

74A MONTAUK HWY, AMAGANSETT

Iconic Amagansett Restaurant For Lease

Turnkey 126+ Seat Indoor / Outdoor Dining on 0.77 Acres



COMPASS
COMMERCIAL



South-of-the-Highway Restaurant Opportunity – Located south of the highway in Amagansett, this fully built-out restaurant offers a rare turnkey leasing opportunity in one of the Hamptons' most desirable dining corridors. The layout accommodates **126 seats** across interior dining and an expansive open patio (96 Inside / 30 Outside - can be altered accordingly), creating a flexible service environment well suited for both seasonal peaks and year-round operation.

Turnkey Kitchen + Full Prep Infrastructure – The oversized kitchen space includes newer professional equipment and updated mechanicals, allowing an operator to step in with minimal upfront investment. A full finished **basement with legal prep area** supports catering, expanded food production, and event service, while multiple walk-ins enhance operational efficiency. Office space and back-of-house areas further support day-to-day management and staffing.

Renovated Building With Indoor/Outdoor Flow – The **±2,830sf main level** is complemented by a finished lower level, creating a practical layout for both guest-facing and operational uses. Renovated in 2020, the property features updated systems, ceramic tile flooring, central A/C, and gas service. The open patio extends the dining experience outdoors and provides additional seating capacity and private event flexibility.

Ample Parking + Functional Site Layout – Set on **0.77 acres**, the property includes **31 on-site parking spaces**, including accessible parking, providing convenient guest access and operational ease. The site's size and layout support smooth circulation for both staff and patrons - an increasingly rare amenity in Hamptons restaurant locations.

Flexible Lease Terms – The property is currently offered with flexible lease structures, including both seasonal and multi-year availability. A multi-year term is offered at \$240,000 base rent asking + \$700,000 key money asking (which would provide ownership of all of the equipment), and a full season option at \$175,000 base rent (seasonal only available for 2026).

This turnkey restaurant opportunity in one of the most supply constrained regions in the Hamptons. Amagansett, with its high-caliber, small-town feel, is eagerly waiting for its next iconic restaurant.

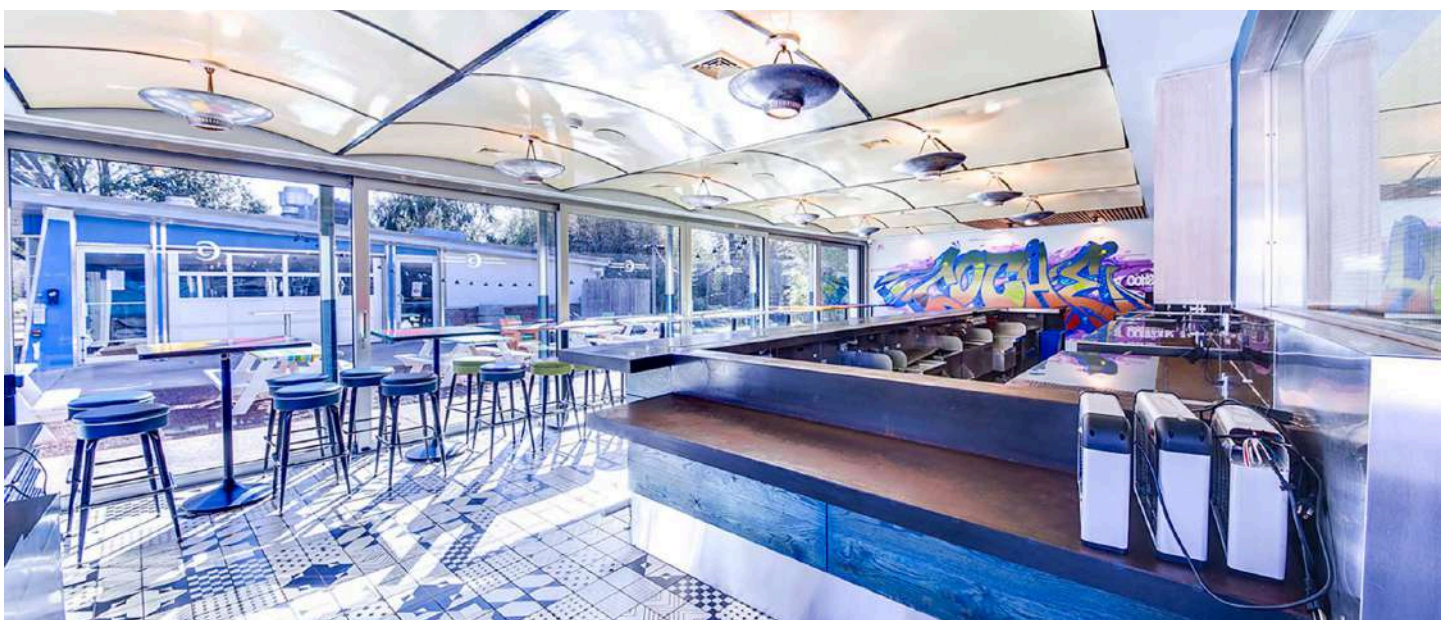
SURROUNDING TENANTS:

