

5 INLET RD WEST, SOUTHAMPTON

Waterfront Restaurant Available For Lease

Two-Story Dining Destination with Expansive Water Views



COMPASS
COMMERCIAL



Prime Bayfront Location – Situated at the gateway to Southampton, this **5,699sf** restaurant offers an **unmatched waterfront** setting just off **Sunrise Highway**, east of the **Shinnecock Canal**. The location draws from Hampton Bays, Southampton, Shinnecock Hills, and all points east, ensuring a strong customer base year-round.

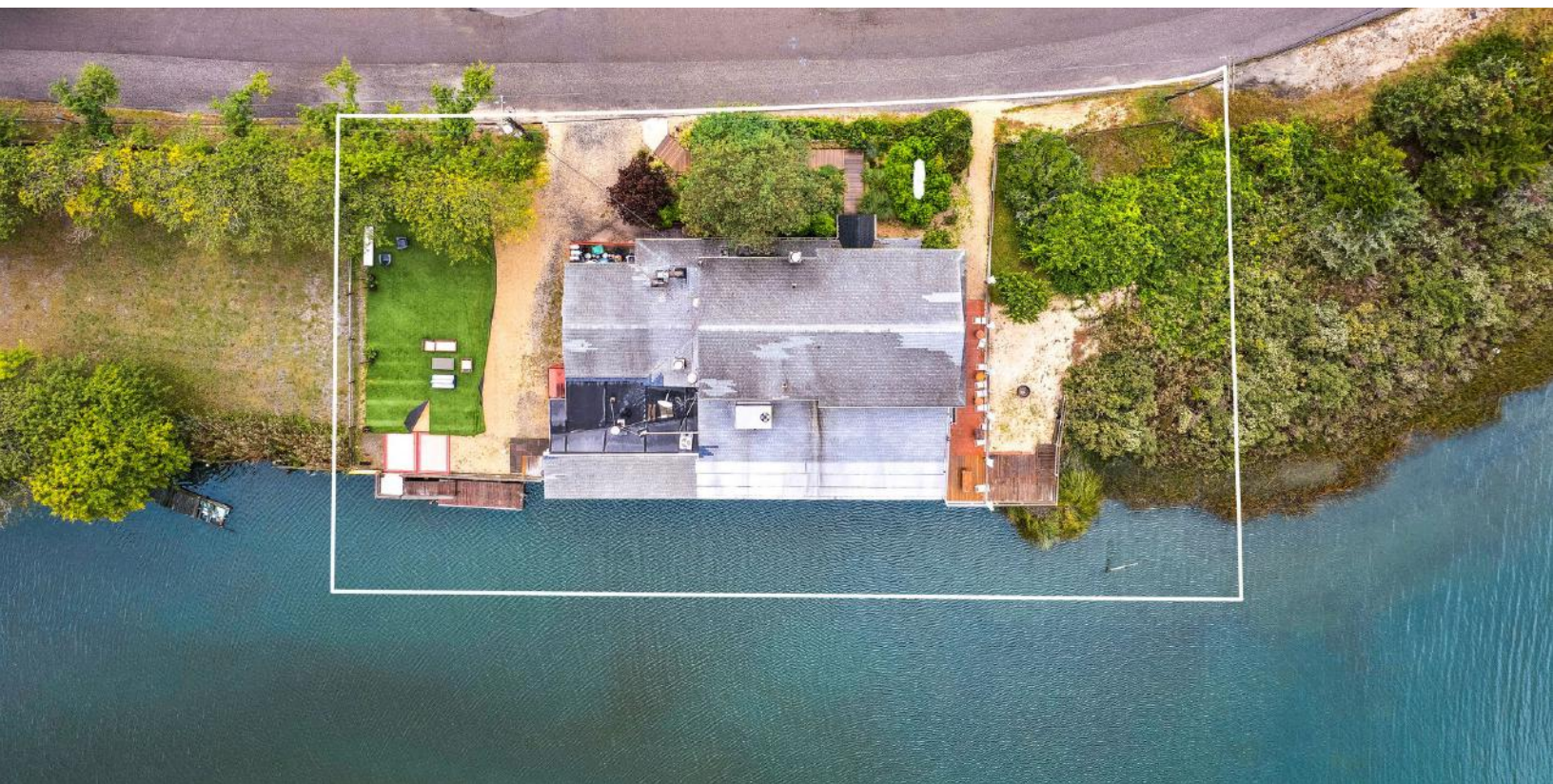
Versatile Dining & Event Space – The **two-story layout** features multiple indoor dining rooms, a private event space, a take-out counter, a lobster tank, dedicated wine storage, and a **fully equipped kitchen** with extensive storage. **Two outdoor patios** provide additional waterfront dining experiences, creating a premier hospitality destination.

