

5,000 SF Retail Opportunity on 1.50 Acres

FOR SALE OR LEASE

519-521 Montauk Highway | Amagansett, NY



1.50 Acres
5,000 SF Building

Garsett Meadow
Apartments

Brand New Apartments
right next door



Montauk Hwy

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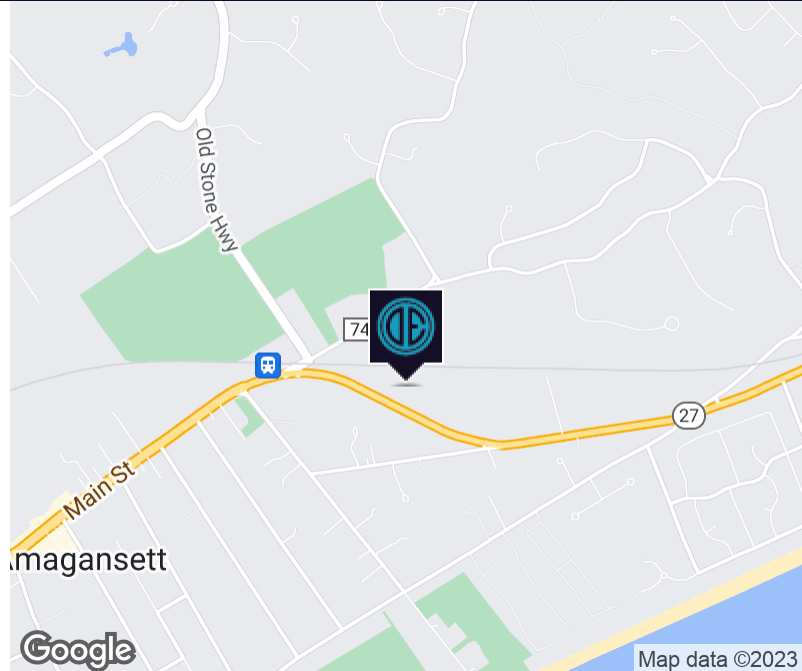
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5,000 SF Building on 1.50 Acres Sale/Lease

519-521 Montauk Highway Amagansett, NY 11930



Offering Summary

Sale/Lease Price:	Price Upon Request
Building Size:	5,000 SF
Lot Size:	1.50 Acres
Zoning:	Commercial Business (CB)
Frontage:	+/- 171 Feet
Traffic Counts:	14K Cars per day off season
Township:	East Hampton
County:	Suffolk
Traffic Count:	14,000

Property Overview

Excellent Opportunity to buy or lease Commercial property situated in the heart of Amagansett, in East Hampton Township. This 1.50 Acre property consists of 2 lots with 171 feet of frontage that is home to a 5,000 SF former restaurant that allows seating up to 186 people. Within walking distance to the LIRR, the Village and just minutes to Ocean beaches this is the ideal location for use as restaurant, wine bar, brewery, convenience store, grocery, general store, furniture or design showroom, medical use or nearly any retail commercial use. Highly desirable demographic with daily traffic counts of 14K cars passing and doubled in the spring/summer season. Brand new apartment complex directly next door. Many possibilities for use! Please contact Michael Murphy for a private showing and more details.

Property Highlights

- 1.5 Acres Zoned Central Business
- 171 Feet of Frontage
- Located in the heart of Amagansett
- Restaurant use allows seating for 186
- Walk to village, train and close to ocean front beaches

