

363 BEACH RD, HAMPTON BAYS

Premier Waterfront Hospitality Venue

Unmatched Ocean & Bay Views with Expansive Wraparound Deck



COMPASS
COMMERCIAL



The Most Extensive Restaurant and Bar Available on the East End

Welcome to **363 Beach Road**, the most expansive restaurant and bar opportunity on the East End, offering an unmatched combination of **stunning ocean / bay views, a renovated layout**, & a prime location in the heart of the new "Hampton Bays." This venue is poised to be a focal point for both daytime & nighttime activities, drawing a **vibrant crowd** that is transforming the Hamptons scene.

With **8,160sf** of space, including **3,391sf** of indoor dining and **4,769sf** of wraparound outdoor decking, the property offers an impressive **417-person capacity** (137 indoors & 280 outdoors). The **197-dining seats** can be strategically positioned indoors & outdoors with *breathhtaking views of Shinnecock Bay, Shinnecock Canal, Atlantic Ocean, and Ponquogue Bridge*. The venue's unparalleled sunset views create the perfect backdrop for an unforgettable experience.

Situated directly across from the beach, this location provides a built-in clientele of beachgoers & tourists throughout the day, which seamlessly transitions into a vibrant nighttime scene. This incredible accessibility ensures a steady flow of patrons seeking both dining and leisure. The occupant can also lease the retail storefronts on the first floor; complementing the restaurant offerings creating additional business potential.

Whether it's a private celebration, a corporate event, or a wedding, the venue offers **versatile event spaces** designed to accommodate a variety of occasions. Its spacious wraparound deck, multiple bars, and open dining areas are perfect for hosting **spectacular private and public events**.

Potential exists to retrofit the commercial fish processing & approximately 18 boat slips in the marina pending Town & DEC approvals.

Join the evolving Hampton Bays scene and make your mark with an iconic property designed for both luxury and high-capacity dining. This is truly a premier destination for those looking to create a one-of-a-kind culinary and entertainment experience.

