

348 MONTAUK HWY, WAINSCOTT

Flexible Retail Complex

Retail Showroom, Office, & Industrial Warehouse. Prime Highway Location.



COMPASS
COMMERCIAL



Key Details

Retail, Office, & Warehouse Building on Montauk Highway in a Central Location

Located in the commercial core of Wainscott, **348 Montauk Hwy** features a **15,000sf** retail complex with flexible uses. Current build out is a showroom, office, & warehouse on a **0.35-acre** site.

Outdoor Storage, Retail Showroom, Offices, Warehouse

The location is excellent being on Montauk Highway just to the West of East Hampton Village; providing easy access to all points on the South Fork.

The highly functional building offers a showroom & office in the front and a courtyard that provides access to the warehouse bays. The warehouses offer 4 overhead doors, 3 loading docks, and two levels of interior storage. The site has a total of 26 parking spots and access for trucks / trailers.

Potential to reimagine the space as a large showroom or trade wholesale.

Business also for sale. Can be delivered vacant.

Surrounding Neighbors Include:

Local TV Inc., Cedar Design, East End Excavating Corp., East Hampton Executive Terminal, Wainscott Farms, PODS Moving & Storage, Wainscott Inn, Wainscott Hardware, Mattress Firm, Aboff's Paints, Levain Bakery, Goldberg's Famous Bagels

Inquire with the Hamptons Commercial RE Advisory team for additional information.





