

5 INLET RD WEST, SOUTHAMPTON

# Waterfront Restaurant & Agricultural Land

Two Levels of Dining with Water Views - Southampton, NY



COMPASS  
COMMERCIAL



## Rare Opportunity to Purchase a Waterfront Restaurant & Agricultural Land *Potential for an Unparalleled Farm-and-Sea-to-Table Experience!*

### Premier Waterfront Restaurant Property

This **5,699sf**, two-story restaurant is a rare offering at **5 Inlet Road West**, featuring multiple dining rooms, a private event space, a full-service bar, a take-out counter, a lobster tank, & wine storage on a **.24-acre** parcel. Designed for **high-volume service** & special events, the property includes a fully equipped kitchen, extensive storage, **two outdoor patios, & boat docks** for direct water access. Additionally, the offering includes a **0.15-acre** parking lot at **4 Inlet Road West**, which maintains development rights, providing essential parking and future expansion potential.

*Offered at \$6,250,000*

### Agricultural Land with Broad Use Potential

Across the street, **4.5-acres** of land (**22 Inlet Road W & 2145 County Rd 39**) zoned Maritime Planned Development District (MPDD). While the development rights have been sold, the agricultural use allows for **full-scale agricultural production**, including aquaculture, indoor growing facilities, farm buildings, a farm stand, & more. These parcels present an opportunity to enhance a farm-to-table concept or support large-scale **private events with a unique agricultural setting**.

*Offered at \$2,000,000*

### COMBINED PURCHASE

*Offered at \$8,250,000*

### SUBJECT PROPERTIES

#### Parcel A

Restaurant - 5 Inlet Road West - 0900-176.00-02.00-001.005 - 0.244 Acres

#### Parcel B\*

Parking Lot - 4 Inlet Road West - 0900-176.00-01.00-050.003 - 0.149 Acres

\*Maintains Development Rights

#### Parcel C

Agricultural - 2145 County Rd 39 - 0900-176.00-01.00-050.002 - 3.122 Acres

#### Parcel D

Agricultural - 22 Inlet Road West - 0900-176.00-01.00-024.000 - 1.354 Acres  
**4.869 Acres**

**Investment Synergy** – Positioned at the **gateway to Southampton**, this property is steadily patronized by Hampton Bays, Southampton, Shinnecock Hills, & beyond. The Town's 50-slip **marina and waterfront park development** will further enhance tourism and local commerce, increasing long-term value. The restaurant and parking lot can be purchased separately, but **acquiring both with the 4.5-acre agricultural land unlocks maximum potential** for a seamless farm-to-table experience, large-scale events, and agritourism opportunities, creating a one-of-a-kind waterfront hospitality destination in the Hamptons.