Jack's Stir Brew Coffee, Meetinghouse, Warm, Amagansett Hardware, Stephen Talkhouse, La Fondita, Zakura

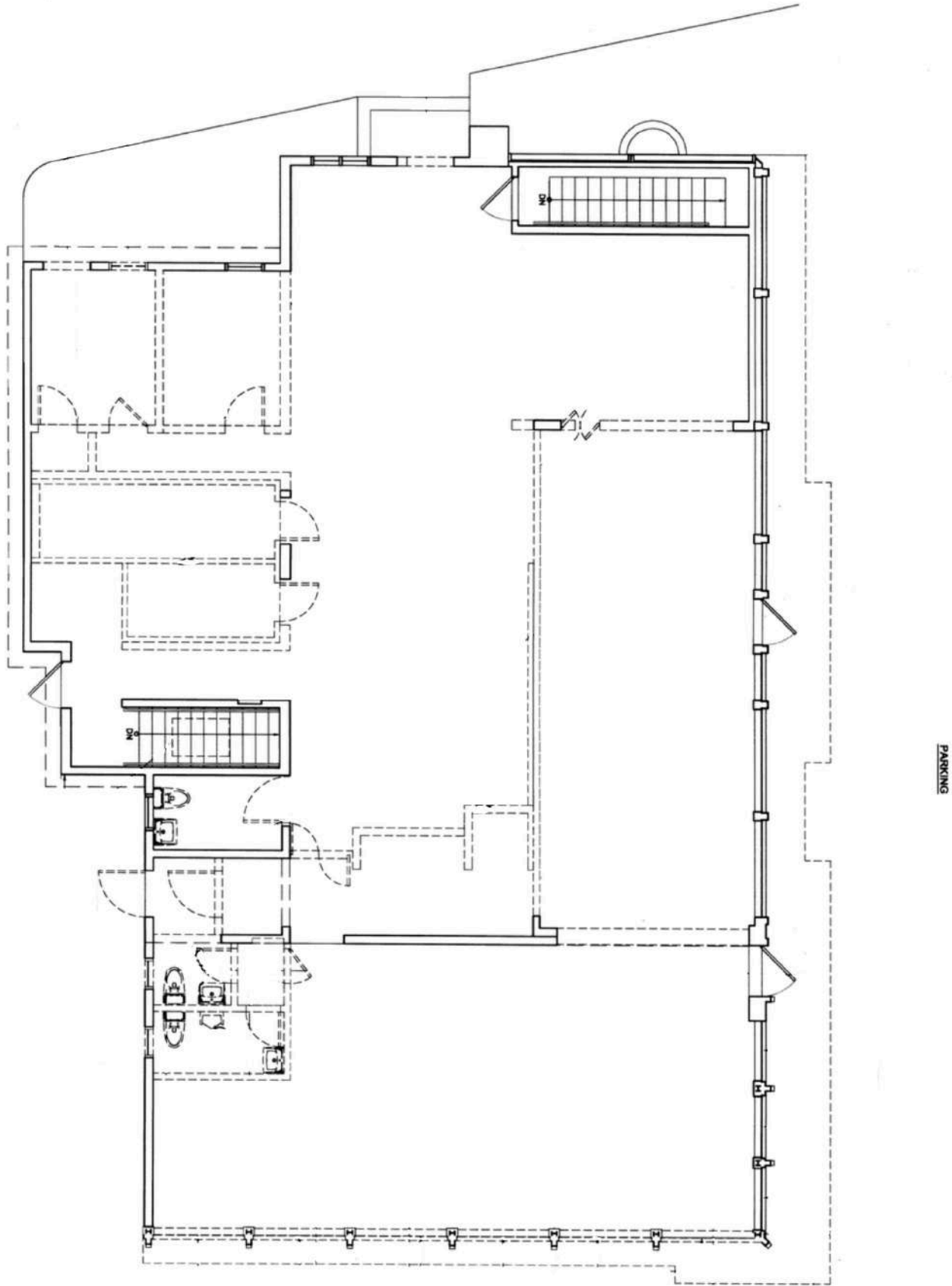
Inquire with the Hamptons Commercial RE Team for additional information.