Growing Destination with Future Development – With potential to expand the boat docking to make this a true waterfront dining destination, this site has the potential to offer every feature of a full service restaurant. Additionally, an adjacent **4.5-acre Aquaculture Innovation Center (AIC)** has the potential to supply produce / fresh aquaculture to the restaurant, as well as attracting general visitors to the farm stand. This is a rare farm-to-table experience.

A Unique Waterfront Leasing Opportunity – With its established presence, prime location, and strong community investment, this waterfront restaurant presents an unparalleled leasing opportunity for an operator looking to capitalize on Southampton's evolving culinary and hospitality scene.

Please inquire with the Hamptons Commercial RE Team for additional information.

SCTM #: 0900-176.00-02.00-001.005







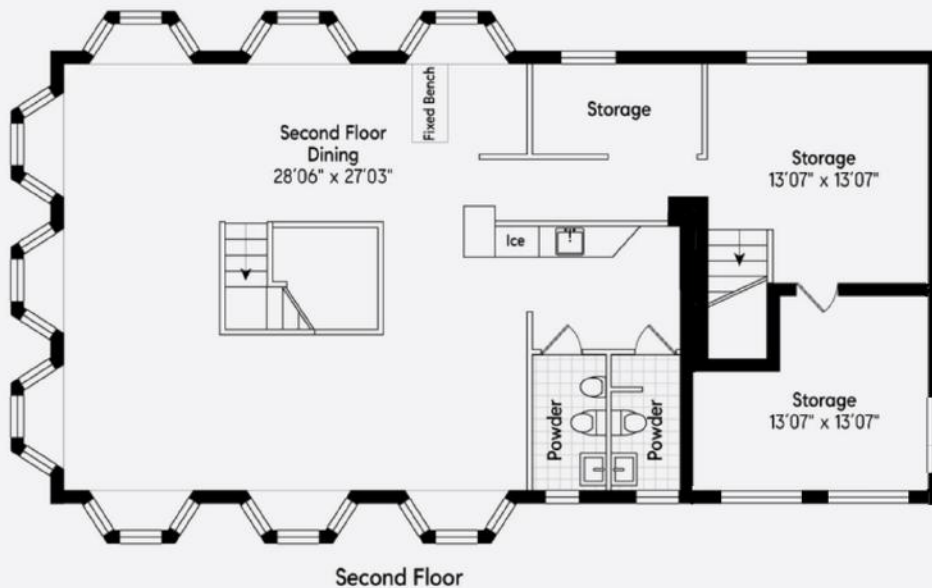
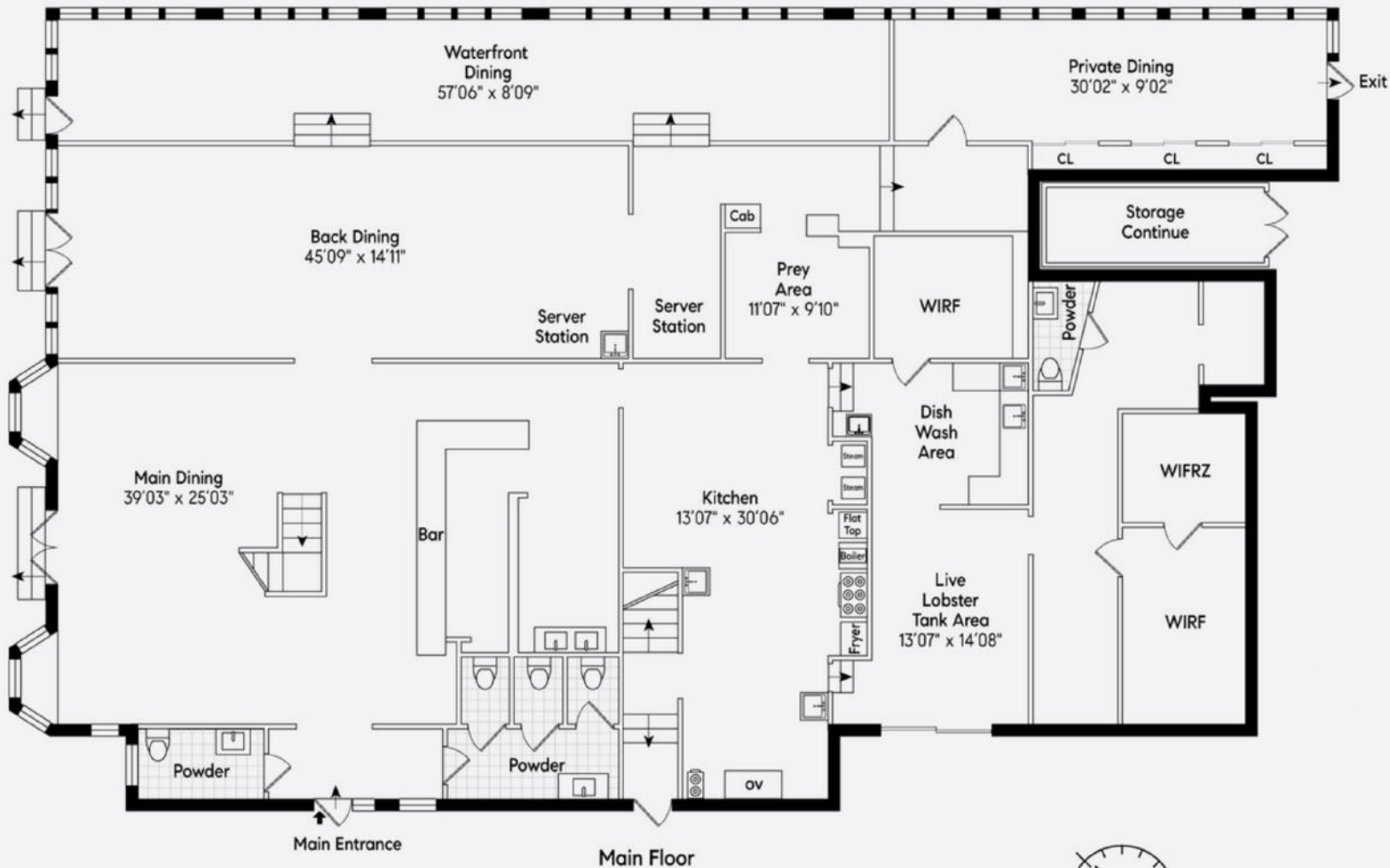








