

87 NORTH RD, HAMPTON BAYS

Hampton Bays Restaurant & Bar

Established Bar With Live Music & Full Service Restaurant



COMPASS
COMMERCIAL



Key Details

Highly Visible Restaurant & Bar in the Peconic Bay Community of Shinnecock Hills

Tucked in the bay front community of Shinnecock Hills is “The Fish Hotel;” an established motel, bar, & restaurant serving local / regional residents & tourists. **Available for lease is the first floor bar and full service restaurant.**

Shinnecock Hills has established itself as a popular resort community offering picturesque bay beaches and high elevations with water views. North Road is the main roadway connecting the Shinnecock Canal to Southampton.

87 North Road is situated on the north side of the road with incredible roadway exposure. A front parking lot provides convenient access for patrons.

The 1,700sf interior offers a full service bar, commercial kitchen, live music stage, and a mix of dining / seating areas for an intimate and inviting atmosphere.

Asking Price: \$6,500/mo

Inquire with the Hamptons Commercial RE Team for additional information.

Tax Map Number: 473689 191.000-0002-023.000



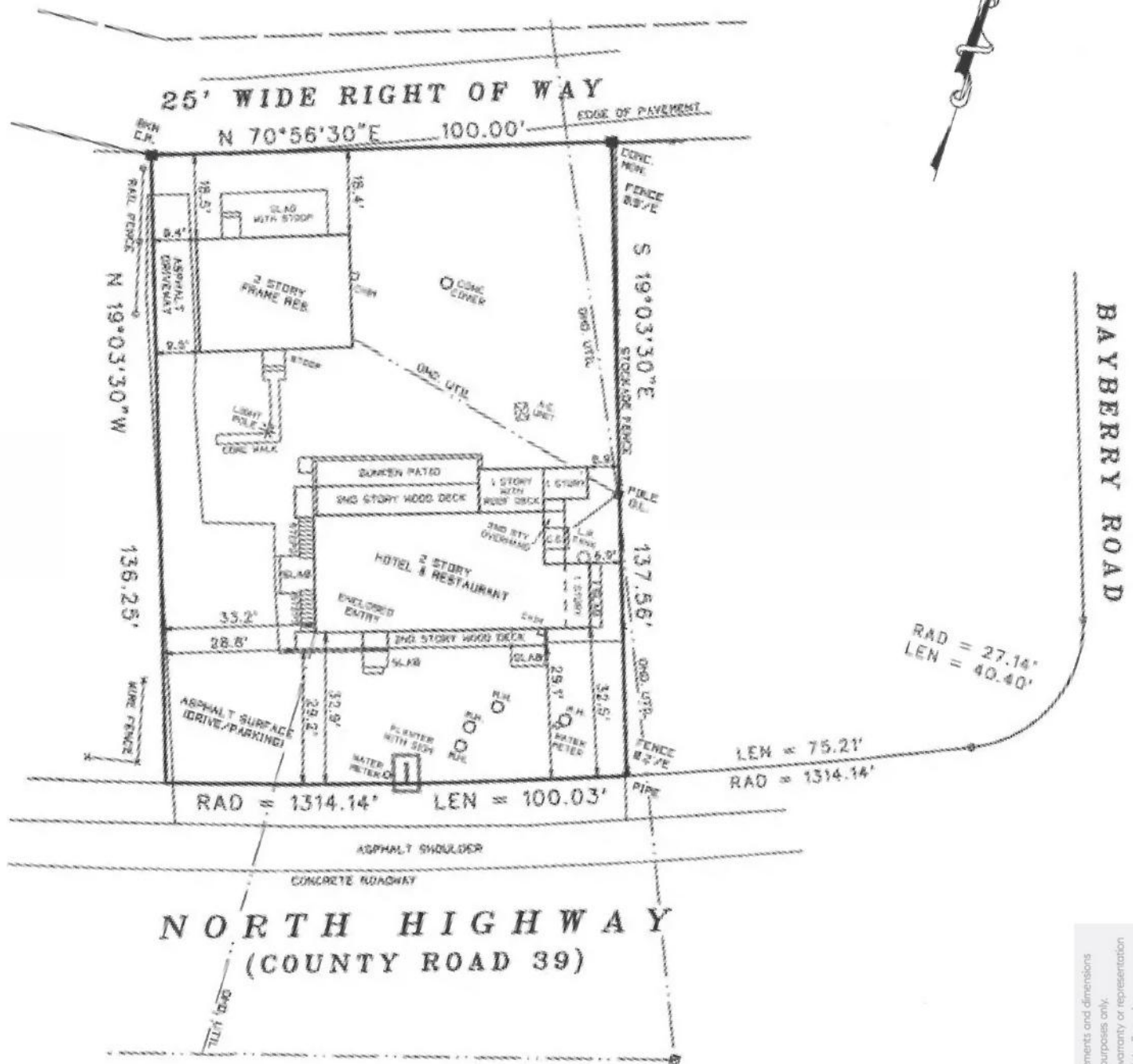












Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx Acreage:
0.316**

Hampton Bays

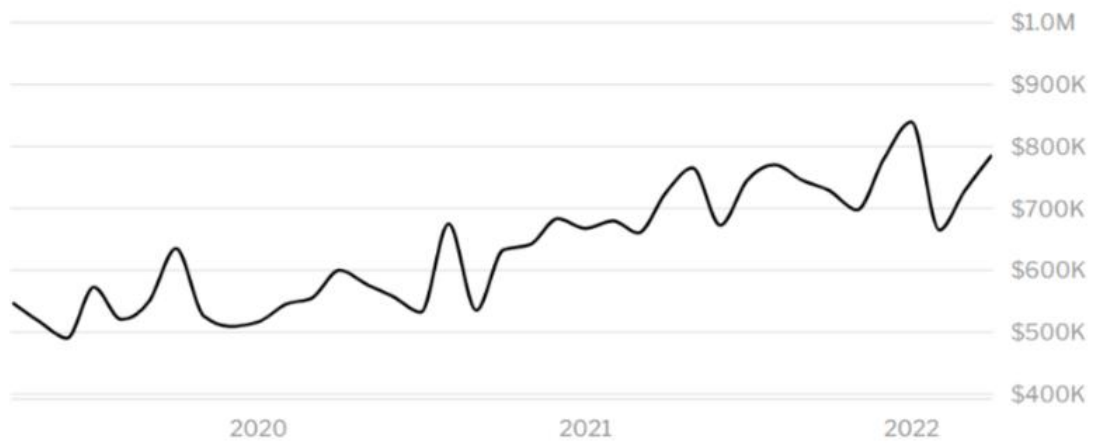
Hampton Bays is a Hamlet in the Town of Southampton, NY just 78 miles east of Manhattan. It was originally settled as "Good Ground" in 1740 right where the downtown sits today. The name "Hampton Bays" was taken up in 1922 to resemble the names of neighboring hamlets - Southampton, Westhampton, and more - which draw international appeal.