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Aerial View of Property

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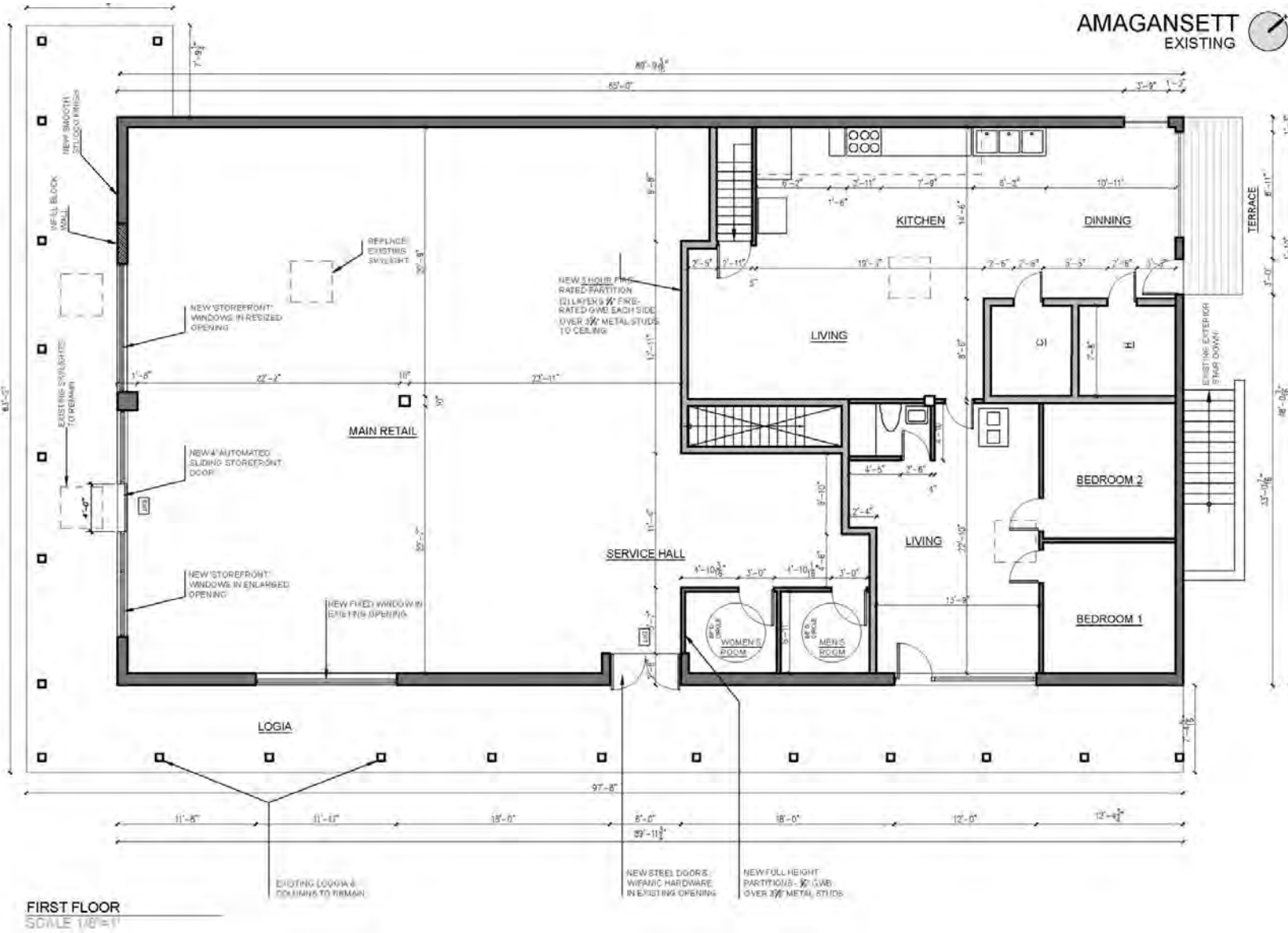
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Floor Plan | 1st Floor 521 Montauk Hwy

519-521 Montauk Highway Amagansett, NY 11930

AMAGANSETT
EXISTING



FIRST FLOOR
SCALE (1/8"=1')

