

53 N SEA RD, SOUTHAMPTON

# Southampton Village Retail

## Highly Recognized Freestanding Building For Sale



COMPASS  
COMMERCIAL





**Prominent Retail Corner at Village Gateway** – Positioned at the northern entrance to Southampton Village’s commercial core, this **0.17-acre** corner property offers unmatched visibility between County Road 39 and the Village center. According to a 2023 MPSI study, North Sea Road carries an average **daily vehicle count of 12,000 cars**, underscoring the site’s prominence. Directly adjacent to Tate’s Bake Shop—a regional tourism draw—this location also benefits from the soon-to-open Red Horse Market grocery store and the nearby Post Office, creating a uniquely trafficked corridor that consistently **attracts both destination shoppers and everyday consumers**.

**Multi-Level Retail Building with Flexible Layout** – The **5,847sf** structure spans a ground floor, second floor, and mezzanine level, with a mix of **dedicated on-site parking** and adjacent **street parking**. The ground floor features an expansive retail floor, raised display platform, back office/storage, kitchen, and three powder rooms, all framed by extensive windows for **abundant natural light**. Both the second floor and mezzanine offer a combination of display and storage space, with the exterior showcasing a display patio, landscaped frontage, & private parking lot.

**Adaptive Opportunity in OD Zoning** – Located in the Office District (OD) within the Historic District Overlay, the property allows for a range of uses under current zoning, offering an attractive platform for an owner-operator or investor repositioning. Estimated achievable rent in its current configuration is \$240,000 annually, creating immediate income potential alongside long-term upside.