5 Inlet Rd W, Southampton



First Level: 4,226 sq.ft.

Second Level: 1,473 sq.ft.

Total Square Footage: 5,699 sq.ft.

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**

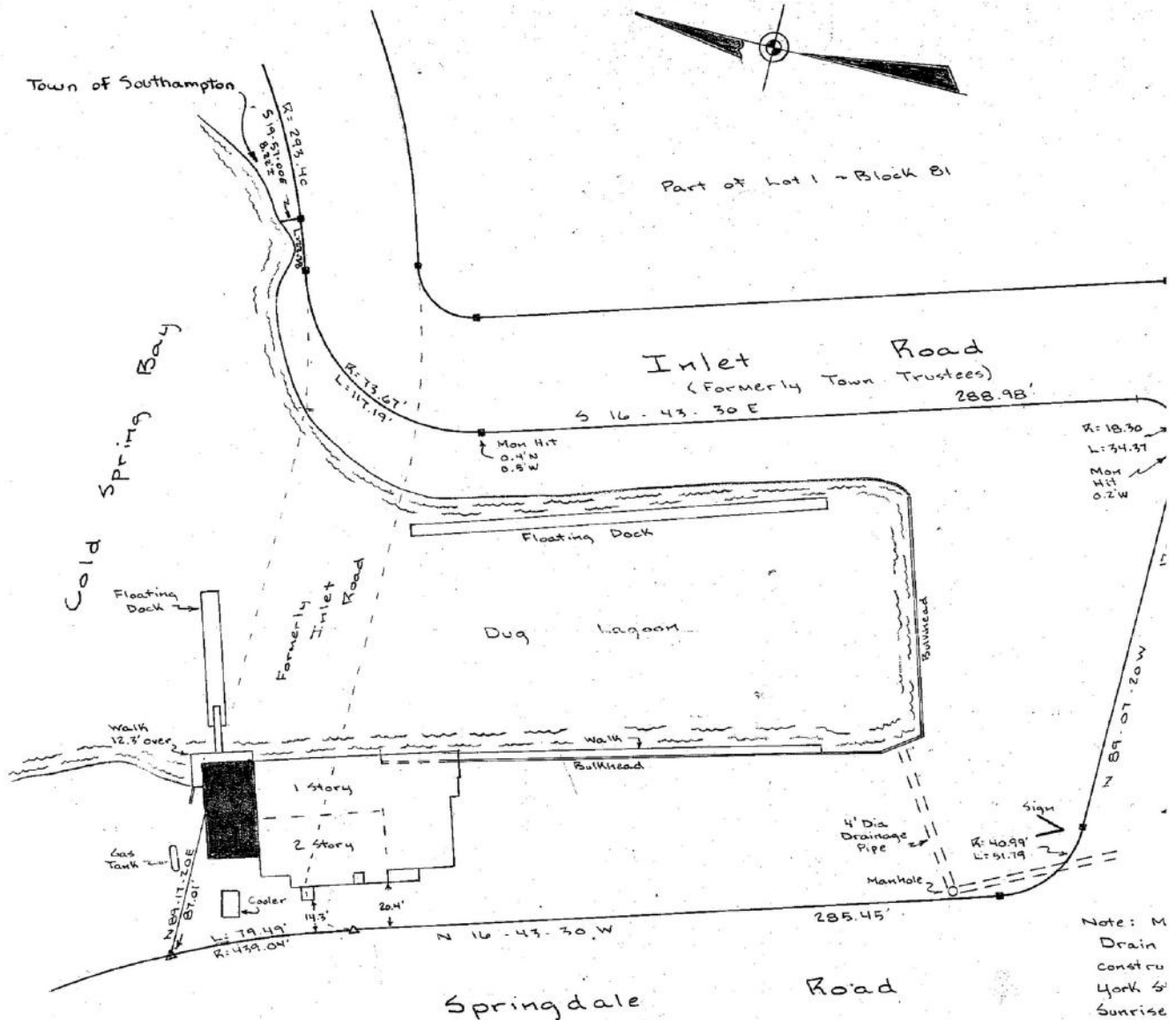
Apprx SqFt:
5,699

Survey

5 Inlet Rd W, Southampton

TAX MAP NO. 900-176-02-01

Refer to Filed Map No. 213 (Oct
in the County Clerk's Office.



SURVEY OF PROPERTY SITUATE

Part of Lot 1, Block B1 & Part of Lot 1
Block B0 & Part of Inlet Road
Shinnecock Hills; Map No. 213

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY NEW YORK

CERTIFIED TO:

The Lobster Inn Inc.

CHARLES M. DOLLIVER
LICENSE NO 32362