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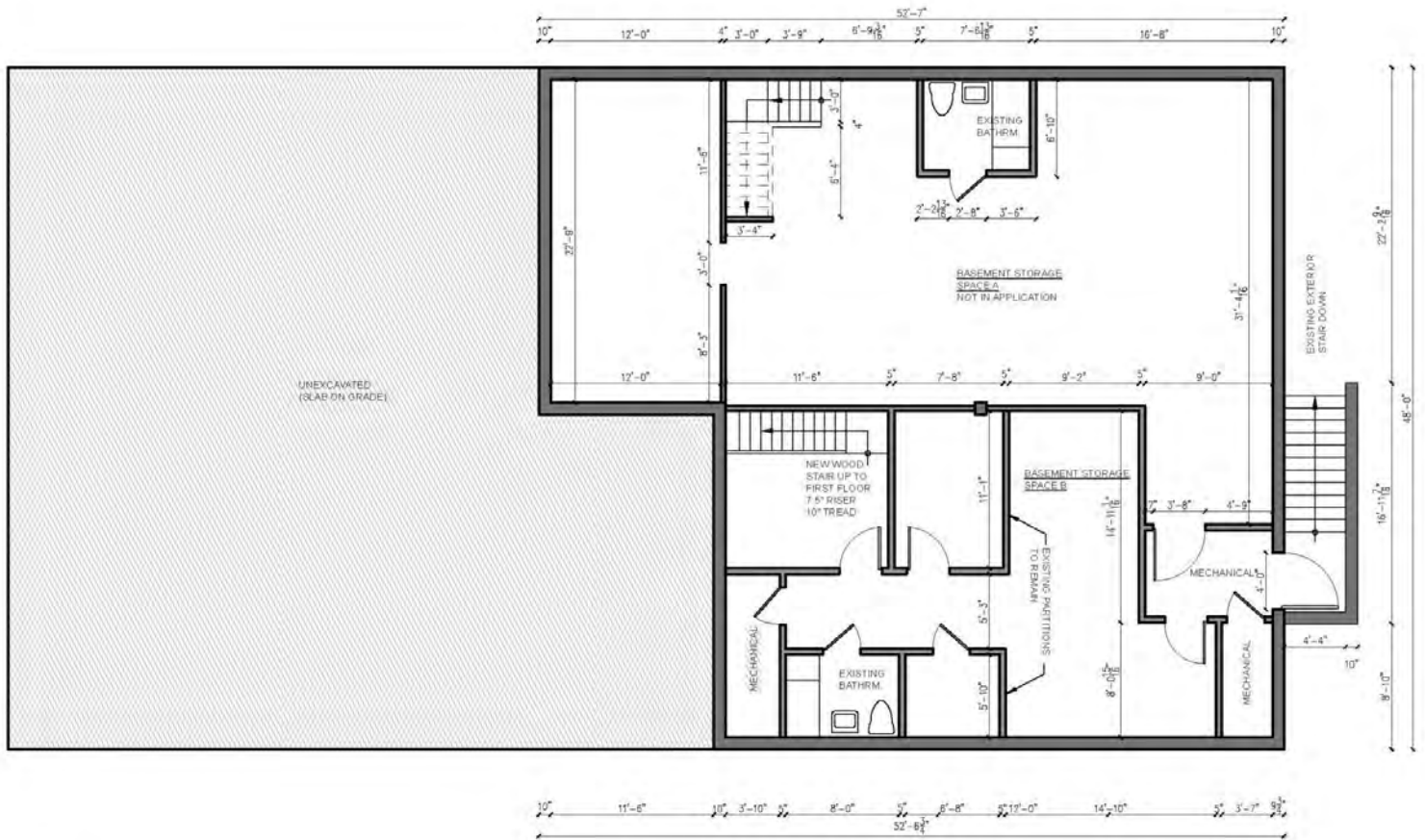
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Floor Plan | Basement 521 Montauk Hwy

519-521 Montauk Highway Amagansett, NY 11930



BASEMENT
SCALE 1/8"=1'

