



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

70

Main St,
Southampton



Wet Retail Store on Main Street

Incredible off market opportunity to sub lease the majority of a Main Street wet retail store or to lease the entire store.

Current occupants are a Cafe for eat-in / grab & go, as well as a Jack's Coffee; the Cafe being the primary space being offered as available to occupy.

The interior displays and equipment have been updated to create an elevated, yet casual customer experience. Location is hard to beat in the center of Main Street.

Lease Offers:

- 1,900 sf -- \$300,000 -- Entire Store
- 1,300 sf -- \$200,000 -- Shared with Jack's Coffee

One-Year Lease to Start:

- Jan 25' to Dec '25 with Possible Renewal
- Lease Rates are All-Inclusive

SURROUNDING NEIGHBORS:

The 1708 House, Citarella Gourmet, Sant Ambroeus, 75 Main, Henry Lehr, alice + olivia, INTERMIX, Xanadu, Chase Bank



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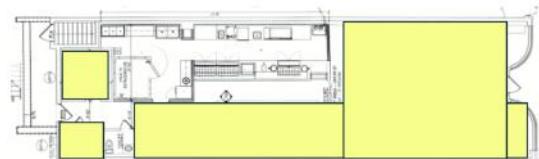
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COMPASS

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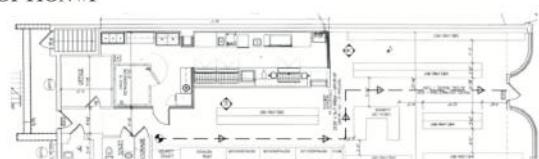


OPTION #2



Shared Store - 1,300sf

OPTION #1



Full Store - 1,900sf