



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

**6 Tepee St,
Hampton Bays**



Waterfront Dry Retail Store w/ Deck

Open **±800sf** dry retail space available; positioned for an elevated waterfront convenience store - focused on grab-and-go essentials, curated goods, and boating supply needs tailored to the boating community.

A **±500sf** covered porch with **47'** of bench seating overlooks the Shinnecock Canal & Bay with 180-degree water views and standout sunset exposure. Approximately 0.10 acres of **lawn plus a wraparound dock** create a true destination feel for customers arriving by foot, car, or boat.

Target Market:

- patrons of the 175-slip marina
- passing boats looking to restock provisions
- local residents and visitors seeking a quick stop in a rare waterfront setting

Ideal Merchandise Mix

Packaged snacks & beverages, specialty pantry items, ice, sunscreen, beach and boating essentials, convenience staples, bait & tackle / marine supplies, and curated local retail.

Hampton Bays' waterfront energy and boating culture is only rivaled by Montauk or Greenport—making this a rare dry retail opportunity in a premium marine environment.

\$36,000 / season

LEASE RATE & TERMS

800

SQUARE FEET

**The Hamptons Commercial
Real Estate Team**

(631) 678-2460 631-903-5022
hamptonscommercialre@compass.com
@hamptonscommercialre
hamptonscommercialre.com



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