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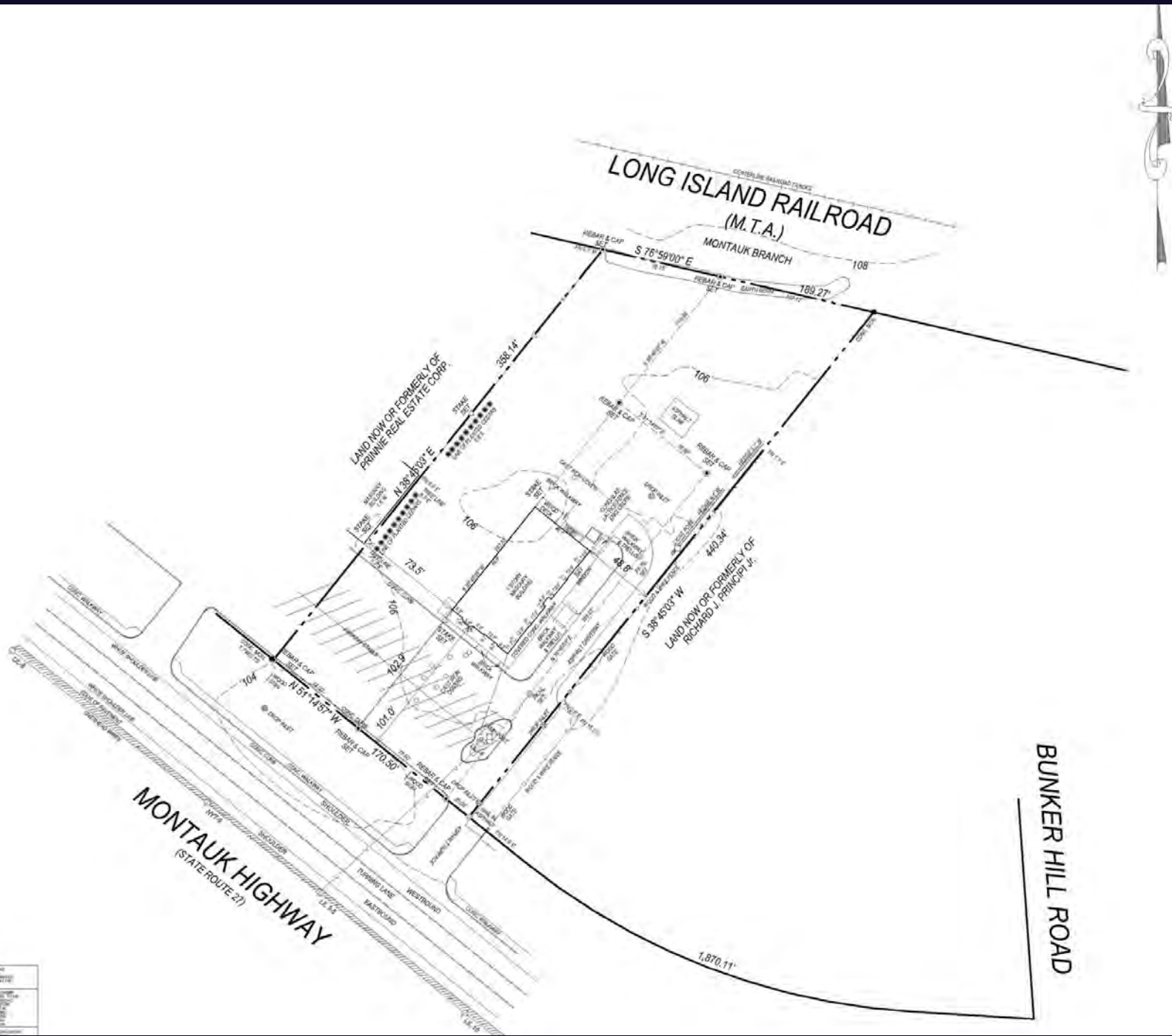


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Property Survey | # 519 and # 521

519-521 Montauk Highway Amagansett, NY 11930



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Permitted Use (Town of East Hampton)

