

670 MONTAUK HWY U.S, WATER MILL

# Highway Facing Retail / Office

## Exceptional Visibility & Flexible Open Layout



COMPASS  
COMMERCIAL



**Prominent Retail / Office Storefront** - Offering prime highway exposure in the Watermill Square shopping center, Unit 5 is ideal for a wide variety of businesses. Flexible VB **Village Business zoning**.

**Versatile Space** - The ~**3,500sf** space is comprised of an open retail room with picturesque arched windows, a view of Corwith Park, a kitchenette, two back offices, two powder rooms. rear access to the private parking lot, a private side patio / courtyard, & a finished attic space. The high ceilings and abundant natural light make this open space feel vast, yet comfortable.

**Watermill Square** - The complex has extensive parking to accommodate its mix of luxury & utility tenants; drawing year-round & all day interest. This site also benefits from the nearby Watermill Crossing; a 38 luxury townhome complex just built / sold out.

This building has a successful tenant history, most recently a coworking studio and an art studio. It's positioning on Montauk Highway has one of the highest vehicle count exposures on the entire South Fork; ensuring consistent exposure to commuters and tourists alike.

#### Surrounding Neighbors:

USPS Water Mill, Suki Zuki, Green Thumb, Hampton Kitchen, Calissa, Bistro Ete, Hampton Coffee, Tracy Anderson Method, Watermill Pilates, Water Mill Wine & Spirits, Joy Salon

Price Upon Request

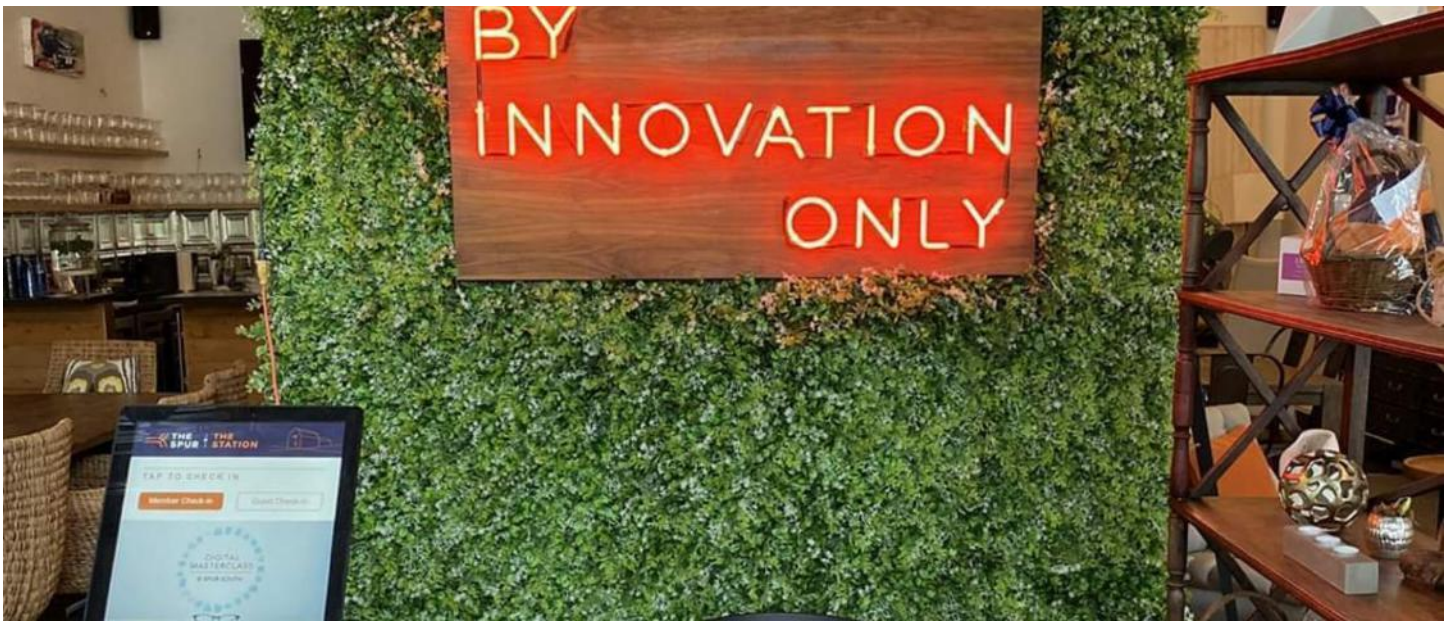
**Contact the Hamptons Commercial RE Team for additional information.**















