

12 ROSE ST & 23 BRIDGE ST, SAG HARBOR

Sag Harbor Village Assemblage

Two Parcels Totaling 0.4-Acres



COMPASS
COMMERCIAL



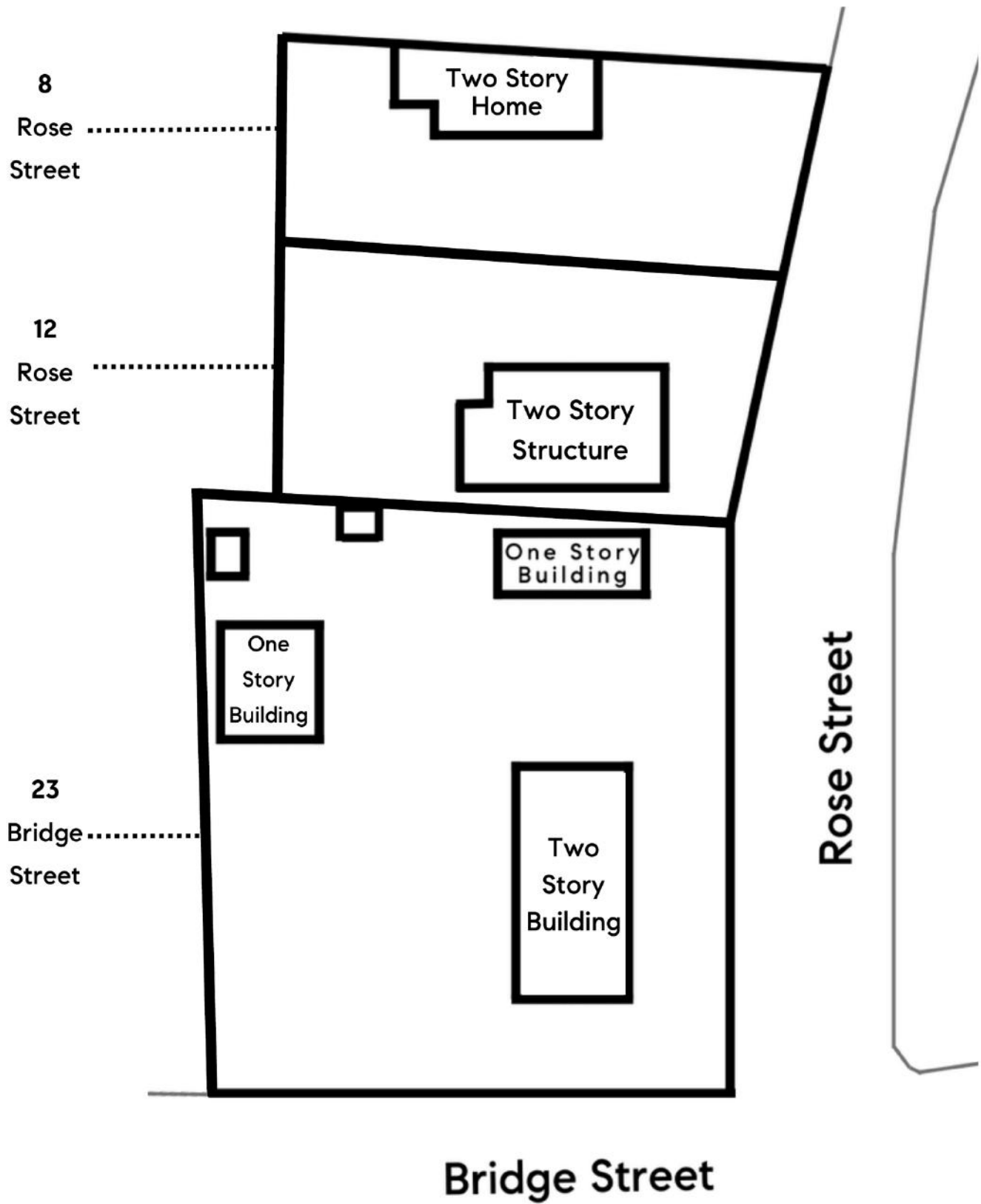


Opportunity to purchase adjacent buildings as an assemblage:

12 Rose Street	Mixed Use Building	2,670sf	.11/acre
23 Bridge Street	Multiple Structures	3,000sf	.29/acre
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		5,670sf	.40/acre

Site Plan

Assemblage - 8 Rose St, Sag Harbor



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

Apprx Acreage:
0.50

23 BRIDGE STREET

Multiple structures on a 0.29-acre lot in the Sag Harbor Village Office District.

