



For lease

157 W Montauk Highway, Hampton Bays, NY
5,942 SF Office / Medical / Retail Building

Property specifications

Address

157 W Montauk Highway, Hampton Bays, NY

Availability

Building 1: 8,000 SF (Leased)

Building 2: 5,942 SF

Use

Office, Medical or Retail

Possession

Q4 2026

Rental rate

\$60.00 PSF NNN

Building features

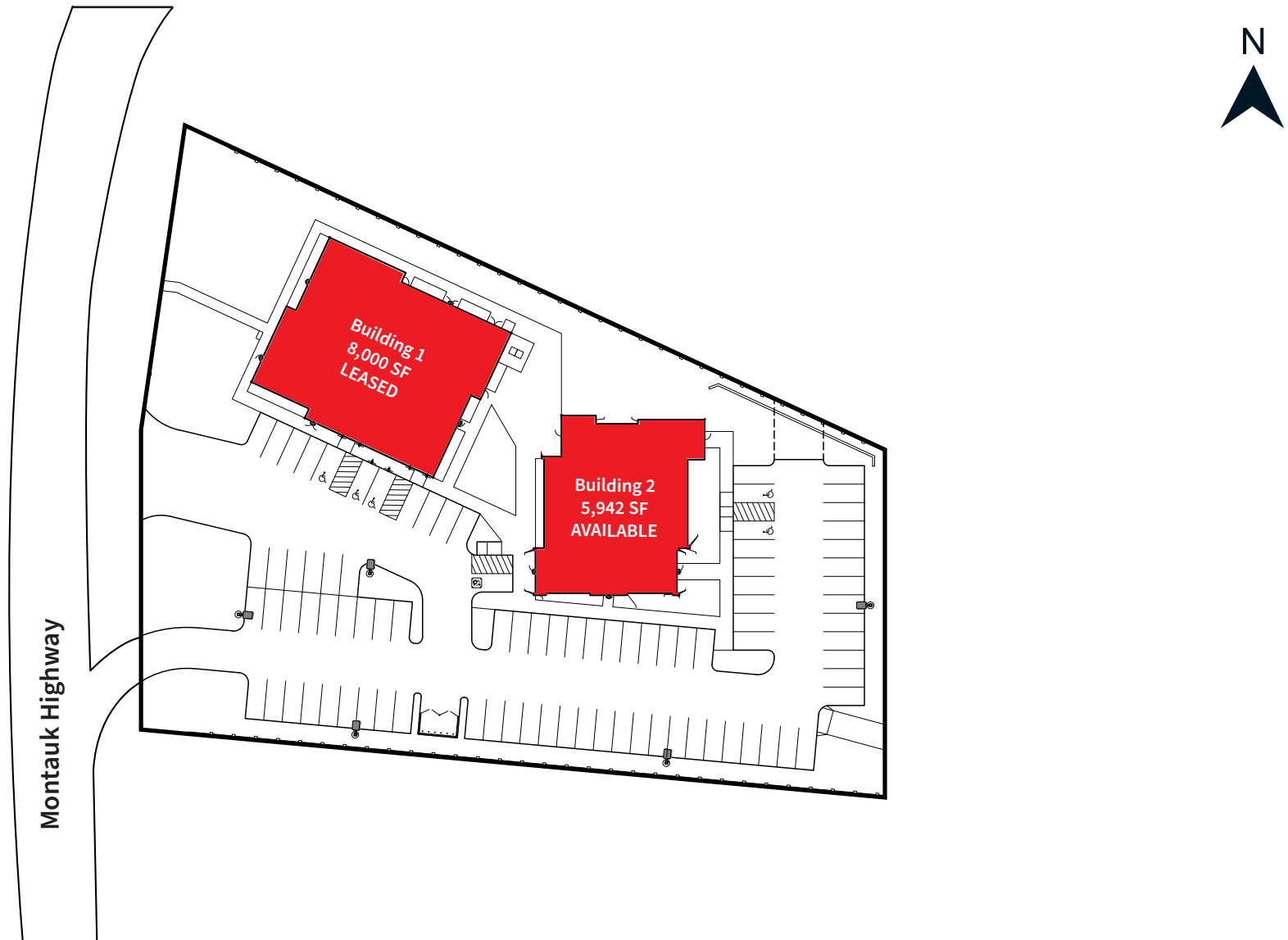
- Part of a spacious beautifully landscaped 2-building campus
- Building 1 is fully leased; building 2 is available
- Building can be divided
- Have your own identity and signage on Montauk Highway
- 103 parking spaces (Ratio of 6.1/1,000 SF)

Location

- Equi distant from 3 major markets: Westhampton, Southampton, and Riverhead
- Immediate access to the campus off Sunrise Highway Exit 65S
- Direct link to Riverhead on County Road 24
- Numerous restaurants and shopping nearby
- Hampton Bays LIRR Station nearby
- 9 miles from Stony Brook Southampton Hospital
- 10 miles from Peconic Bay Medical Center North Shore Hospital, Riverhead
- Direct access to suffolk county transit bus S92



Site plan





Demographics

2024 Population

2 miles	5 miles	10 miles
17,373	32,226	105,114

Average Household Income

2 miles	5 miles	10 miles
\$140,314	\$139,336	\$133,990

Medium Home Value

2 miles	5 miles	10 miles
\$718,309	\$730,912	\$751,852

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