

61 MAIN ST, WESTHAMPTON BEACH

Brick Oven Pizza & Wine Bar

Established Operation in Westhampton Beach, NY



COMPASS
COMMERCIAL



Key Details

Popular Restaurant Serving Neapolitan Pizza & Wine in Westhampton Beach, NY.

61 Main St on the west end of Westhampton Beach's Downtown is home to an established restaurant & bar operation in a recently renovated facility (indoor / outdoor dining & extensive kitchen space). There is a favorable lease in place that will be assumed by the purchaser.

The **1,252sf** first floor has a dining room fashioned as a premium wine bar and eatery. Behind the marble counter is a galley style kitchen with a wood burning brick pizza brought over from Naples Italy. In the rear is an exit leading to the shopping center's parking lot and a basement kitchen space; walk in freezers, fridges, prep space, & storage.

Popular offerings of the restaurant include a take-out window, guest chef / winemaker events, happy hours, movie nights, holiday celebrations, and making everything in house with imported ingredients.

Westhampton Beach has recently undergone a downtown revitalization with entirely new streetscapes, infrastructure, & a sewer. This revitalization has brought increased interest in the Main Street of Westhampton Beach; bringing sustained customer traffic well into the off seasons.

Inquire with the Hamptons Commercial Real Estate team for additional information.