519-521 Montauk Highway Amagansett, NY 11930

2022 ZONING ORDINANCE

Town of East Hampton Section 255-11-10

II. Use Table for Commercial Uses

[Amended 10-16-1987 by L.L. No. 16-1987; 5-6-1988 by L.L. No. 2-1988; 10-21-1988 by L.L. No. 9-1988; 9-17-1993 by L.L. No. 28-1993; 2-4-1994 by L.L. No. 1-1994; 12-2-1994 by L.L. No. 13-1994; 3-15-1996 by L.L. No. 2-1996; 10-18-1996 by L.L. No. 17-1996; 11-15-1996 by L.L. No. 19-1996; 12-18-1997 by L.L. No. 39-1997; 12-18-1997 by L.L. No. 40-1997; 5-5-1998 by L.L. No. 19-1998; 11-2-2001 by L.L. No. 22-2001; 5-6-2005 by L.L. No. 14-2005; 8-16-2012 by L.L. No. 12-2012; 9-18-2014 by L.L. No. 32-2014; 5-21-2015 by L.L. No. 11-2015; 7-2-2015 by L.L. No. 23-2015; 6-15-2017 by L.L. No. 15-2017; 5-8-2018 by L.L. No. 4-2018]

Use Code:
P = Permitted use
SP = Special permit use
X = Prohibited use

Use	Residential Districts									LBO	Commercial Districts					Commercial Service CS	Special District PC
	A10	A5	A3	A2	A	B	MF	AHO	RS		NB	CB	WF	CI			
A. Business uses																	
(1) Accessory restaurant or bar to resort or transient motel	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	X	X	X
(1a) Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X
(1b) Air terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X
(2) Animal husbandry	SP	SP	SP	SP	SP	SP	X	SP	SP	X	SP	SP	X	SP	X	X	X
(3) Antique shop or antique auction gallery	X	X	X	X	X	X	X	X	SP	X	P	P	SP	X	X	X	X
(4) (Reserved)																	
(5) Artists and craftsmen workshops	X	X	X	X	X	X	X	X	SP	X	P	P	X	P	P	X	X
(6) Auditorium or meeting hall	X	X	X	X	X	X	X	X	X	X	P	P	SP	SP	X	X	X
(7) Bank	X	X	X	X	X	X	X	X	X	X	P	P	SP	X	X	X	X
(8) Boat rentals or fishing station	X	X	X	X	X	X	X	X	X	X	SP	P	P	X	X	X	X
(9) Boatyard	X	X	X	X	X	X	X	X	X	X	X	X	P	P	SP	X	X
(9a) Bus terminal	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X	X
(10) Camping ground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
(11) Carpentry, plumbing or heating supply shop	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X
(12) Car wash, major	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X	X
(13) Custom workshop	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	P	X	X	X
(14) Fast-food restaurant or drive-in	X	X	X	X	X	X	X	X	X	X	SP	SP	X	X	X	X	X
(14a) Ferry terminal, passenger	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
(14b) Ferry terminal, vehicle	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(15) Filling station	X	X	X	X	X	X	X	X	X	X	SP	SP	X	P	X	X	X
(16) Fish market (may include a combination of wholesale and retail sale of finfish and/or shellfish)	X	X	X	X	X	X	X	X	X	X	SP	SP	P	SP	X	X	X
(16a) Florist or flower shop	X	X	X	X	X	X	X	X	SP	SP	P	P	SP	X	X	X	X
(16b) Formula store	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	X	X
(17) Funeral home, mortuary or chapel	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X
(18) Garage, repair	X	X	X	X	X	X	X	X	X	X	SP	SP	X	P	SP	X	X
(18a) Garage, storage	X	X	X	X	X	X	X	X	X	X	X	SP	X	P	SP	X	X

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Retail Property For Sale / Lease

519-521 Montauk Highway Amagansett, NY 11930



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Retail Property For Sale / Lease