**Asking Price:**  
\$4,250,000

**Inquire with the Hamptons Commercial RE Team for additional information.**

Tax ID #: 0904-005.00-01.00-017.000

2024 Town Tax Bill: \$6,295.88

2025 Village Tax Bill: \$3,355.14



















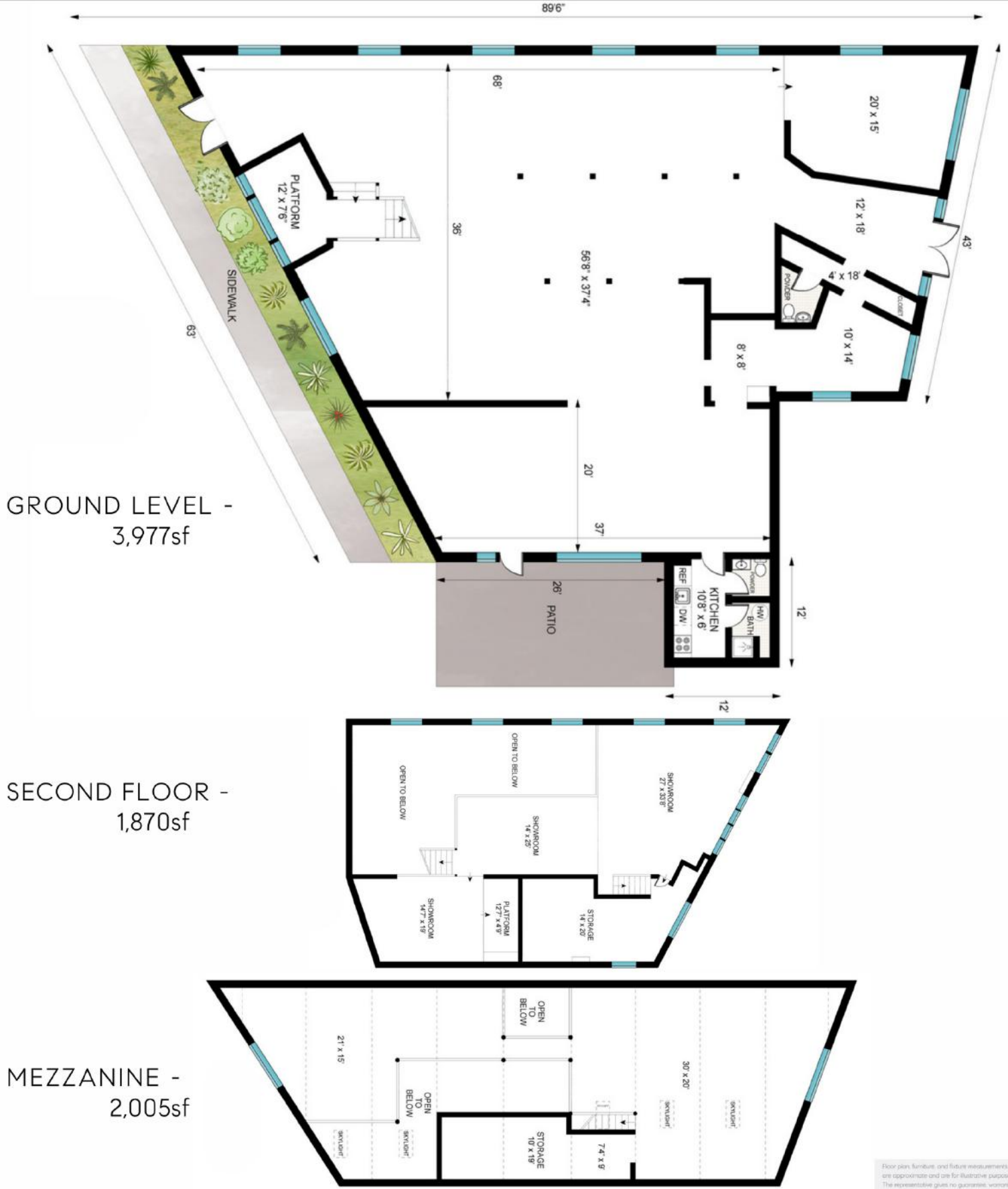






# Floor Plans

53 N Sea Rd, Southampton



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 Sq. Ft.:  
5,847**



Village of Southampton, N.Y

No 8015

**CERTIFICATE OF OCCUPANCY**

SCTX #904 5/1/17

Date 9/2/99

THIS CERTIFIES that the building(S) located at:

53 North Sea Road

and upon the plot described upon the VILLAGE TAX ROLLS as follows;

North - Triangle Point

East - North Sea Road

South - Kathleen King

West - Windmill Lane

conform(s) to all applicable provisions of the ZONING ORDINANCES of the Village of Southampton as amended to date. Same conform(s) substantially to the approved plans and specifications heretofore filed with this office and with the Application for the Building Permit, pursuant to which Building Permit

No. \_\_\_\_\_

Date Pre-existing \_\_\_\_\_ was issued.

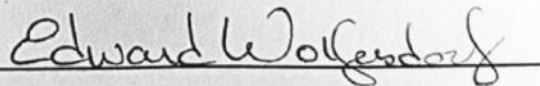
THE OCCUPANCY FOR WHICH THIS CERTIFICATE IS ISSUED IS FOR

One - Concrete block and wood frame building with brick patio on north side  
Used as a pre-existing non-conforming retail shop.

THIS CERTIFICATE is issued to

English Country Home

AS OWNER OF THE AFORESAID BUILDING(S).

  
Building Inspector

[The Certificate of Occupancy must be accompanied with a certified layout of premises and completed building structures, and will be issued only after the Building Inspector is convinced of the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premise, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before that issuance of the Certificate of Occupancy.]



**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**







# Southampton Village



## MAIN ST

- 1 Stop & Shop
- 2 CVS Pharmacy
- 3 Golden Pear Cafe
- 4 Omare
- 5 Boujarian Rugs
- 6 Steve Madden
- 7 Ranna Gill
- 8 Juice Press
- 9 Tenet
- 10 Mint Clothing Boutique
- 11 Brandy Melville
- 12 Edward Archer
- 13 Hampton Arrow Cleaners
- 14 Veronica Beard
- 15 Aerin
- 16 Main Street Optics
- 17 Flying Point Surf & Sport
- 18 75 Main
- 19 Southampton Chamber
- 20 Henry Lehr
- 21 Xanadu
- 22 Main Street Market
- 23 Tennis East
- 24 Verizon
- 25 Katherine Tess
- 26 Ralph's Barber Shop
- 27 The Fudge Company
- 28 Mascot
- 29 Corwin's Jewelers
- 30 SpaUnique
- 31 Ever After
- 32 The Westside
- 33 Hildreth's
- 34 Piccola Bella
- 35 London Jewelers
- 36 Bluemercury
- 37 Luxury Fashion Group