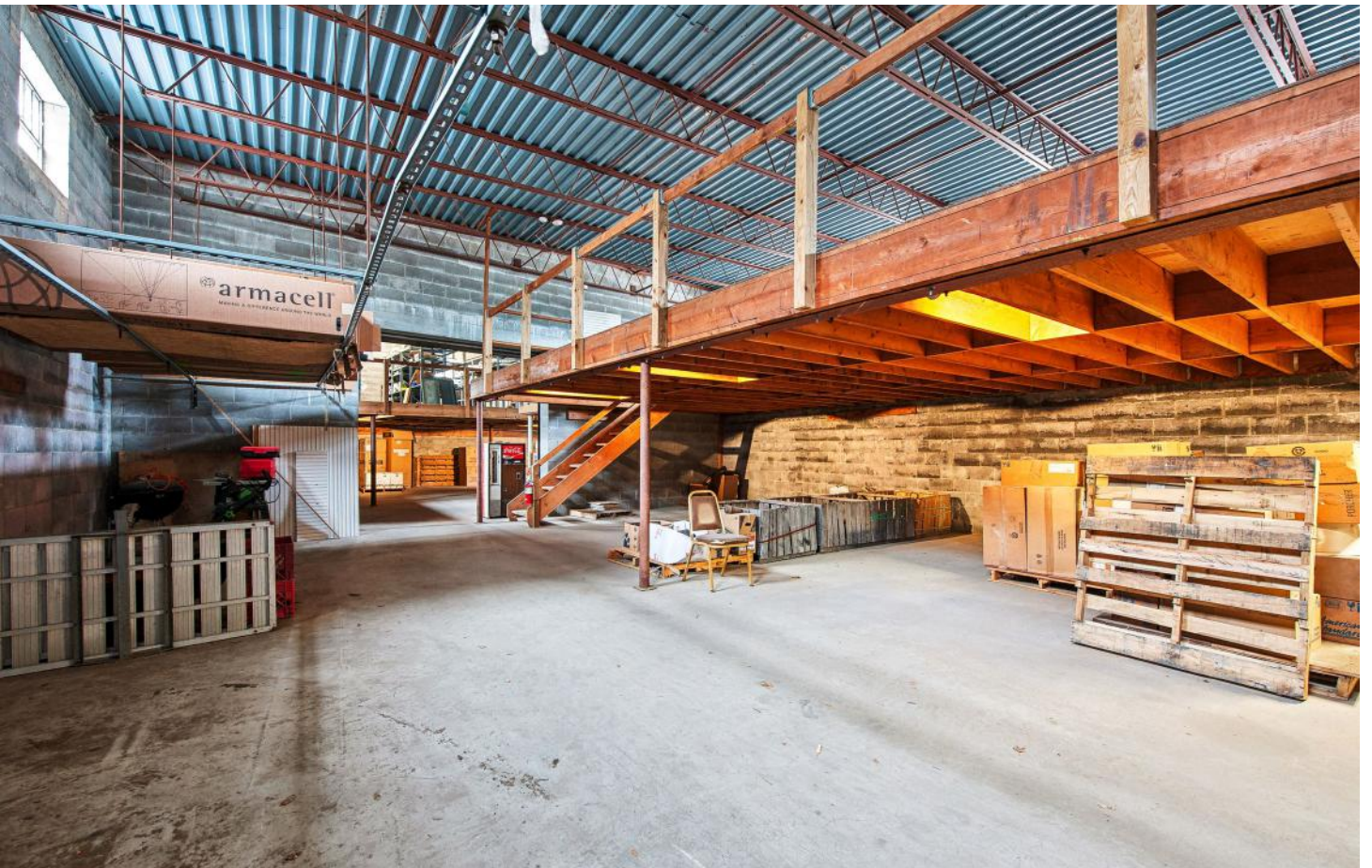


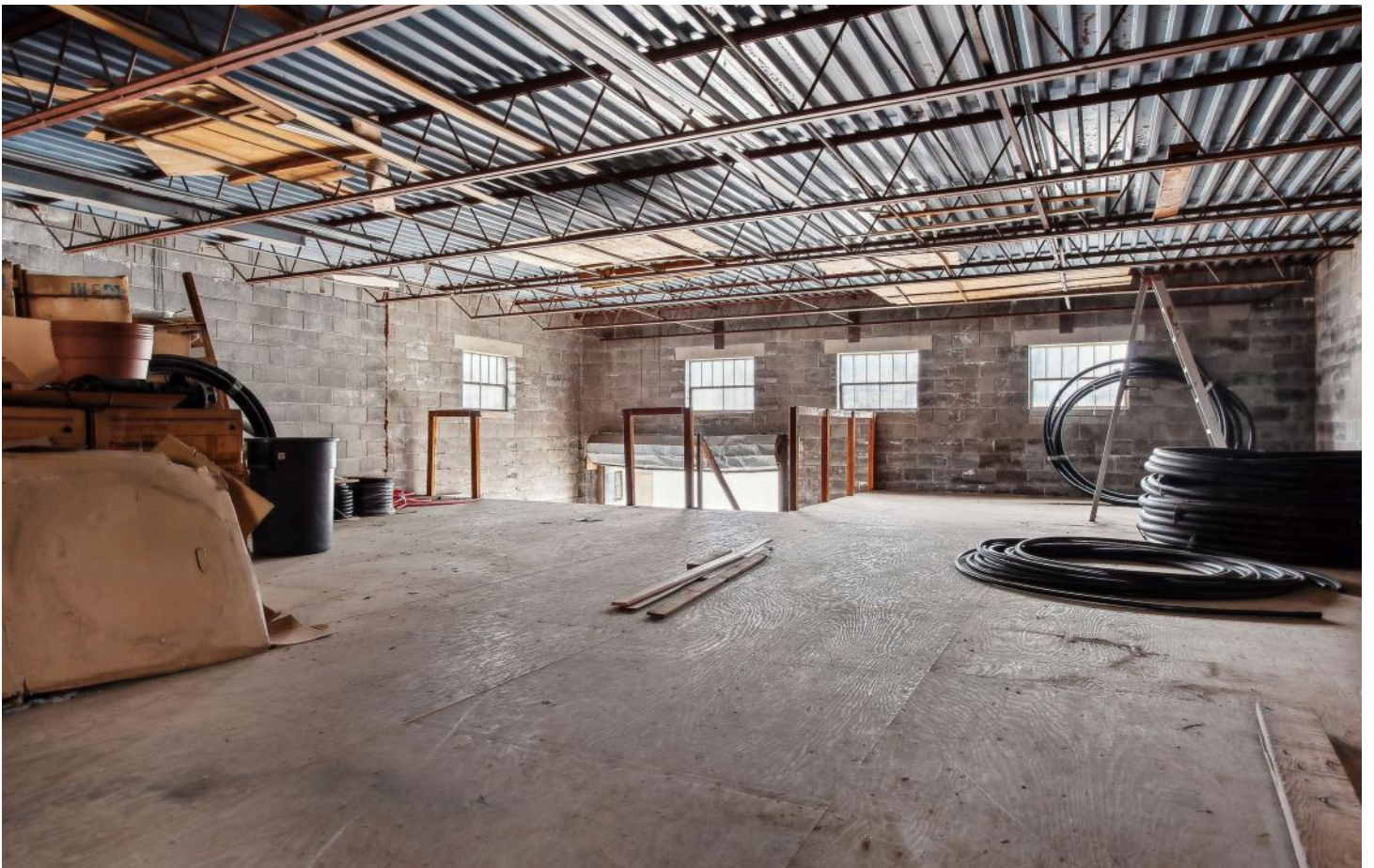




*Roofs rendered to show potential state after cleaning.









SECOND FLOOR
CEILING HEIGHT: 9'

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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:
5,972**

Wainscott

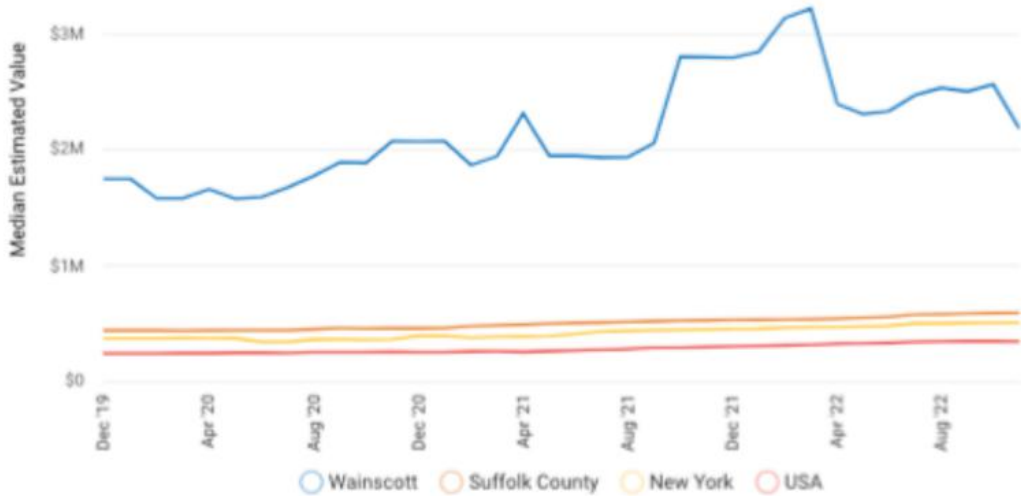
Wainscott is a Hamlet in the Town of East Hampton, NY just 94 miles east of Manhattan. It was originally settled in 1668 by nearby East Hampton Village proprietors and has largely remained a quaint community; the school was a one-room schoolhouse all the way up until 2007! Sitting just northwest of Georgica Pond, Wainscott is nestled in between Sagaponack and East Hampton Village.

In 2020, Wainscott, NY had a population of 342 people with a median age of 55.6 and a median household income of \$149,450. Between 2019 and 2020 the population of Wainscott, NY declined from 349 to 342, a 2.01% decrease and its median household income grew from \$144,375 to \$149,450 a 3.52% increase.

The 5 largest ethnic groups in Wainscott, NY are
 White (Non-Hispanic) (62.6%),
 Two+ (Non-Hispanic) (16.4%),
 White (Hispanic) (11.7%),
 Black or African American (Non-Hispanic) (7.6%),
 and Asian (Hispanic) (1.75%)

Wainscott has a former sand mine just north of Montauk Highway that has the potential to be built out into a mixed-use planned development district. Wainscott has a substantial amount of industrial activity in the area compared to surrounding hamlets. The retail commercial district is strong, but limited to a few staple stores because of the lack of development in the sand mine area.

Wainscott is serviced by Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The East Hampton Airport is located just to the north of Wainscott's downtown; providing national and international air travel opportunities.



HOME VALUE



INCOME DISTRIBUTION



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