23 Bridge Street SCTM# 0903-002.000-0002-014.001 .29/acre

Located in between the main Village parking lots, 23 Bridge St offers 3,000sf split among a Main House & two Cottages. This corner lot is a prime location just off Main St & exposure to two major roadways.

Current Uses:

- 2,000sf Main House: Fitness Studio
- 600sf Street Front Cottage: Office
- 400sf Rear Cottage: Office

Some Permitted Uses:

- Professional Office, Personal Service
- Single Family Home, Apartment Building (SE), or Bed-and-Breakfast (SE)
- Workshop, Grocery (SE), Retail Store (SE), Tavern (SE), Fast Food (SE)
- Fitness / Gym, Day Care, Outdoor Dining (SE)

Dimensional Regulations:

- Building Lot Coverage: 70% (Max)
- Maximum Building Height: 2 Stories / 35 feet
- Minimum Area Per Business: 600sf

Opportunity to purchase 23 Bridge Street with adjacent property as an assemblage:

-12 Rose Street Mixed Use Building Totaling 2,670sf .11/acre

Inquire with the Hamptons Commercial Real Estate Team for additional information.











12 ROSE STREET

Two-story structure on a 0.11-acre lot in the Sag Harbor Village Office District.

12 Rose Street SCTM#: 0903-002.000-0002-015.001 .11/acre

Located in between the main Village parking lots, 12 Rose St offers a 2,670sf building with a first floor personal service unit and a second floor apartment. This lot is in a prime location just off Main Street with exposure to a major public parking lot.

Current Uses:

- First Floor: Massage Therapy (Personal Service)
- Second Floor: Two Bedroom, 1 Bathroom Apartment

Some Permitted Uses:

- Professional Office, Personal Service
- Single Family Home, Apartment Building (SE), or Bed-and-Breakfast (SE)
- Workshop, Grocery (SE), Retail Store (SE), Tavern (SE), Fast Food (SE)
- Fitness / Gym, Day Care, Outdoor Dining (SE)

Dimensional Regulations:

- Building Lot Coverage: 70% (Max)
- Maximum Building Height: 2 Stories / 35 feet
- Minimum Area Per Business: 600sf

Opportunity to purchase 12 Rose Street with adjacent property as an assemblage:

-23 Bridge Street Multiple Structures Totaling 3,000sf .29/acre

Inquire with the Hamptons Commercial Real Estate Team for additional information.











List of Businesses

BAY STREET NORTH SIDE

- 1 Bay Street Theater & Sag Harbor Center for the Arts
- 2 Sag Harbor Florist

BAY STREET SOUTH SIDE

- 3 Harbor Pets
- 4 DOPO La Spiaggia
- 5 Dockside Bar & Grill
- 6 Sag Harbor Cycle Company
- 7 Sag Harbor Urgent Care

MAIN STREET WEST SIDE

- 8 Gourmet Sorbet
- 9 Schiavoni's Market Inc.
- 10 Sagtown Coffee
- 11 Tutto il Giorno Sag
- 12 Espresso Da Asporto
- 13 Sag Harbor Cinema