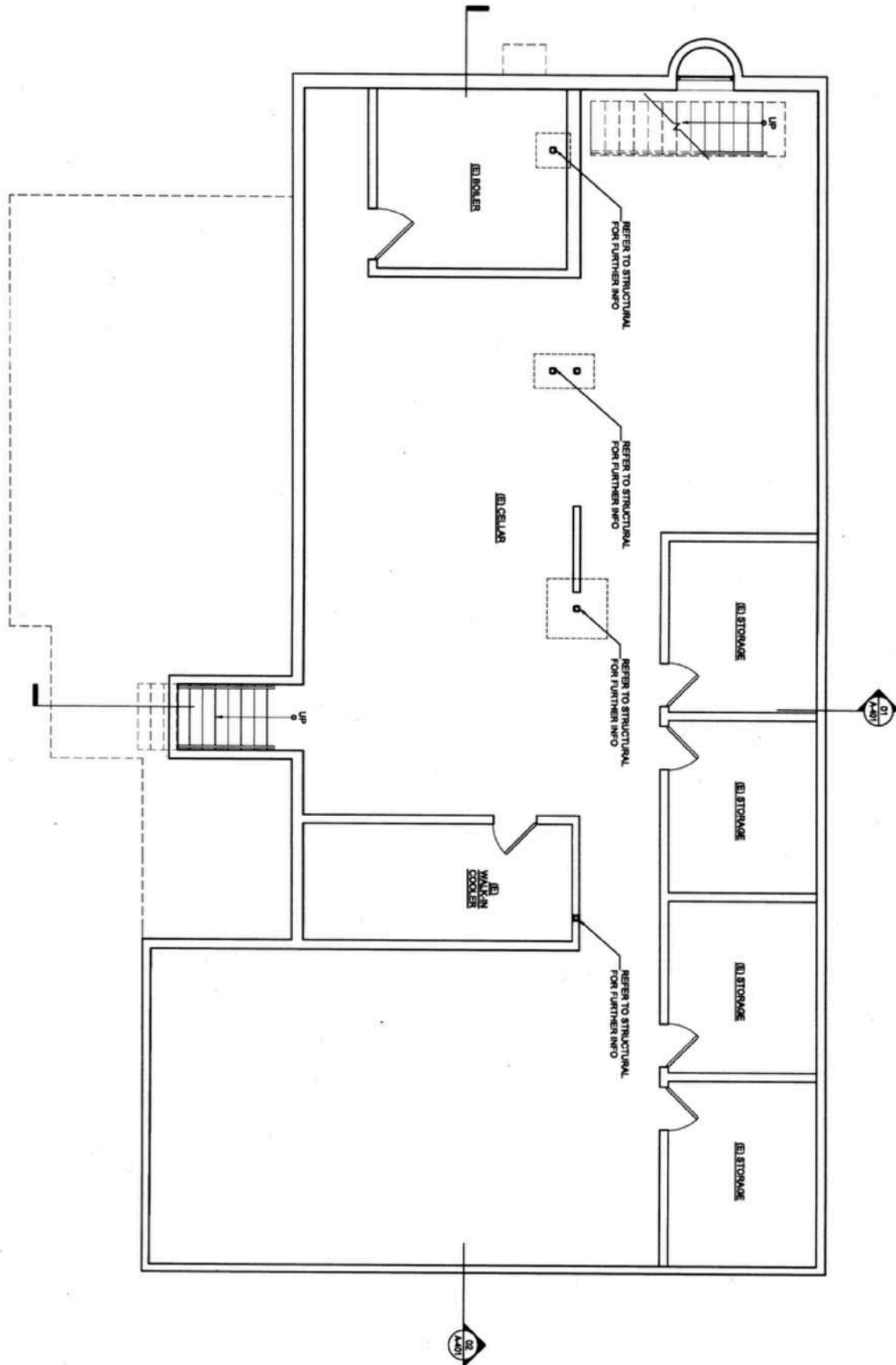




Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. The responsible party is responsible for the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**