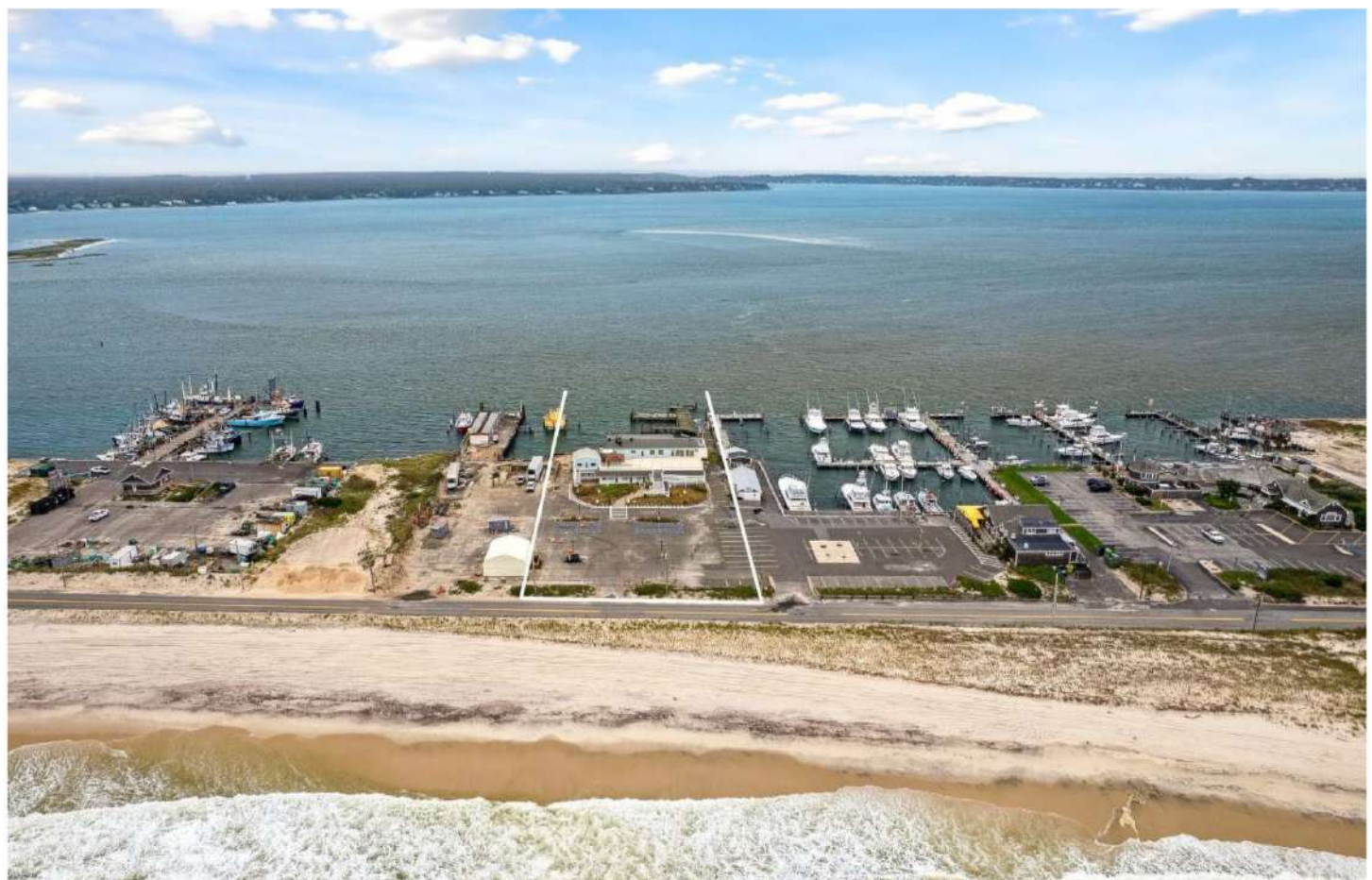
Asking Price: \$6,495,000

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

Property Tax ID #: 473689 364.000-0001-004.000 2023 Town Tax Bill: \$41,974.60