MAIN STREET EAST SIDE

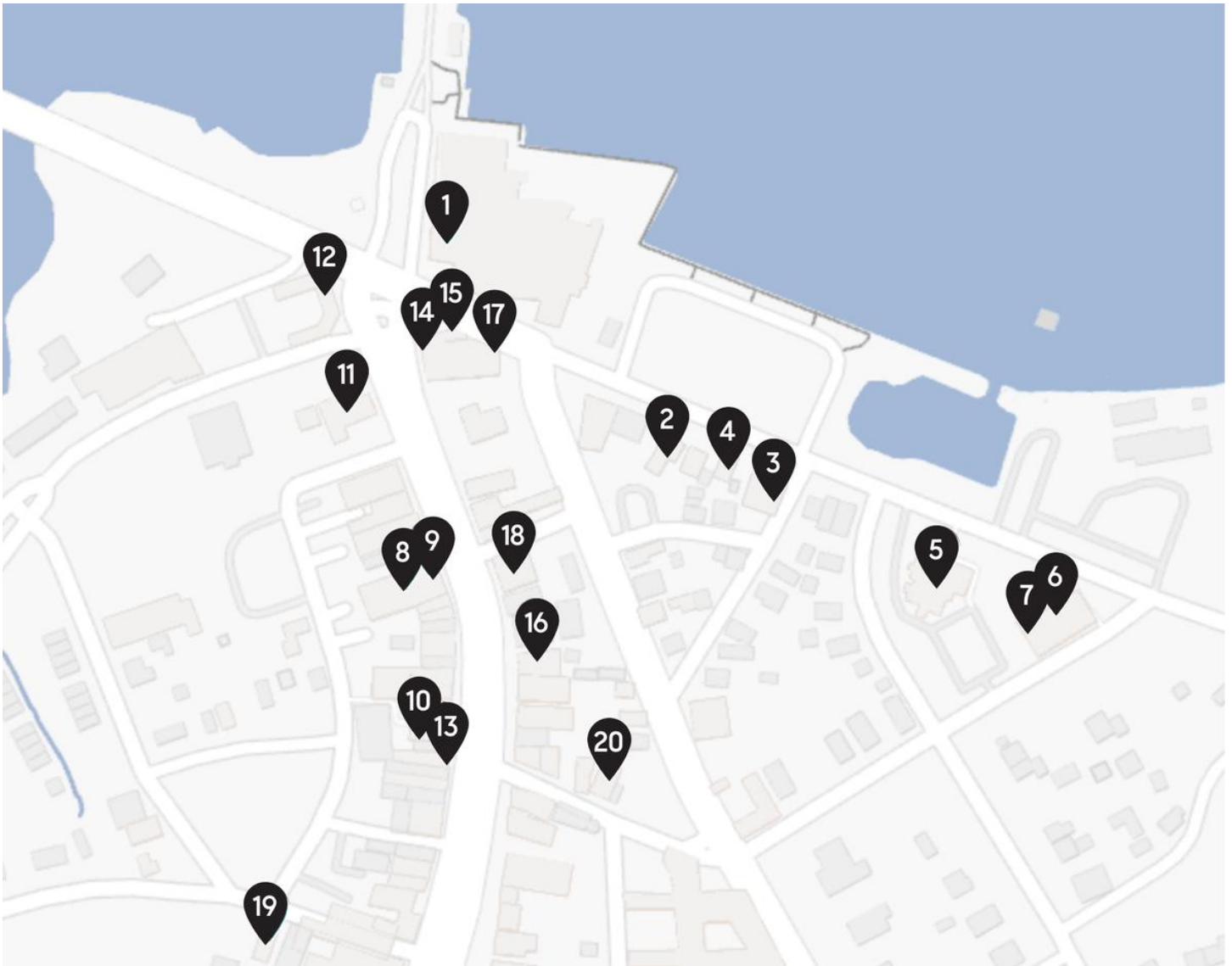
- 14 Grindstone Coffee & Donuts
- 15 Corner Bar
- 16 Page at 63 Main
- 17 Provisions Natural Foods Market & Organic Cafe
- 18 American Hotel

SPRING STREET

- 19 Sag Harbor Garden Center

WASHINGTON STREET

- 20 Salt House Mercantile



Sag Harbor

Sag Harbor is a Village within the Township of East Hampton located just 90 miles east of Manhattan. The area was settled in 1683 and was later incorporated as a village in 1846. The deep-water port to Gardiner's Bay made Sag Harbor a flourishing trading and port town. Now, the estates, waterfronts, restaurants, shops, and proximity to New York City that Sag Harbor has attracts international appeal.

In 2021, Sag Harbor, NY had a population of 2,774 people with a median age of 55.1 and a median household income of \$106,176. Between 2019 and 2020 the population of Sag Harbor, NY grew from 2,696 to 2,774, a 2.83% increase and its median household income grew from \$81,437 to \$106,176, a 23.3% increase.