- 38 Breezin Up
- 39 Urban Soul
- 40 Herrick Hardware
- 41 Therapy Life & Style
- 42 Le Charlot
- 43 Club Monaco
- 44 Jorge L. Gómez Studio
- 45 Sharis Place
- 46 Sant Ambroeus
- 47 Handvaerk
- 48 Michael Kors
- 49 Brown Harris Stevens
- 50 Tamara Comoli
- 51 Zimmermann
- 52 Village Hall
- 53 Gorjana
- 54 Dopo Argento
- 55 Brachu Walker
- 56 LoveShackFancy
- 57 Cheese Shoppe
- 58 Contessa Gallery
- 59 Collette's Basement
- 60 Jenni Kayne
- 61 Peter Millar
- 62 Tate's Bake Shop

## JOBS LN

- 63 Southampton Publick House
- 64 Bamboo
- 65 Coldwell Banker
- 66 Little Lucy's Accessories
- 67 Aloof Icon
- 68 Brazil Breeze
- 69 Hamptons Hot Yoga
- 70 J. McLaughlin
- 71 Everything But Water
- 72 Michelle Farmer Collaborate

- 73 Southampton Arts Center
- 74 Glenn Bradford Fine Jewelry
- 75 Charleston Shoe Co.
- 76 Eres
- 77 Carleen Ligozio
- 78 Asprey
- 79 Shoe-Inn
- 80 Carvel
- 81 Ruby & Jenna
- 82 Jennifer Miller Jewelry
- 83 Arthur T. Kalaher Fine Art
- 84 Ann Madonna Antiques
- 85 La Vie Style House
- 86 Ric Michel Fine Art
- 87 Polo Ralph Lauren
- 88 Marina St Barth
- 89 Jade Trau
- 90 Kevin Maple Salon
- 91 SFerra
- 92 Oscar Molina Gallery
- 93 Dazzelle
- 94 TaRoo
- 95 Hound Hill Design
- 96 Topiaire Flower Shop
- 97 Hidden Gem
- 98 Cashmere Emporium
- 99 Fivestory
- 100 Jetsam Studio
- 101 Roller Rabbit
- 102 Herbert & Rist Wine
- 103 Coco Cabana
- 104 Twin Hearts Vintage
- 105 Sea Green Designs
- 106 Stevenson's Toys
- 107 Bean 2 Tween
- 108 Douglas Elliman
- 109 Sean's Place
- 110 J & G Happy Feet

## HAMPTON RD

- 111 Citarella
- 112 Starbucks
- 113 Alex Vinash
- 114 27 Hamptons Salon
- 115 The Perfect Purse
- 116 White's Apothecary
- 117 James Christian Cosmetics
- 118 Town & Country Real Estate
- 119 BuddhaBerry
- 120 Farm & Forage Market
- 121 Sip N Soda
- 122 AT&T
- 123 Uno Mas
- 124 Kelly's Cafe & Deli
- 125 Morphew World
- 126 Mattress Firm
- 127 Wells Fargo Advisors
- 128 Merrill Lynch
- 129 Runrunner Home

## HILL ST

- 130 SLT
- 131 Little Bird Healing Spa
- 132 Gym Tech
- 133 Sorella Hair Design and Spa
- 134 Charles Schwab
- 135 The UPS Store
- 136 Gubbins Running Ahead
- 137 Hill Street Baking
- 138 Optimum
- 139 Revolve Hair
- 140 Sunrise To Sunset Surf-Sport
- 141 Luxe Specialty Market
- 142 Bestie Nail Spa
- 143 Cosmic Nails & Spa

- 144 The Plaza Cafe
- 145 Southampton Inn
- 146 Claude's Restaurant
- 147 Lucia's Angels
- 148 Yippee Feet
- 149 LMS Design
- 150 CENTURY 21
- 151 Paul's
- 152 Barryville General Market
- 153 Corey Anderson Salon