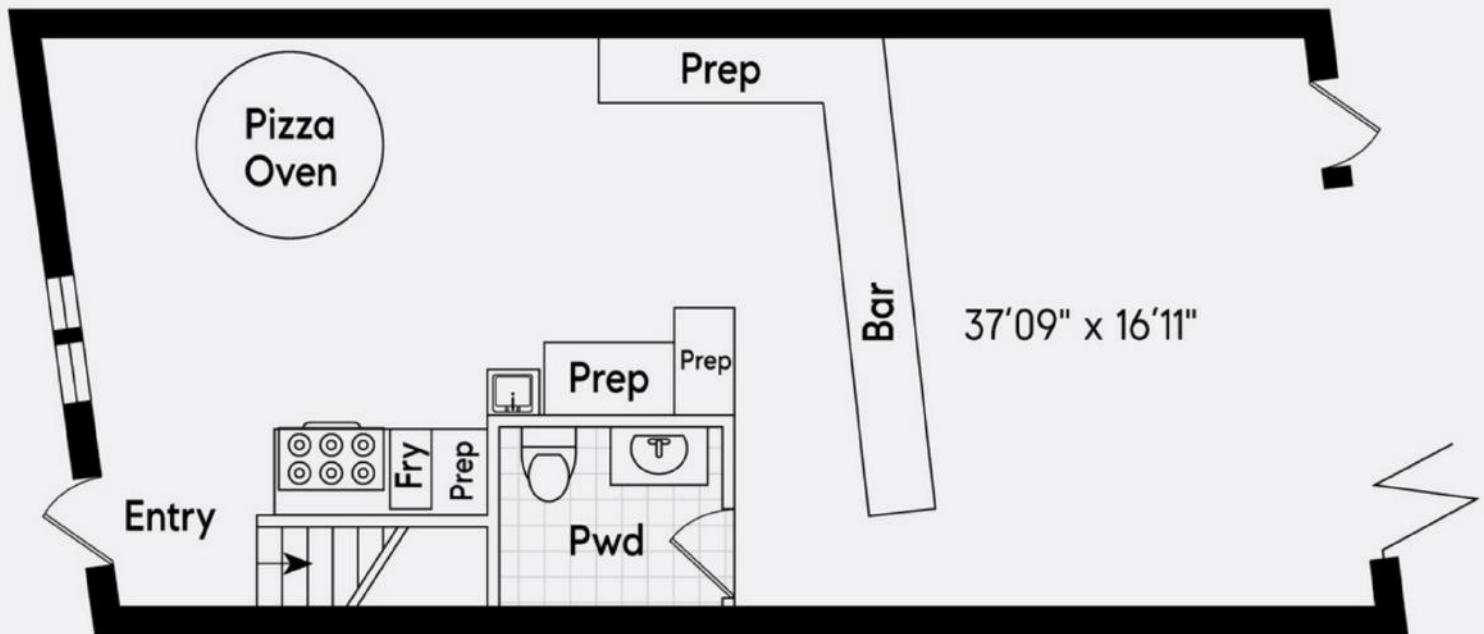




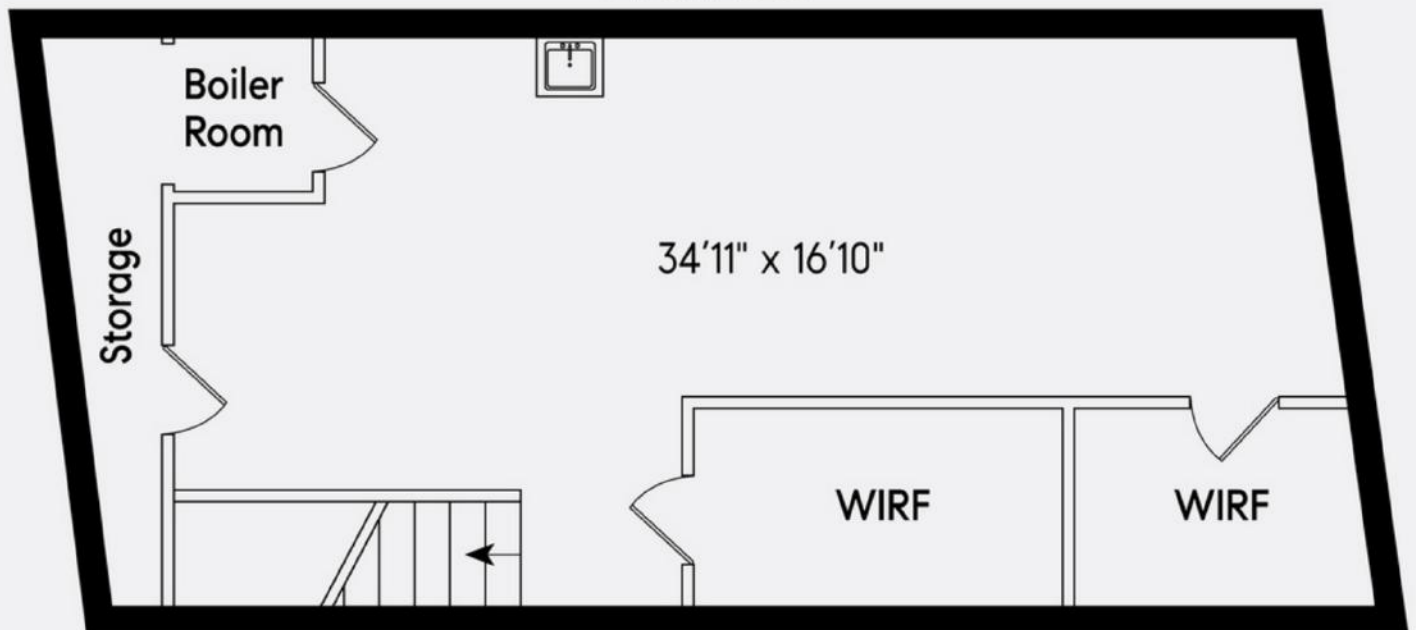








First Floor



Basement

First Floor: 625 Sq Ft Net
 Basement: 627 Sq Ft Net
 Total: 1252 Sq Ft Net



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 SqFt:
 1,252**

Westhampton Beach

List of Businesses

MAIN STREET NORTH SIDE

- 1 Beach Bakery & Grand Cafe
- 2 Village Graphics
- 3 Post Stop Cafe
- 4 Mixology Westhampton Beach
- 5 Chase Bank
- 6 Brian J Mahoney Landscape Architecture PC
- 7 Owen Construction Corporation
- 8 Custom Island Homes Inc
- 9 Liiv Group
- 10 The Patio
- 11 John David Rose Architect P.C. AIA
- 12 Westhampton Beach Performing Arts Center
- 13 Hampton + Dunes (Interior Design)
- 14 Code Blue