The 5 largest ethnic groups in East Hampton, NY are:

White (Non-Hispanic) (86.6%)

White (Hispanic) (5.62%)

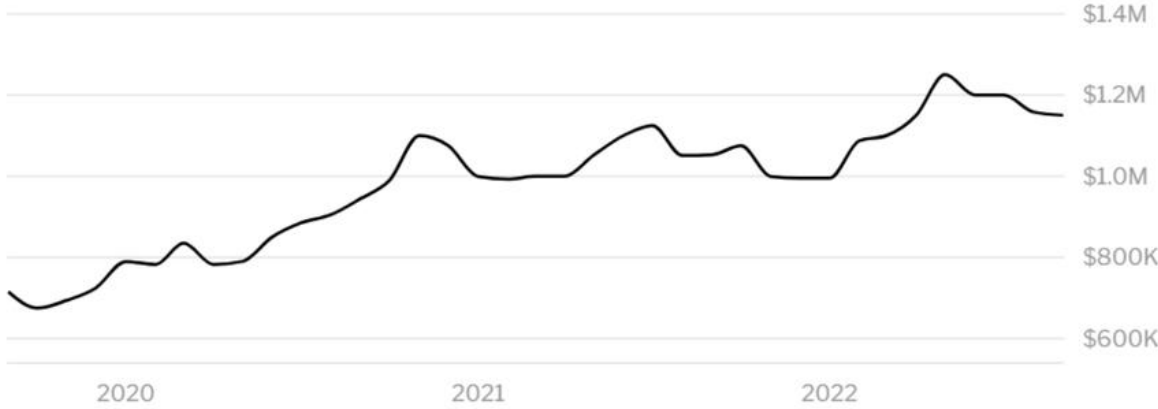
Black or African American (Non-Hispanic) (2.5%)

Asian (Non-Hispanic) (2.14%)

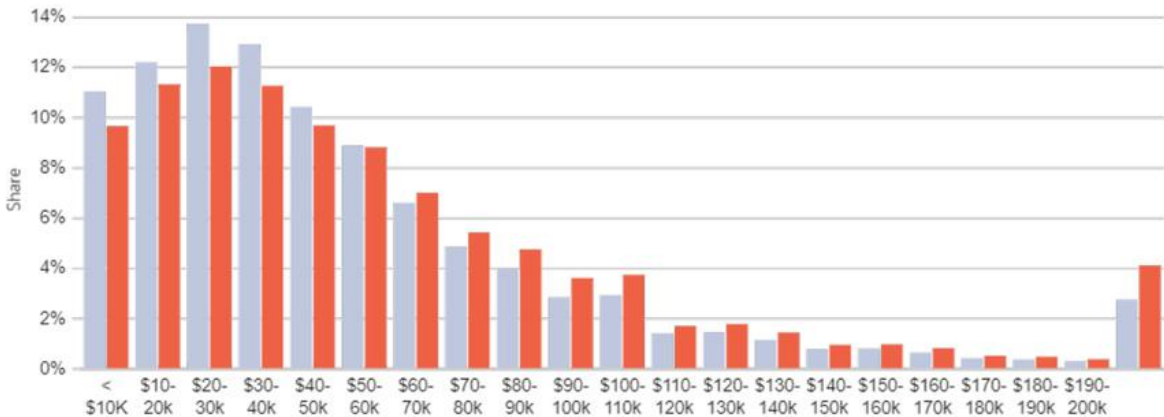
Two+ (Non-Hispanic) (1.12%)

During the 18th and 19th centuries, fishing and ship building were the predominant industries. Today, Sag Harbor is regarded as the most desirable and lively Downtown in the Hamptons - being the only Downtown east of the Canal to have a sewer district.

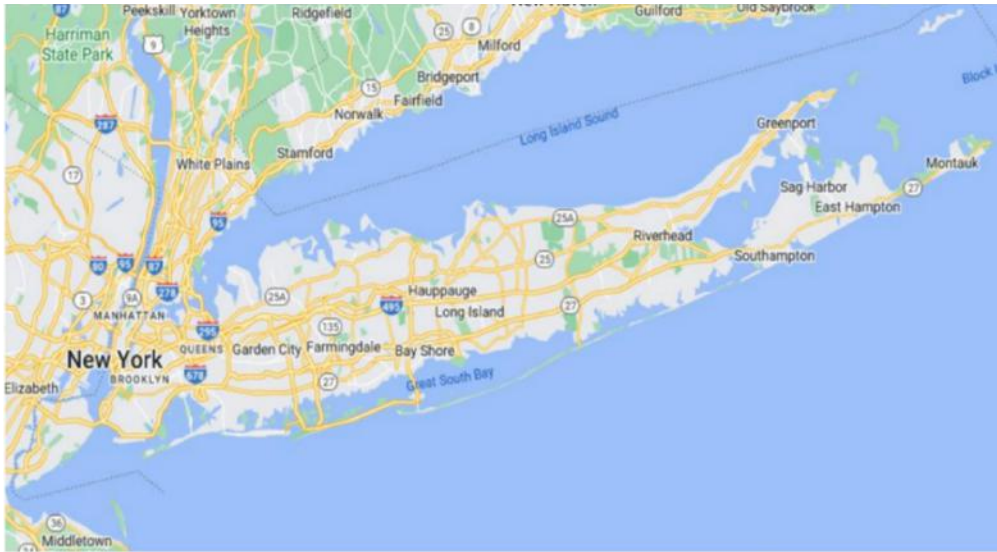
Sag Harbor is served by Bridgehampton-Sag Harbor Turnpike (NY 79) and East Hampton-Sag Harbor Turnpike (NY 114). Main Street serves as the main retail district of the Downtown with an extensive historical district in keeping with the estates and colonial style homes in the Village. Suffolk County Bus connects the Long Island Rail Road Montauk Branch to Sag Harbor for limited rail service seven days per to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION



