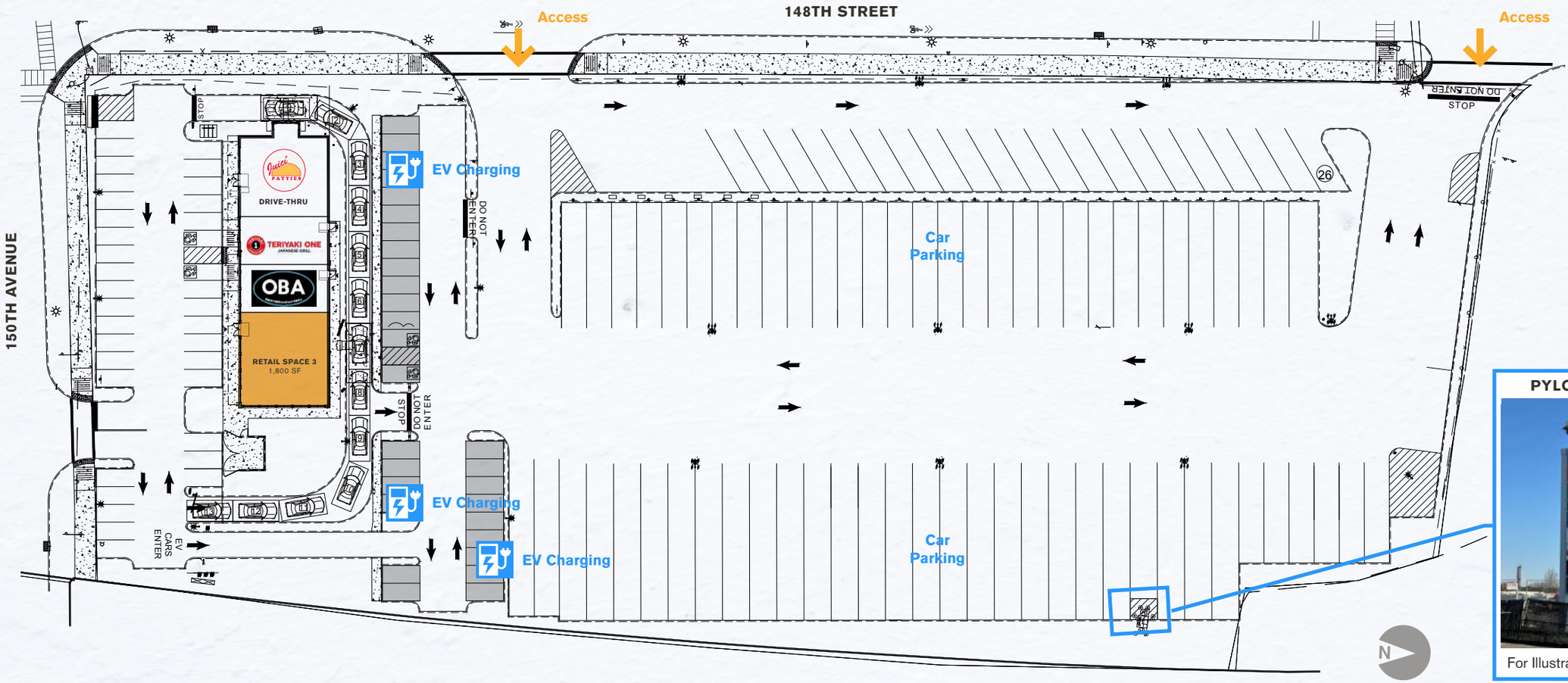
EXAMPLE OF SIMILIAR PLYON SIGNAGE FOR PROPOSED SITE



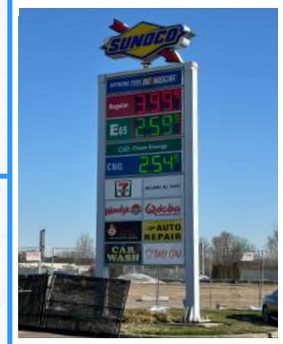
EXAMPLE OF SIMILIAR MONUMENT SIGNAGE FOR PROPOSED SITE

Floorplans

SIZE	1,800 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**	Q1 2027	**PARKING**	Approx. 32 spaces