DON'T FOLLOW THE CROWD. WHEN YOU GET THERE IT'S CROWDED

HAPPINESS IS FELT BY MAKING OTHER PEOPLE HAPPY

BE SO GOOD THEY CAN'T IGNORE YOU

YOU MISS 100% OF THE SHOTS YOU DIDN'T TAKE

VIZION WITHOUT EXECUTION IS HALLUCINATION

IF YOU'RE LUCKY ENOUGH TO LIVE BY THE SEA, YOU'RE LUCKY ENOUGH

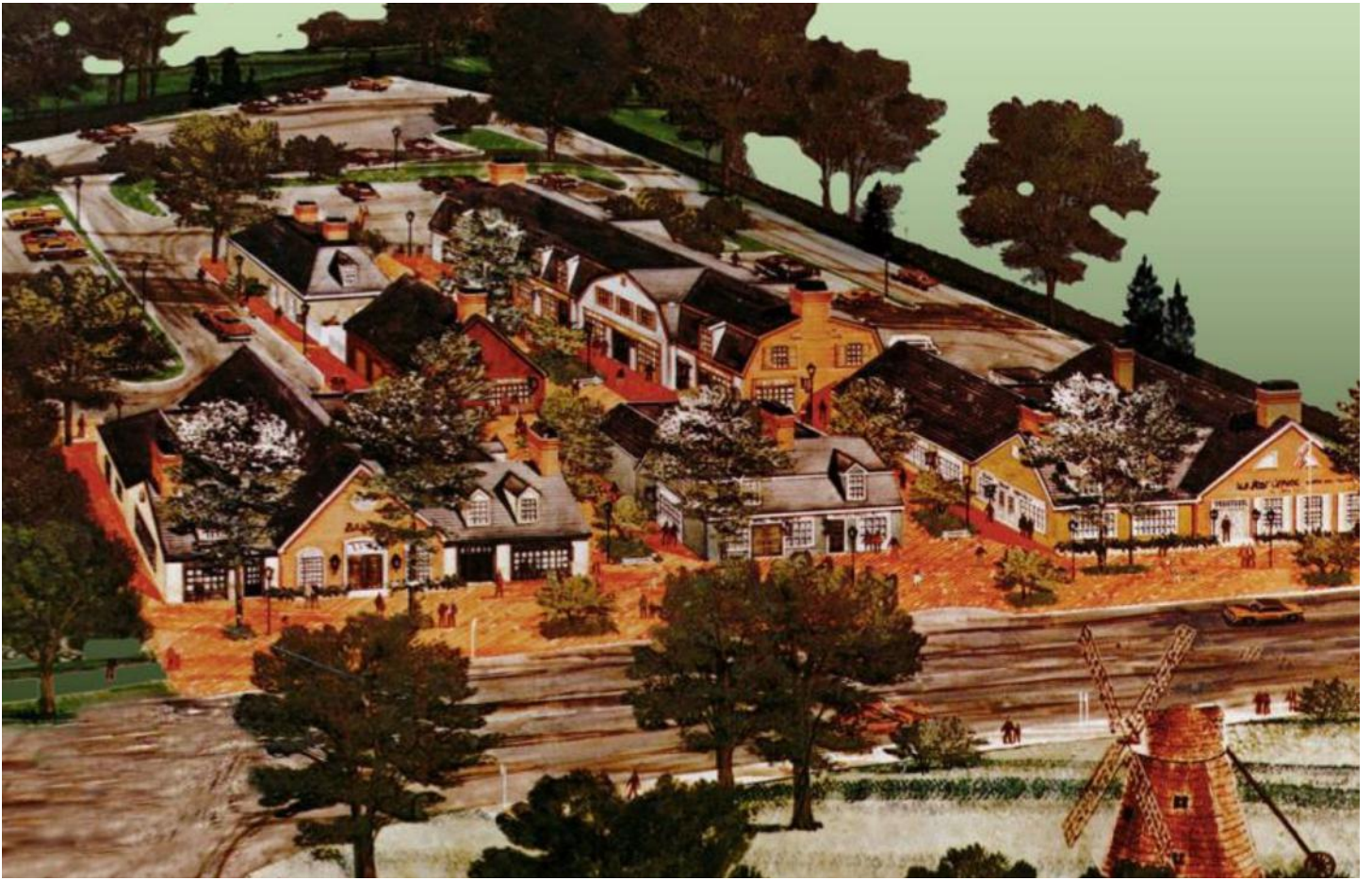
LEARN TO BE COMFORTABLE BEING UNCOMFORTABLE

IF YOU OBEY ALL THE RULES, YOU WILL MISS ALL THE FUN

DO ONE THING EVERY DAY THAT SCARES YOU

THE BEST WAY TO PREDICT THE FUTURE IS TO CREATE IT

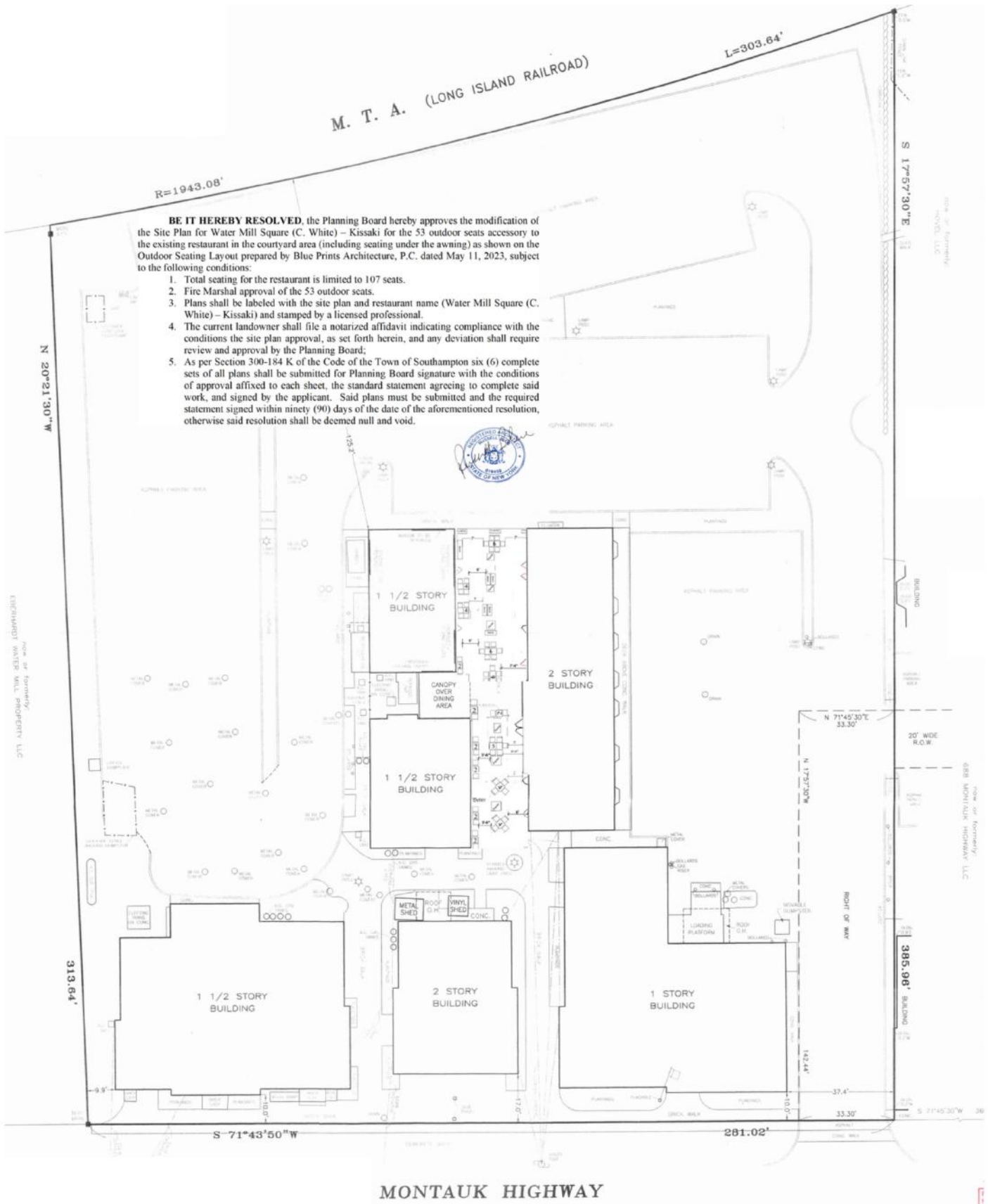






# Site Plan

# 670 Montauk Hwy, Water Mill



**BE IT HEREBY RESOLVED**, the Planning Board hereby approves the modification of the Site Plan for Water Mill Square (C. White) – Kissaki for the 53 outdoor seats accessory to the existing restaurant in the courtyard area (including seating under the awning) as shown on the Outdoor Seating Layout prepared by Blue Prints Architecture, P.C. dated May 11, 2023, subject to the following conditions:

1. Total seating for the restaurant is limited to 107 seats.
2. Fire Marshal approval of the 53 outdoor seats.
3. Plans shall be labeled with the site plan and restaurant name (Water Mill Square (C. White) – Kissaki) and stamped by a licensed professional.
4. The current landowner shall file a notarized affidavit indicating compliance with the conditions the site plan approval, as set forth herein, and any deviation shall require review and approval by the Planning Board;
5. As per Section 300-184 K of the Code of the Town of Southampton six (6) complete sets of all plans shall be submitted for Planning Board signature with the conditions of approval affixed to each sheet, the standard statement agreeing to complete said work, and signed by the applicant. Said plans must be submitted and the required statement signed within ninety (90) days of the date of the aforementioned resolution, otherwise said resolution shall be deemed null and void.



Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Apprx Acreage:  
2.287**

# COMPASS COMMERCIAL



HAMPTONS COMMERCIAL RE  
ADVISORY TEAM



## Hal Zwick

Lic. R.E. Salesperson  
631.678.2460  
hal.zwick@compass.com

## Jeffrey Sztorc

Lic. R.E. Salesperson  
631.903.5022  
jeffrey.sztorc@compass.com