Floor plan, fixtures and fixture measurements and dimensions are approximate and are for illustrative purposes only. The responsible party is the contractor, not the architect or the real estate agent. The architect is not responsible for the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**



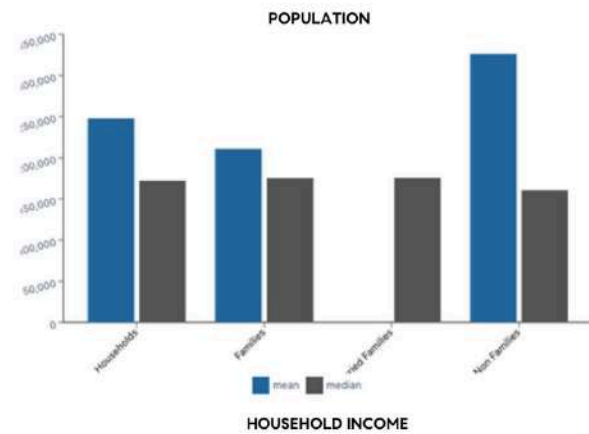
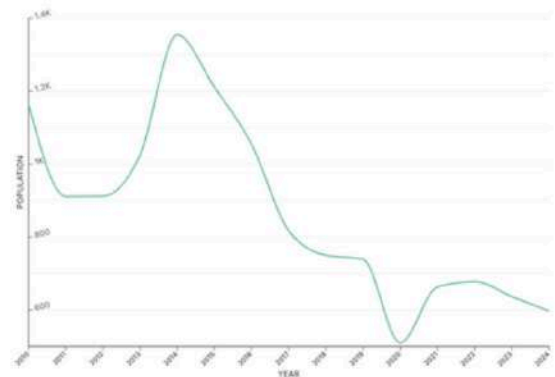
A M A G A N S E T T

Amagansett is a hamlet in the Town of East Hampton, NY, situated on the South Fork of Long Island. First settled in the late 1600s, its name derives from a Montaukett word meaning "place of good water." The hamlet has long been known for its maritime heritage, with historic sites like the Amagansett Life-Saving Station preserving its seafaring past.

As of 2024, Amagansett has a population of 597, with an average household income of \$247,890. Amagansett's population is currently decreasing by 6.28% annually, and its population has decreased by 17.06% since the previous 2020 census.

With a perfect balance of historic character and modern luxury, Amagansett remains a favorite destination for both residents and visitors. The area is widely regarded for its lively arts and music scene, with venues like Stephen Talkhouse and the nearby Guild Hall hosting live performances and cultural events.

The area offers a mix of boutique shopping, farm-to-table dining, and outdoor activities, from walking the trails at the Amagansett National Wildlife Refuge to exploring the local beaches. Dining options range from upscale fare like Il Buco al Mare and Nick & Toni's, to more informal settings like Coche Comedor and Rosie's.



PARKS

ACCOMODATION

ATTRACTIONS

SHOPPING

- | | | | |
|-------------------------|------------------------|------------------------------|---------------------|
| • Napeague State Park | • The Roundtree | • Stephen Talkhouse | • Amagansett Square |
| • Fresh Pond Park | • Journey East Hampton | • Indian Wells Beach | • Lazypoint Variety |
| • Amagansett Youth Park | • Mill House Inn | • East Hampton Marine Museum | • Henry Lehr |
| • Dennistown Bell Park | • Huntting Inn | • Amber Waves Farm | • Ulla Johnson |

COMPASS COMMERCIAL



Hal Zwick

Lic. R.E. Salesperson
631.678.2460
hal.zwick@compass.com

Jeffrey Sztorc

Lic. R.E. Salesperson
631.903.5022
jeffrey.sztorc@compass.com

Sean Deery

Lic. R.E. Salesperson
631.480.5225
sean.deery@compass.com



HAMPTONS COMMERCIAL RE
ADVISORY TEAM