JACOB M. BUCHHEIT
LICENSE NO 47400

Jacob M. Buchheit

UNAUTHORIZED ALTERATION OR ADDITION
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DOLLIVER ASSOCIATES
LAND SURVEYORS
HAMPTON BAYS, N. Y.



026624

SCALE 1" = 50'

SURVEYED Feb. 16, 1981

■ DENOTES MONUMENTS

▲ DENOTES STAKES

BK 113 PG 49-51

Survey Revised Regarding
Buildings Only



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REAL ESTATE TEAM**

Apprx Acreage:
.24



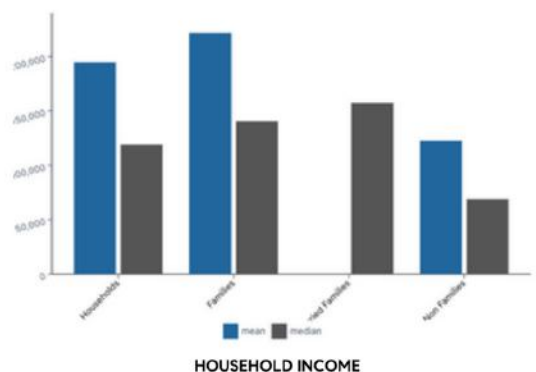
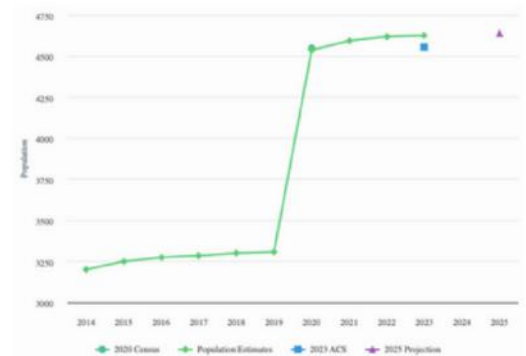
SOUTHAMPTON

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

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