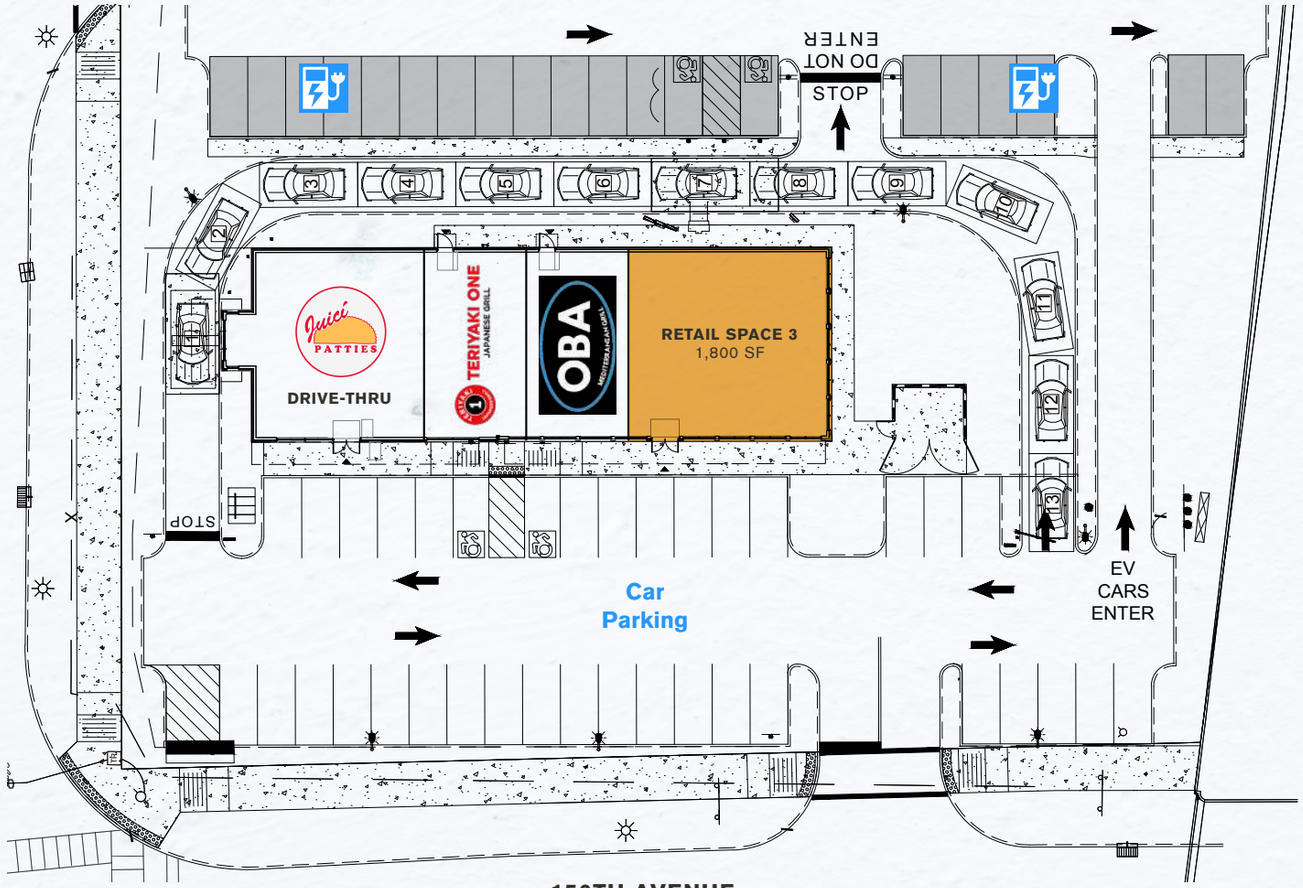
PYLON SIGNAGE



For Illustrative Purposes Only

Space Division Plan

SIZE	1,800 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**	Q1 2027	**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