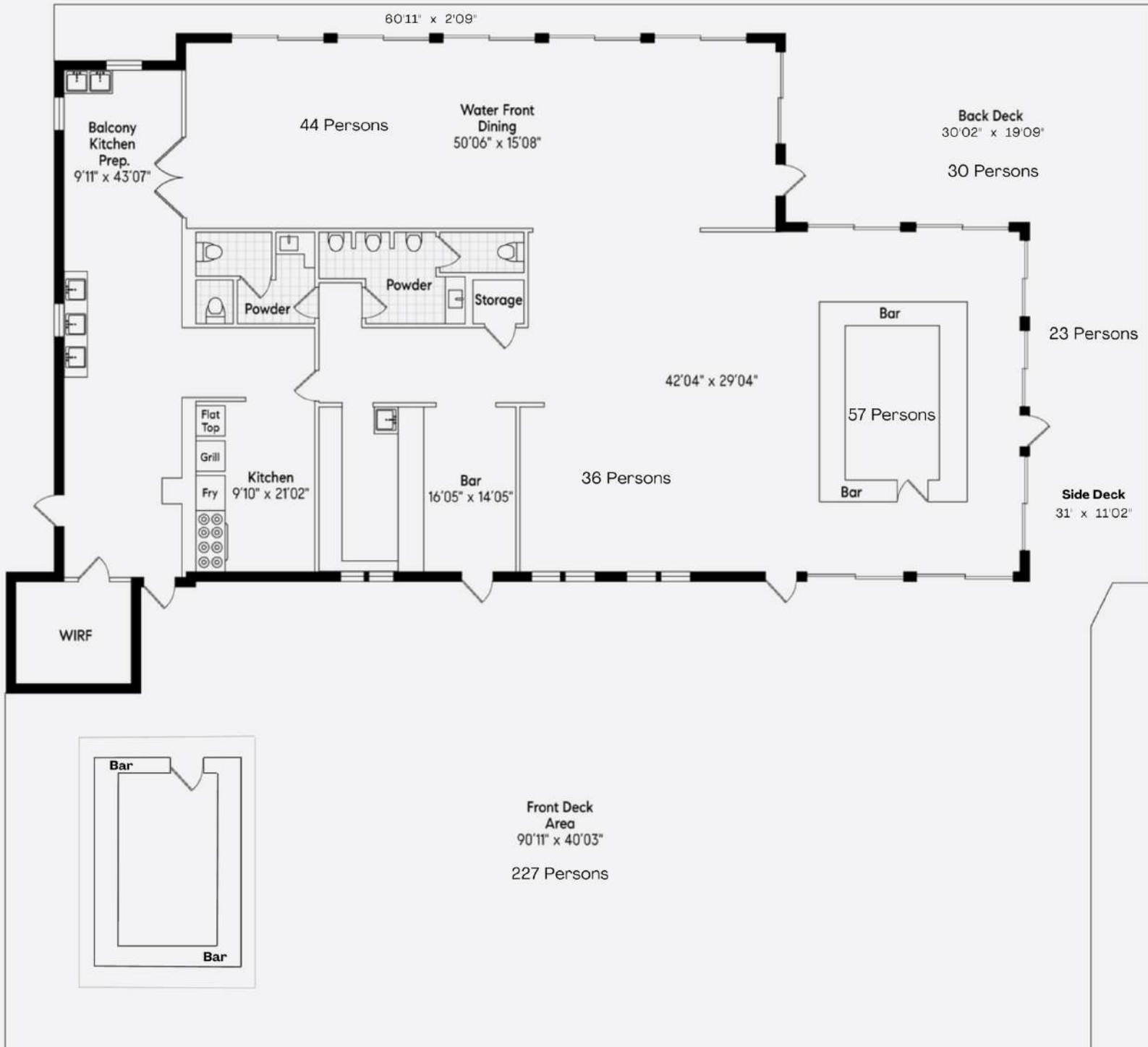






Floor Plans

363 Beach Rd, Hampton Bays



Interior Space: 3,391 sq.ft.
Exterior Deck: 4,769 sq.ft.
Total Square Footage: 8,160 sq.ft.