MAIN STREET SOUTH SIDE

- 15 103 Bambinos Pizzeria
- 16 Häagen-Dazs® Ice Cream
- 17 Fahrenheit 451
- 18 Caffeine Café West Hampton
- 19 LT Burger West
- 20 ProNational Title
- 21 Hampton Smoothie
- 22 Atlantic Outdoor Living
- 23 Peconic Bay Modulares
- 24 Ben & Jerry's (Main Street Sweets)
- 25 Bandera Pool
- 26 Peconic Bay Builders
- 27 FUNCHOS
- 28 M&T Bank
- 29 Good Westhampton Home & Design
- 30 Salt & Loft
- 31 Compass
- 32 flora
- 33 Walgreens
- 34 North Fork Roasting Co.
- 35 Brunetti Pizza Westhampton Beach
- 36 Goldberg's Famous Deli & Restaurant
- 37 Dunn Engineering Associates, P.C.
- 38 Bruce Nagel + Partners Architects
- 39 Red Jacket Books
- 40 Haskell's Seafood Market and Cafe
- 41 Corner Cafe & Restaurant
- 42 Saltwater Long Island
- 43 Mint Clothing Boutiques
- 44 Margarita Grille
- 45 Impulse for Men
- 46 Tweed & Tweed Toys
- 47 SHOCK

MILL ROAD

- 48 Nicholas Vero Architects
- 49 Eckart's Luncheonette
- 50 Lettieri Construction, Inc.
- 51 Essential Chiropractic
- 52 Hampton Coffee Company
- 53 Dime Community Bank

