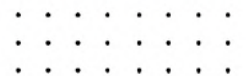




1 Leecon Court, Southampton, NY 11968  
Commercial & Industrial Units





Built in 2005 and in perfect condition, these business condo units are ideal for collectors, contractors, office, storage and more. Convenient Southampton location being 1/3 of a mile off of County Road 39a / Route 27.

Features include 30' ceilings, garage roll doors, and regular entrances into the office space / warehouse. Each unit has its own bathroom, office and six dedicated parking spaces.

There are four 2,500sf units available. Three are contiguous and can be combined.

Option to lease together or separately.

Rental Rate:  
\$35/sf + NNN

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



COMPASS COMMERCIAL





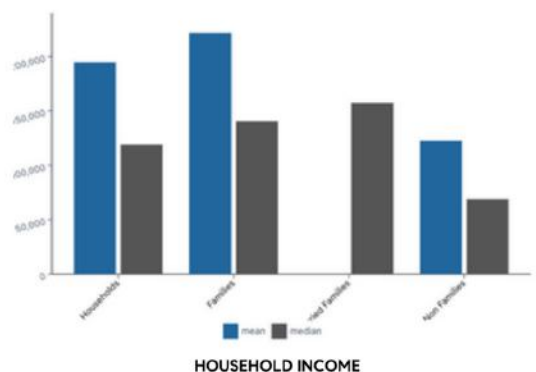
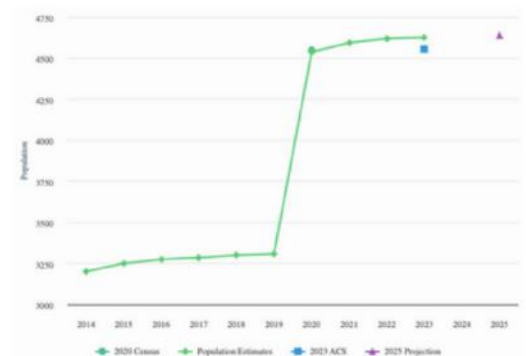
# SOUTHAMPTON

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

## ACCOMODATION

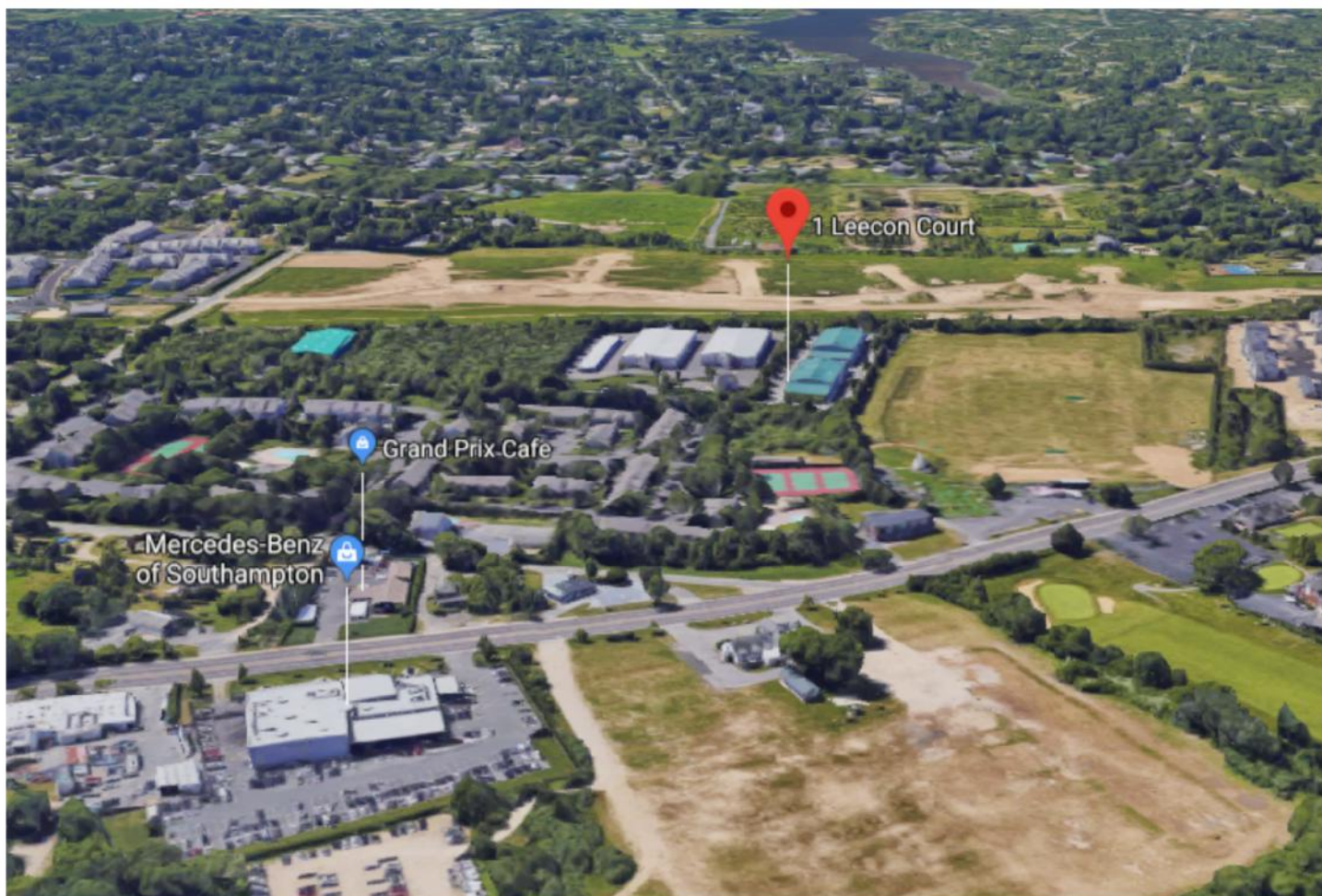
## ATTRACTIONS

## SHOPPING

- |   |  |  |   |
|---|--|--|---|
| <ul style="list-style-type: none"> <li>• Agawam Park</li> <li>• Lola Prentice Memorial Park</li> <li>• Downs Family Park</li> <li>• Coopers Beach</li> <li>• Richard L. Fowler Nature Walk</li> </ul> | <ul style="list-style-type: none"> <li>• Southampton Inn</li> <li>• The 1708 House</li> <li>• Harpoon House</li> <li>• Villa Southampton Village</li> <li>• Southampton Village Motel</li> </ul> | <ul style="list-style-type: none"> <li>• Southampton Arts Center</li> <li>• Parrish Art Museum</li> <li>• Southampton History Museum</li> <li>• Southampton Cultural Center</li> <li>• Tate's Bake Shop</li> </ul> | <ul style="list-style-type: none"> <li>• Flying Point Surf &amp; Sport</li> <li>• Hildreth's</li> <li>• TENET</li> <li>• London Jewelers</li> <li>• Ralph Lauren</li> </ul> |
|---|--|--|---|



# COMPASS COMMERCIAL



HAMPTONS COMMERCIAL RE  
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