



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

363 Beach Rd, Hampton Bays



Unique **8,160sf** waterfront restaurant & bar in Hampton Bays featuring stunning views of the bay & ocean on a wraparound deck, two interior bars, an exterior bar, an open layout with two dining areas (each with water views), and a full service kitchen; all newly renovated & turn-key.

Interior Space - 3,391sf

Exterior Decking - 4,769sf

This restaurant has a rare capacity of **417 persons** (137 indoor / 280 outdoor) and **197 dining seats**.

Beach Road is famous for it's waterfront dining & access to the Shinnecock Inlet / Ponquogue Beach. The tourism, local resident, & boating communities bring activity like few spots in the Hamptons.



8,160

SQUARE FEET

3

BARS

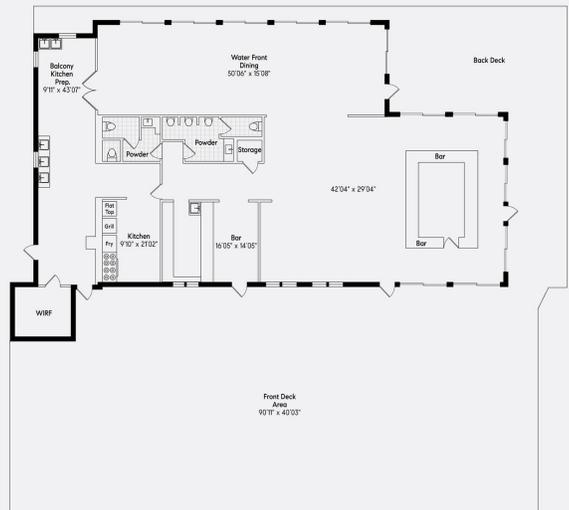
\$225,000 + NNN

LEASE RATE & TERMS

The Hamptons Commercial Real Estate Team

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