Long Island

Nassau and Suffolk counties share a rich history, diverse geography, and dynamic economy that bring many benefits to the residents 2.8 million inhabitants of Long Island. As the first suburban region in the United States, Long Island has been on the forefront of many of the Nation's most important efforts / initiatives; such as the early space programs, aerospace defense, biomedical research, pharmaceuticals, and more. With such a strong mix of workforce, education, leisure, and culture, Long Island has grown to an economic output of \$197 billion in 2019.

To its west, New York City's economic engine spills over into Nassau and Suffolk Counties—not only serving as a bedroom community, but also attracting businesses who see the benefits of extra space and educated workforce. To its east, the Hamptons and North Fork bring international spectacle thanks to its agro-tourism and second home economy.

For all its beauty and economic vibrancy, Long Island is a unique market in how local governance is. There are two counties, two cities, 13 towns, 94 villages, and 127 school districts that each have oversight on parcels in their jurisdiction. This increases the importance of dealing with local market experts who understand the dynamics in their region.

The 933,000 households in Nassau and Suffolk County have a median income of \$118,149 with an average household size of 2.99 persons. The overall population is 65% White, non-Hispanic and 35% minority, but this past year Long Island's schools became over 50% minority students—showing a shift in demographics. Projections for the population in 2040 show an increase in the number of seniors and a slight decrease in the number of children and retirement-aged persons.

ECONOMIC HIGHLIGHTS

- Major employers include; Northwell Health, NY Community Bancorp, Henry Schein, Winthrop-University Hospital, LIRR, Walmart, CVS, Broadridge, MSC Industrial Direct, KIMCO, Chembio Diagnostics, and thousands more.
- Renowned research facilities include; Brookhaven National Lab, Cold Spring Harbor Lab, Feinstein Institute, Stony Brook University, Hofstra University, and more.
- Highway networks include three main East-West arteries; Long Island Expressway, Northern State Parkway, Southern State Parkway.
- Transit networks include; the Long Island Railroad (nation's largest commuter rail system), 2 county bus systems, and ferries to New York City, Connecticut, and other barrier islands.
- Transformative developments include; downtown revitalizations, transit oriented development, quantum computing, smart grids, regional accelerators, pharmaceutical manufacturing, transit/innovation hubs, LIRR East Side Access, and Belmont Park / Ronkonkoma Hub / Nassau Hub / EPCAL redevelopments.
- Home to the second-largest industrial park in the Nation - the Innovation Park at Hauppauge - with 1,350 companies, 55,000 employees, \$13 Billion in annual sales, and 58% of jobs affiliated with exporting sectors.
- Entertainment and sporting venues that include the Nassau Coliseum, Jones Beach, Belmont Park, the Westbury Music Fair, 100 museums and 46 golf clubs.
- The five Long Island One-Stop Career Centers serve approximately 90,000 jobseekers and 1,200 businesses annually

GEOGRAPHIC HIGHLIGHTS

- Land mass of 1,198 square miles from Nassau / Queens border to Montauk Point and 1,180 miles of shoreline
- 139 square miles of public open space that includes 14 state parks, 26 country parks, and 37 preserves
- Unique ecological system that includes rich soil for agriculture, a massive fresh water aquifer, and diverse wildlife, flora and fauna.
- 26 of Long Island's high schools appear in Newsweek's list of America's (Top 500) Best High Schools

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