**Please inquire with the Hamptons Commercial RE Team for additional information.**







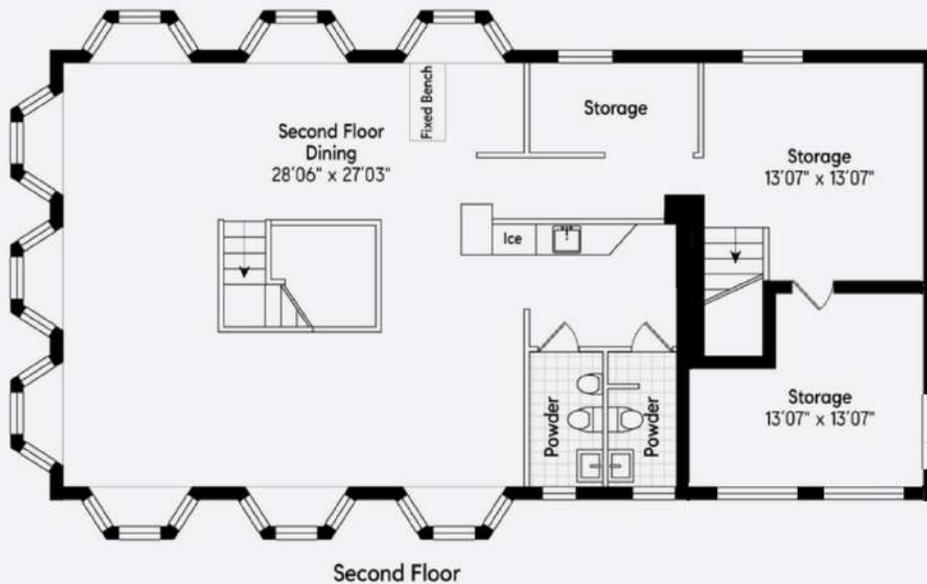
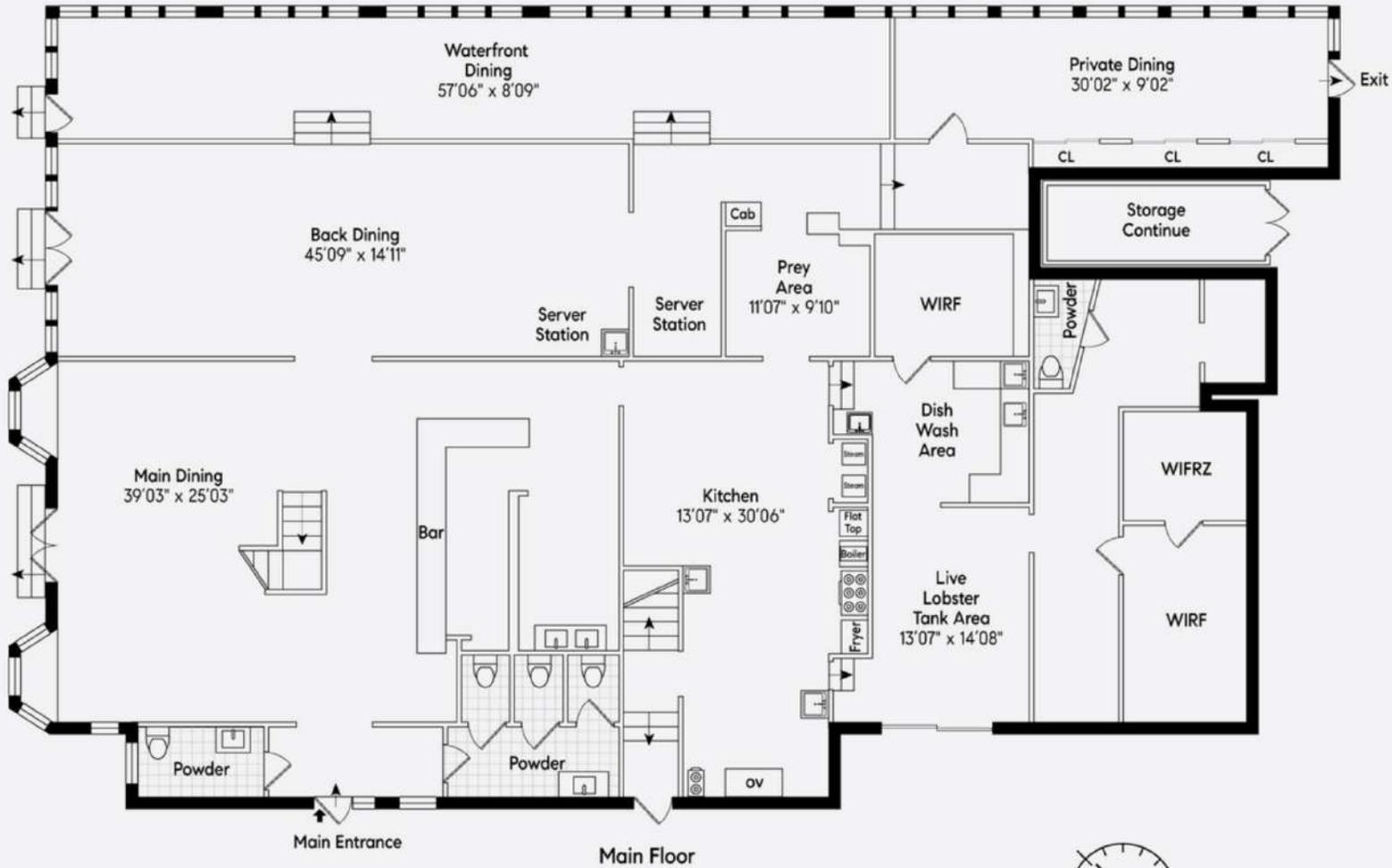






# Floor Plans

5 Inlet Rd W, Southampton



First Level: 4,226 sq.ft.  
 Second Level: 1,473 sq.ft.  
 Total Square Footage: 5,699 sq.ft.