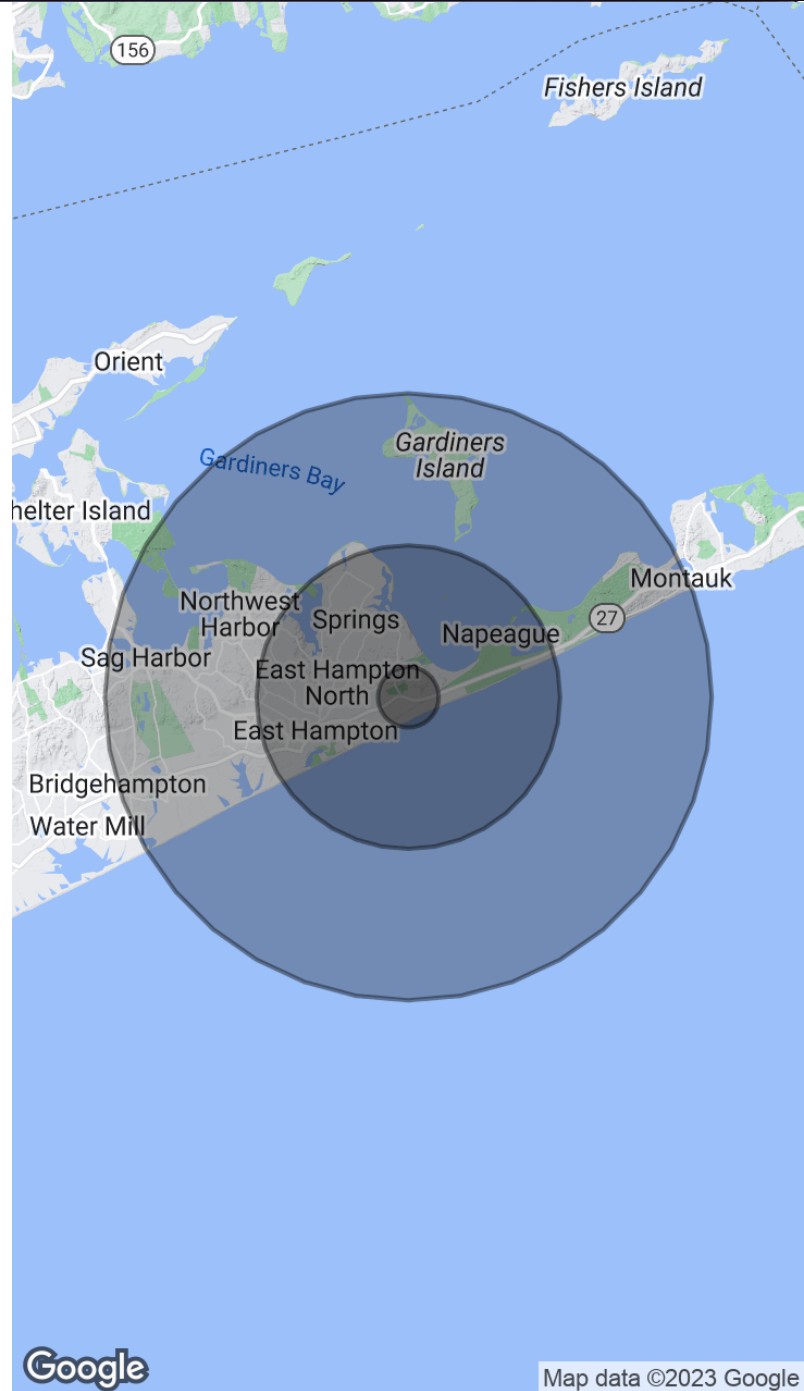
519-521 Montauk Highway Amagansett, NY 11930

Population	1 Mile	5 Miles	10 Miles
Total Population	224	13,076	23,472
Average Age	64.0	43.4	47.8
Average Age (Male)	66.1	46.3	49.1
Average Age (Female)	58.3	44.0	48.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	916	11,499	23,115
# of Persons per HH	0.2	1.1	1.0
Average HH Income	\$24,590	\$71,192	\$72,526
Average House Value	\$1,682,397	\$977,890	\$1,140,279

Traffic Counts
14,000/day

* Demographic data derived from 2020 ACS - US Census



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