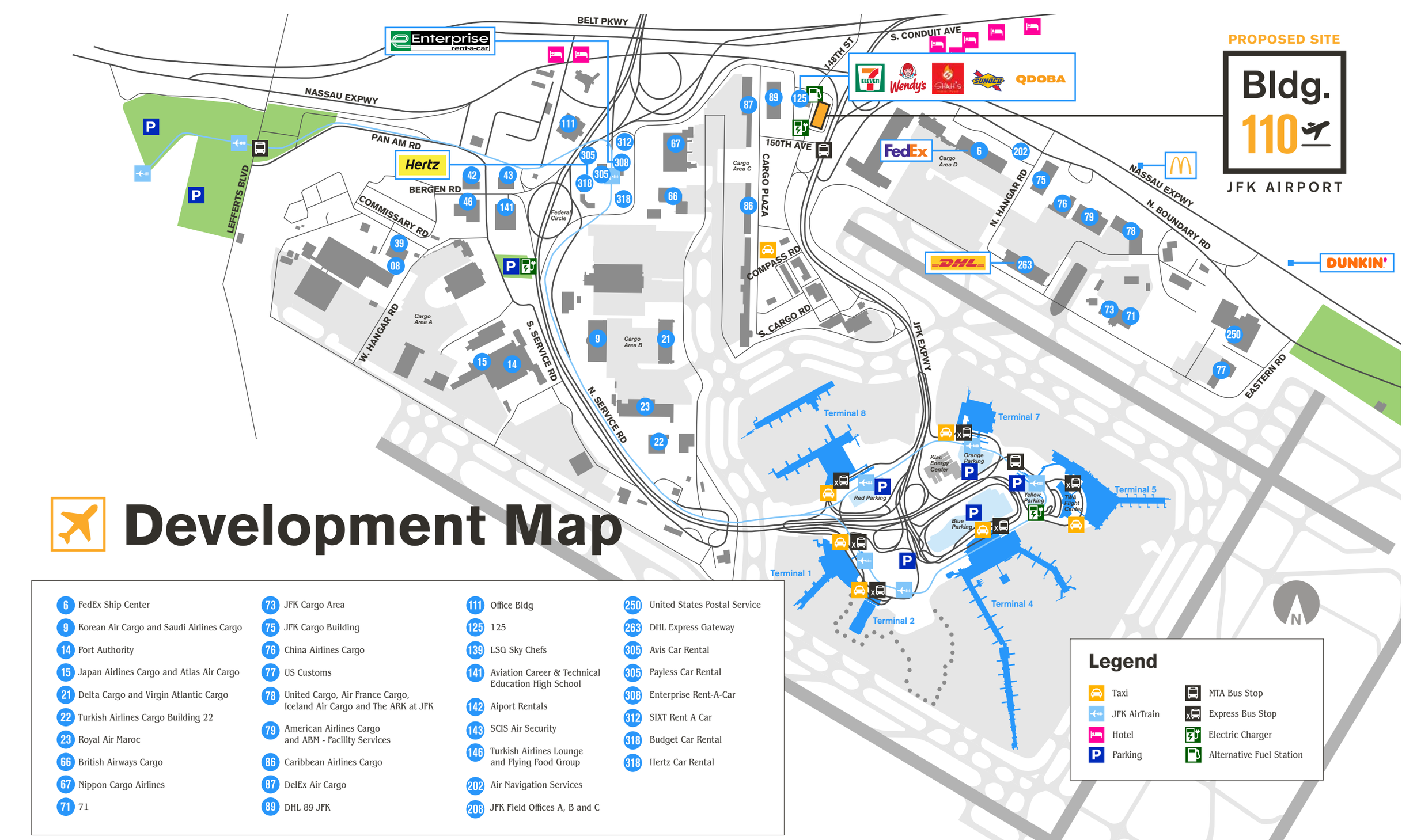
EMPLOYEES



Oblique Aerial Map

Bus Map


PROPOSED SITE
Bldg. 110
JFK AIRPORT
JFK TRAVEL PLAZA
7-ELEVEN
Wendy's
SHAH'S
QDOBA
SUNOCO
JFK INTERNATIONAL AIRPORT
Terminal 1
Terminal 4
Terminal 5
Terminal 7
Terminal 8
AirTrain from Howard Beach to JFK Airline Terminals
Howard Beach JFK Airport
Lefferts Blvd
Aqueduct North Conduit Av
Federal Circle
Old Howard Beach
Hamilton Beach
Ozone Park
Manor
ECKFORD AV
ALBERT RD
N. CONDUIT AV
NASSA U EXP WY
S. CONDUIT AV
LEFFERTS BLVD
COHANCY ST
CROSS BAY BLVD
PAN AM RD
BERGEN RD
CARGO PLAZA RD
S CARGO RD
JFK EXPWY
NORTH SERVICE RD
NORTH BOUNDARY RD
GUY R BREWER BLVD
FARMERS BLVD
EASTERN RD
Q52 SBS to Arverne
Q53 SBS to Rockaway Park
QM16 to Neponsit
QM17 to Far Rockaway
Transportation
2023 Ridership Report
Q3 Weekend 8,013
Q3 Weekday 6,511
Q3 Annual 2,094,041
Q7 Weekend 2,818
Q7 Weekday 2,826
Q7 Annual 871,283



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

Bldg. 110

JFK AIRPORT

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