In 2019, Hampton Bays, NY had a population of 14.8k people with a median age of 44.1 and a median household income of \$81,250. Between 2018 and 2019 the population of Hampton Bays, NY grew from 14,280 to 14,848, a 3.98% increase and its median household income grew from \$78,344 to \$81,250, a 3.71% increase.

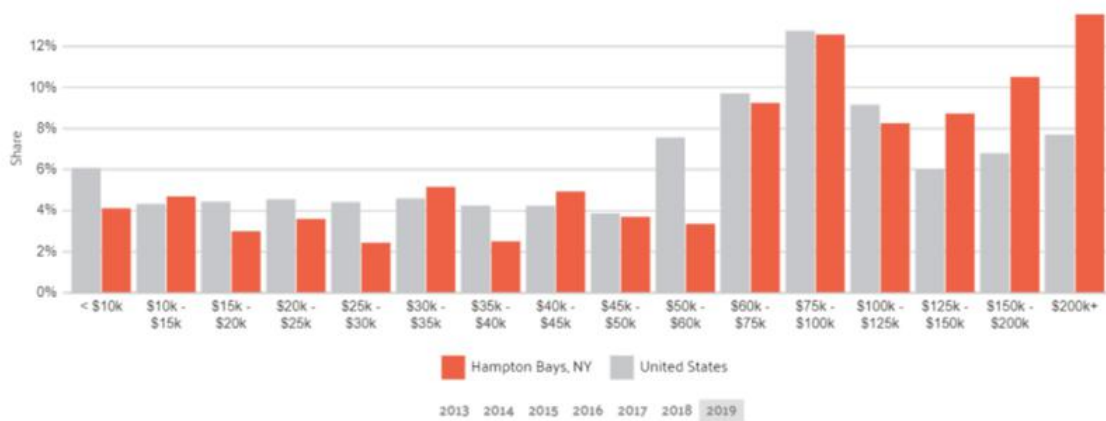
The 5 largest ethnic groups in Hampton Bays, NY are
White (Non-Hispanic) (63.6%),
White (Hispanic) (24%),
Other (Hispanic) (8.8%),
Black or African American (Non-Hispanic) (1.14%)
and Two+ (Non-Hispanic) (1.14%)

Commercial fishing remains a vital part of the Hampton Bays economy, centered on the fishing station at Shinnecock Inlet. After Montauk, Hampton Bays is the second-busiest commercial fishing port in the state of New York - taking in \$5.5 million of catch.

Hampton Bays is served by Sunrise Highway (NY 27) and Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The Long Island Rail Road provides limited rail service seven days per week via the Montauk Branch connecting Hampton Bays to Montauk and New York City. The Town of Southampton and Town of East Hampton work with the MTA to offer the South Fork Commuter Connection service for reduced fair commuting trains that stop in Hampton Bays during work commuting hours.



HOME VALUE



INCOME DISTRIBUTION



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