MONIEBOGUE LANE

- 54 Fiorini Landscape
- 55 Agate & Co. Builders
- 56 Curb Appeal

PARLATO DRIVE

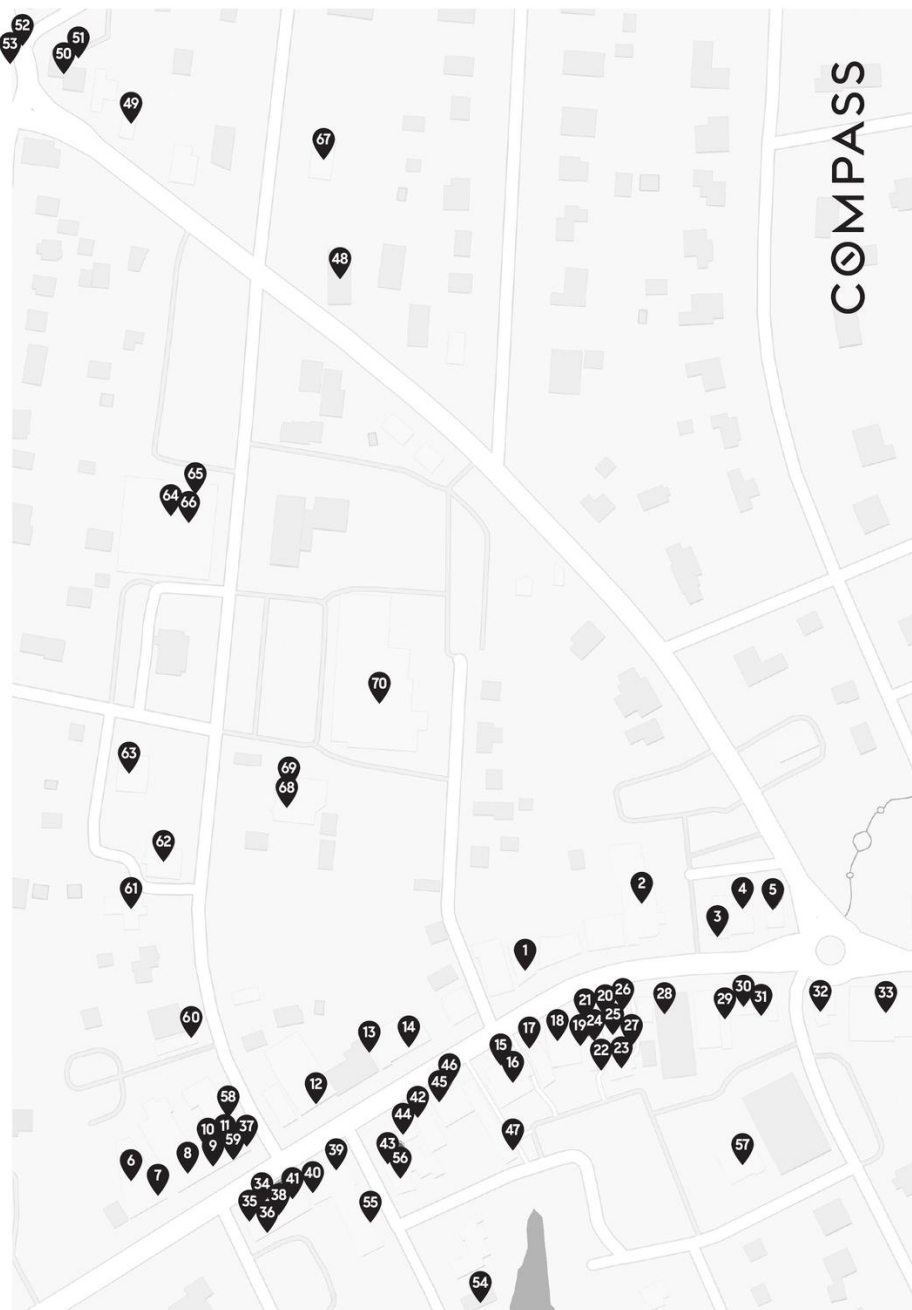
- 57 Fauna

SUNSET AVE WEST SIDE

- 58 LSM Development
- 59 Phil Kouffman Builder
- 60 Tony's Fusion West
- 61 The Art of Massage & Skin Care
- 62 Island Surf
- 63 7-Eleven
- 64 Giraldo Gallery
- 65 SoBol
- 66 CVS

SUNSET AVE EAST SIDE

- 67 People's United Bank
- 68 Barths Pharmacy
- 69 Sunset Court Deli
- 70 Lidl



Westhampton Beach

Westhampton Beach is a Village within the Town of Southampton located just 80 miles east of Manhattan. The area was settled in the mid-17th century and incorporated into Southampton Town in 1666. The Village designation was attained in 1928. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Westhampton Beach has attracts international appeal.

In 2020, Westhampton Beach, NY had a population of 2.23k people with a median age of 49.8 and a median household income of \$111,458.

Between 2019 and 2020 the population of Westhampton Beach, NY grew from 2,132 to 2,231, a 4.36% increase and its median household income grew from \$105,625 to \$111,458, a 5.52% increase.

The 5 largest ethnic groups in Westhampton Beach, NY are

White (Non-Hispanic) (83%)

White (Hispanic) (12%)

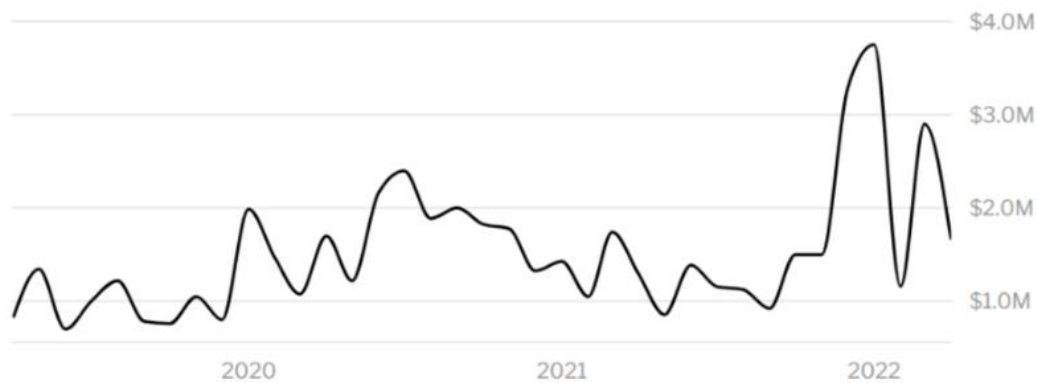
Black or African American (Non-Hispanic) (3%)

Asian (Non-Hispanic) (2%)

Two+ (Non-Hispanic) (0.974%)

During the 18th and 19th centuries, fishing, farming (especially potatoes and the local sweet corn) and duck raising were the predominant industries. Today, Westhampton Beach Village is regarded as a “true contender” in the ranking of best places to live in the Hamptons.

Westhampton is served by Sunrise Highway (NY 27) and Montauk Highway (NY 27A). Montauk Highway serves as a main shopping thoroughfare for Westhampton Beach as the Main Street is offset to the south. The Long Island Rail Road provides limited rail service seven days per week via the Montauk Branch connecting Westhampton Beach to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION



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