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.

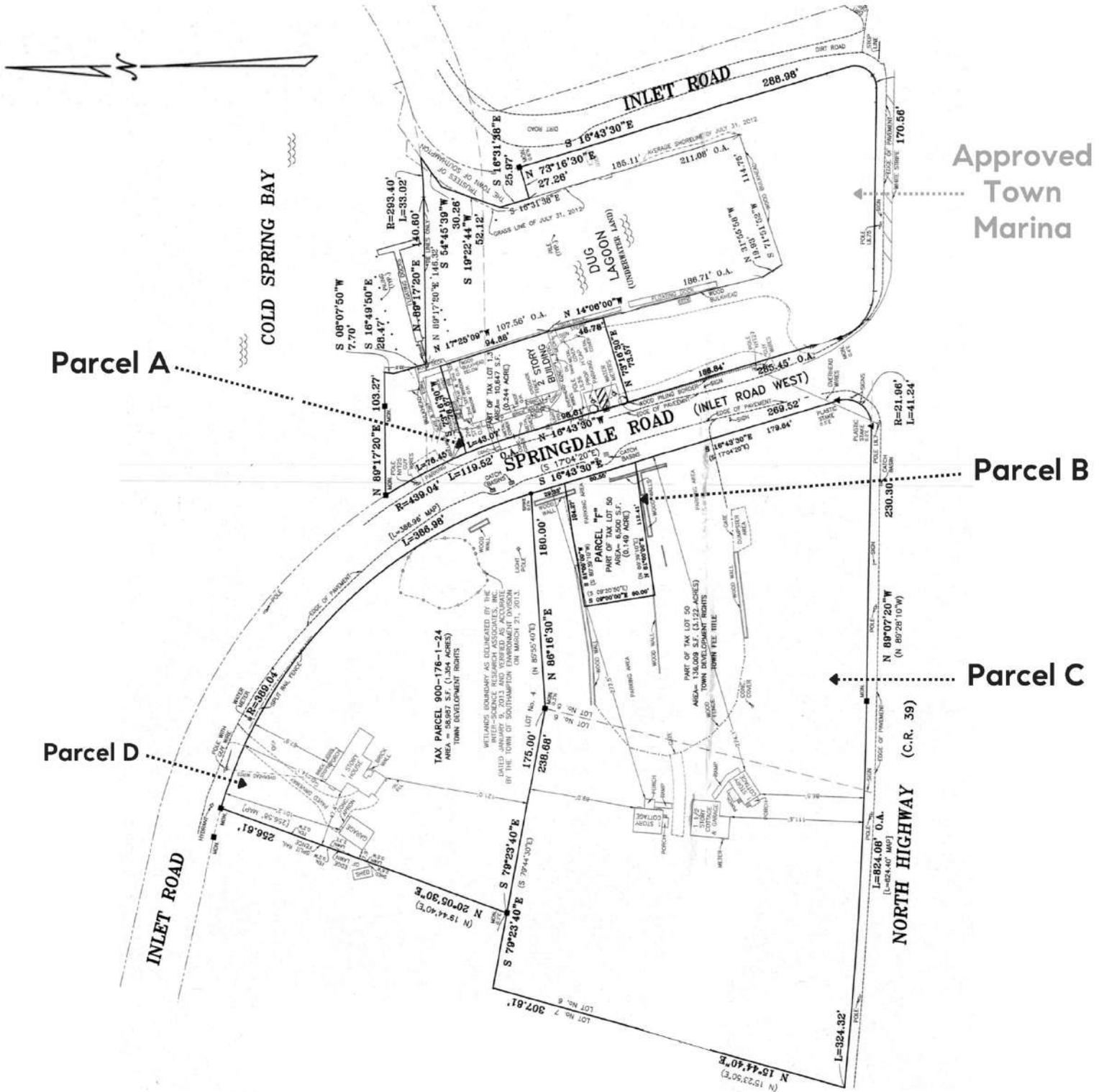


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 REAL ESTATE TEAM**

**Apprx SqFt:  
 5,699**

# Survey

# 5 Inlet Rd W, Southampton



Parcel A (Restaurant)	-	5 Inlet Road West	-	0900-176.00-02.00-001.005	-	0.244 Acres
Parcel B (Parking Lot)	-	4 Inlet Road West	-	0900-176.00-01.00-050.003	-	0.149 Acres
Parcel C (Agricultural)	-	2145 County Road 39	-	0900-176.00-01.00-050.002	-	3.122 Acres
Parcel D (Agricultural)	-	22 Inlet Road West	-	0900-176.00-01.00-024.000	-	1.354 Acres
						4.869 Acres



**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Apprx Acreage:  
4.869**



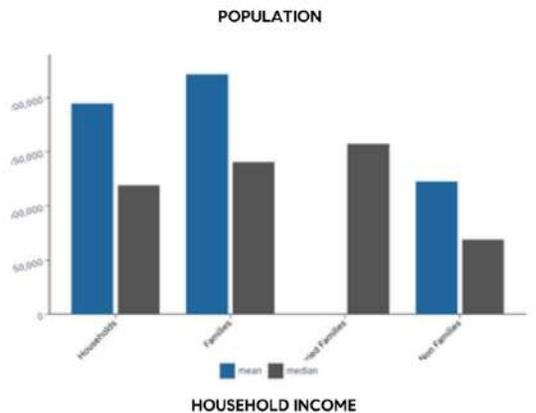
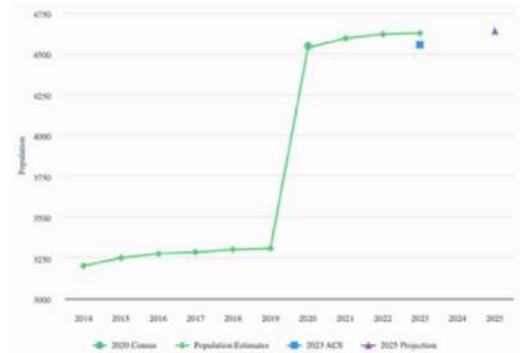
# SOUTHAMPTON

Southampton is the largest hamlet within the Town of Southampton, located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

As of 2023, Southampton has a population of 4,627, with an average household income of \$194,861. Southampton is currently growing at a rate of 0.2% annually, and its population is projected to increase to 4,641 in 2025.

Visitors can explore the charming boutique stores of Main Street, ranging from luxury fashion retailers to quaint home decor shops. History enthusiasts can step back in time at landmarks such as the Southampton Historical Museum or the Halsey House, a beautifully preserved colonial homestead. For those who prefer outdoor activities, Coopers Beach offers stunning ocean views, while local parks such as Agawam Park provide scenic spaces for picnics, walks, and family-friendly events.

