

28 Jagger Ln | Southampton, NY 11968
\$3,675,000 | 6.24% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Exclusive Offering

Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration	Options	Increases
Nail Salon	3,200	\$37.50	\$120,000	December 2030	-	-
Convenience Store	800	\$38.75	\$31,000	September 2025	-	-
Liquor Store	1,188	\$41.70	\$49,535	March 2028	1@5 Years	CPI
Cleaners	972	\$43.21	\$42,000	April 2026	2@5 Years	3%
Total	6,160		\$242,535			

Income

Annual Rent	\$242,535
Tax & Cam Reimbursements	\$12,889
Total Income	\$255,424

Expenses

Taxes	\$9,363
Insurance	\$12,778
Landscaping	\$684
Snow	\$1,164
Utilities	\$1,373
Water	\$645
Total Expenses	\$26,007

Net Operating Income **\$229,417**

Highlights

- Conveniently located across the street from Southampton's only major grocery store Stop & Shop.
- Fully leased centrally located neighborhood strip center.
- Property has ample parking of over 24 spaces.
- Located near Stop & Shop, CVS, Catena's Food Market, Bank Of America, Tate's Bake Shop, Union Burger Bar, Starbucks and more.
- The Town of Southampton is considered a popular seasonal resort area drawing thousands of visitors and seasonal residents.



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ADDITIONAL HIGHLIGHTS

- 2013 -Removed Old Roof and Replaced
- 2013 -Created Common Drain Between Both Buildings.
- 2018 -Upgraded the Convenience Store unit. Conversion of propane gas to National Grid. Stripped old wiring and installed new sheetrock walls and dropped ceiling. Blown foam insulation walls and ceiling. Replaced HVAC unit.
- 2023 -Repaved and Relined Parking.
- 2024 -Replaced HVAC for the Nail Salon.



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Catena's Food Market
Butcher shop



Main St - 5,640 VPD



Jagger Ln



Windmill Ln - 10,293 VPD



Nugent St - 7,309 VPD

27A

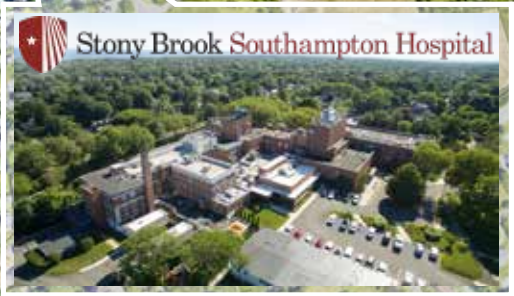


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NEIGHBORHOOD AERIAL



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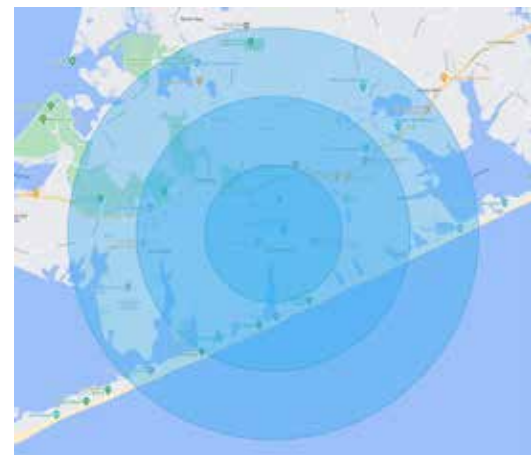
POPULATION:	1 MILE	2 MILE	3 MILE
2010 POPULATION	2,424	5,706	8,064
2023 POPULATION	3,370	8,817	13,601
2028 POPULATION PROJECTION	3,619	9,589	14,931
ANNUAL GROWTH 2010-2023	3.00%	4.20%	5.30%
ANNUAL GROWTH 2023-2028	1.50%	1.80%	2.00%

2020 POPULATION BY RACE:

WHITE	2,804	7,229	11,517
BLACK	392	717	898
AMERICAN INDIAN/ALASKAN NATIVE	25	430	529
ASIAN	76	194	286
HAWAIIAN & PACIFIC ISLANDER	13	23	32
TWO OR MORE RACES	59	223	340
HISPANIC ORIGIN	766	2,196	3,334

HOUSEHOLDS:

2010 HOUSEHOLDS	971	2,202	3,115
2023 HOUSEHOLDS	1,280	3,320	5,197
2028 HOUSEHOLD PROJECTION	1,366	3,602	5,701
ANNUAL GROWTH 2010-2023	2.90%	2.50%	2.40%
ANNUAL GROWTH 2023-2028	1.30%	1.70%	1.90%
OWNER OCCUPIED HOUSEHOLDS	933	2,562	4,126
RENTER OCCUPIED HOUSEHOLDS	432	1,040	1,574
AVG HOUSEHOLD INCOME	\$147,295	\$145,309	\$139,177
MEDIAN HOUSEHOLD INCOME	\$126,729	\$120,411	\$113,015



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PROPERTY PHOTOS



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Town of SOUTHAMPTON

New York



Southampton, officially the Town of Southampton, is a town in southeastern Suffolk County, New York, partly on the South Fork of Long Island. As of the 2020 U.S. census, the town had a population of 69,036. The summer population can swell to twice that number or more. The Town of Southampton is considered a popular seasonal resort area drawing thousands of visitors and seasonal residents. Tourism and the vacation home industry drives the economic development engine of the town. Southampton is included in the stretch of shoreline prominently known as the Hamptons.

Stony Brook University has a campus in Southampton.

Southampton is bounded by the Atlantic Ocean to the south, the Peconic Bay to the north, East Hampton to the east, and Brookhaven to the west. It also shares a small border with Riverhead to the northwest.



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FOR MORE INFORMATION

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