## WINDMILL LN

- 154 El Verano
- 155 New York Pilates
- 156 Pachute
- 157 Le Closet
- 158 The Beauty Bar
- 159 Biba Southampton
- 160 Le Shop x Riviera Maison
- 161 Par East Mortgage Co.
- 162 Job's Lane Jewelers
- 163 Hamptons Tan & Airbrush
- 164 Windmill Lane Bakery
- 165 Hampton Photo Arts
- 166 Johnson Fitness & Wellness
- 167 Rotations Bicycle Center
- 168 Shippy's
- 169 Nica B. Strunk, Attorney
- 170 La Corezza Salon
- 171 Capital One Bank
- 172 V&J Auto Body
- 173 Brownings Fitness

## JAGGER LN

- 174 Four Oaks
- 175 Lamplighter Wines & Liquors
- 176 Pure Nail and Spa
- 177 Clean by Meurice
- 178 DeJesus Grocery
- 179 La Hacienda
- 180 Southampton Dry Cleaners

## NUGENT ST

- 181 Rite Aid
- 182 Tutto il Giorno
- 183 Sotheby's Real Estate
- 184 Arai's Designs
- 185 Inter-Science Research
- 186 Chic Beauty

## HAMPTON RD

- 187 Aboff's Paints
- 188 The Morley Agency
- 189 Lolly Nail Salon
- 190 La Parmagiana
- 191 Ovando

## POND LN

- 192 Homenature
- 193 Southampton Cultural Center





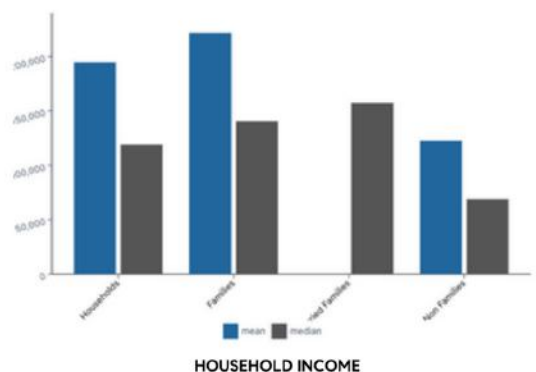
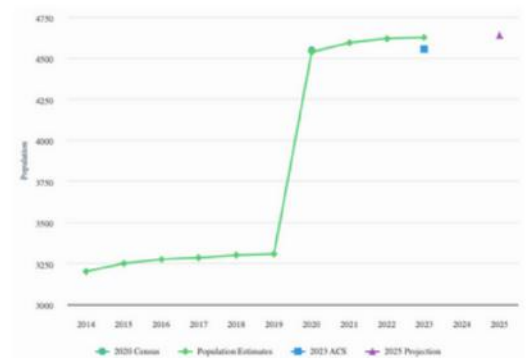
# SOUTHAMPTON

Southampton is the largest hamlet within the Town of Southampton, located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

As of 2023, Southampton has a population of 4,627, with an average household income of \$194,861. Southampton is currently growing at a rate of 0.2% annually, and its population is projected to increase to 4,641 in 2025.

Visitors can explore the charming boutique stores of Main Street, ranging from luxury fashion retailers to quaint home decor shops. History enthusiasts can step back in time at landmarks such as the Southampton Historical Museum or the Halsey House, a beautifully preserved colonial homestead. For those who prefer outdoor activities, Coopers Beach offers stunning ocean views, while local parks such as Agawam Park provide scenic spaces for picnics, walks, and family-friendly events.

The area is home to a variety of iconic restaurants and cafés, serving everything from fresh seafood to artisanal coffee. Southampton's culinary scene is a perfect complement to its sophisticated appeal, with a broad range of options for all connoisseurs.



## PARKS

- Agawam Park
- Lola Prentice Memorial Park
- Downs Family Park
- Coopers Beach
- Richard L. Fowler Nature Walk

## ACCOMODATION

- Southampton Inn
- The 1708 House
- Harpoon House
- Villa Southampton Village
- Southampton Village Motel

## ATTRACTIONS

- Southampton Arts Center
- Parrish Art Museum
- Southampton History Museum
- Southampton Cultural Center
- Tate's Bake Shop

## SHOPPING

- Flying Point Surf & Sport
- Hildreth's
- TENET
- London Jewelers
- Ralph Lauren



# COMPASS COMMERCIAL



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ADVISORY TEAM