The area is home to a variety of iconic restaurants and cafés, serving everything from fresh seafood to artisanal coffee. Southampton’s culinary scene is a perfect complement to its sophisticated appeal, with a broad range of options for all connoisseurs.



## PARKS

## ACCOMODATION

## ATTRACTIONS

## SHOPPING

- |   |  |  |   |
|---|--|--|---|
| <ul style="list-style-type: none"> <li>• Agawam Park</li> <li>• Lola Prentice Memorial Park</li> <li>• Downs Family Park</li> <li>• Coopers Beach</li> <li>• Richard L. Fowler Nature Walk</li> </ul> | <ul style="list-style-type: none"> <li>• Southampton Inn</li> <li>• The 1708 House</li> <li>• Harpoon House</li> <li>• Villa Southampton Village</li> <li>• Southampton Village Motel</li> </ul> | <ul style="list-style-type: none"> <li>• Southampton Arts Center</li> <li>• Parrish Art Museum</li> <li>• Southampton History Museum</li> <li>• Southampton Cultural Center</li> <li>• Tate’s Bake Shop</li> </ul> | <ul style="list-style-type: none"> <li>• Flying Point Surf &amp; Sport</li> <li>• Hildreth’s</li> <li>• TENET</li> <li>• London Jewelers</li> <li>• Ralph Lauren</li> </ul> |
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# COMPASS COMMERCIAL



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