

# FOR LEASE

**55 County Rd 48, #7  
Mattituck, NY 11952**

*Prime North Fork Retail Opportunity*



## ***PROPERTY OVERVIEW***

Exceptional retail space located in the heart of Mattituck's prestigious North Fork wine country. High-traffic location surrounded by successful businesses offering strong visibility and customer flow.

- 1,800 SF
- Fully Built-Out Salon
- Hair, Nails, Lashes & Facials Setup
- Multiple styling stations & wash area
- Open layout with modern finishes
- Ample parking
- Excellent signage opportunity









### ***LEASE DETAILS***

- Base Rent: \$4,800/month
- Triple Net (NNN) Lease
- Tenant responsible for 30% share of taxes, insurance & maintenance
- Tenant pays electric & heat
- Propane heat (option to convert to gas at tenant's expense)
- Available May 1

## **CONTACT**



### **Emily Kaplan**

Licensed Associate Real Estate Broker

GRI Designee 2019

E-Pro Certified 2021

ABR Designee 2021

SRES Designee 2022

SFR Designee 2022

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