Total Occupant Load: 417
Based on 2022 Approvals



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:
8,160**

363 Beach Rd, Hampton Bays

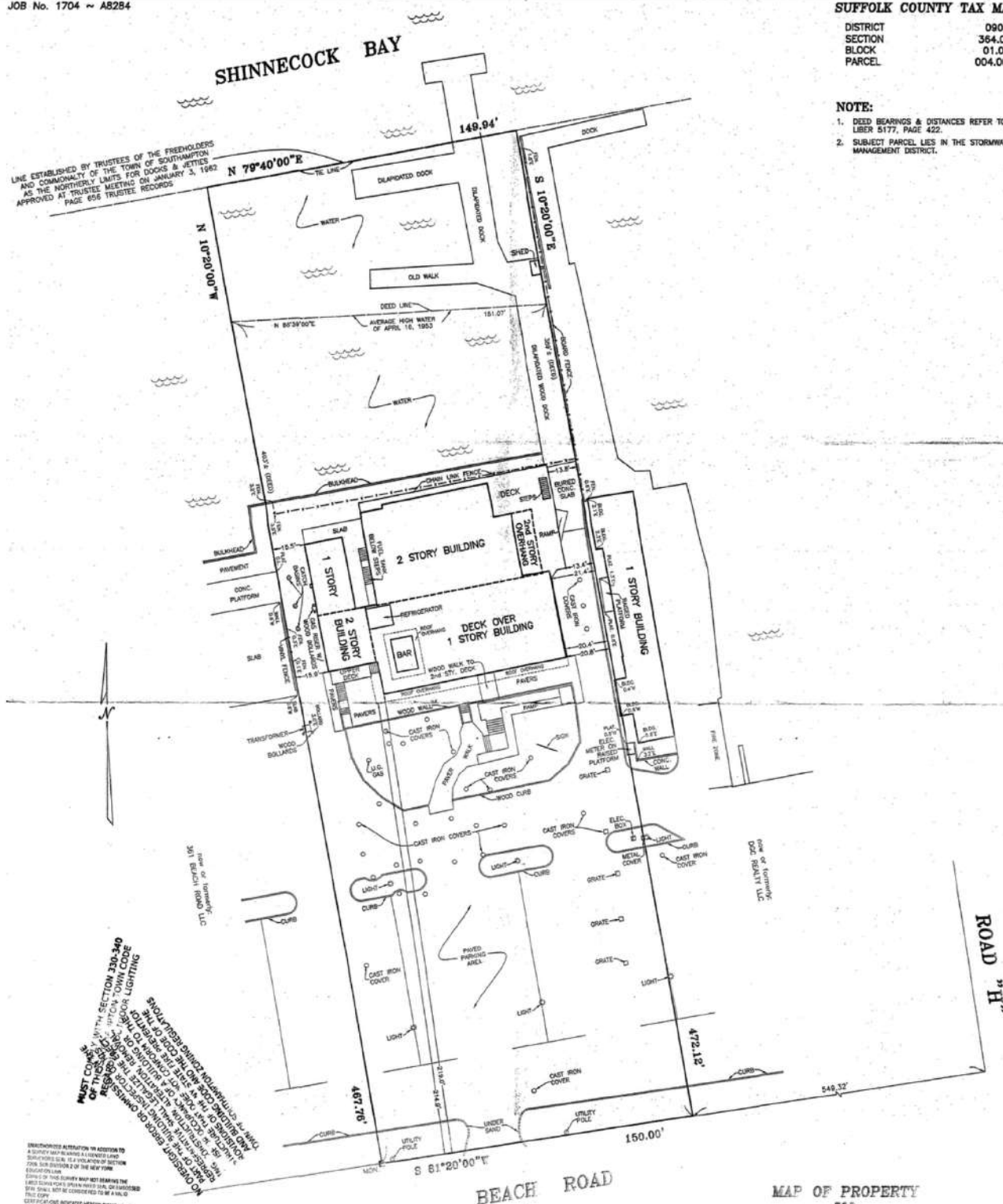
JOB No. 1704 ~ A8284

SUFFOLK COUNTY TAX MAP

DISTRICT	0900
SECTION	364.00
BLOCK	01.00
PARCEL	004.000

NOTE:

- NOTE:
1. DEED BEARINGS & DISTANCES REFER TO LIBER 5177, PAGE 422.
 2. SUBJECT PARCEL LIES IN THE STORMWATER MANAGEMENT DISTRICT.

[illegible][illegible]

SURVEYED: JUNE 16, 2022

ESTER HOLDEN, L.S. No. 49239
NEW YORK, N.Y. LAND SURVEYORS, P.C.
SQUIRES, HOLDEN, WEISENBACHER & SMITH
LAND SURVEYING ~ LAND PLANNING ~ ENGINEERING
SOUTHAMPTON ~ NEW YORK



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

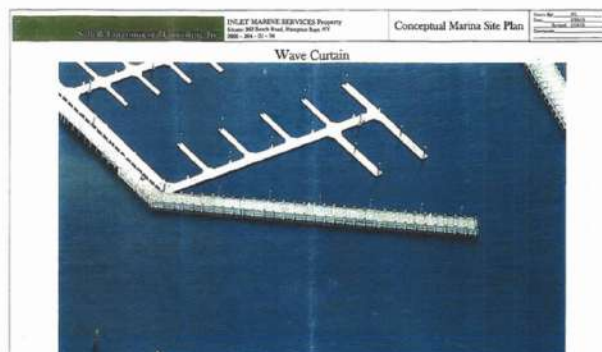
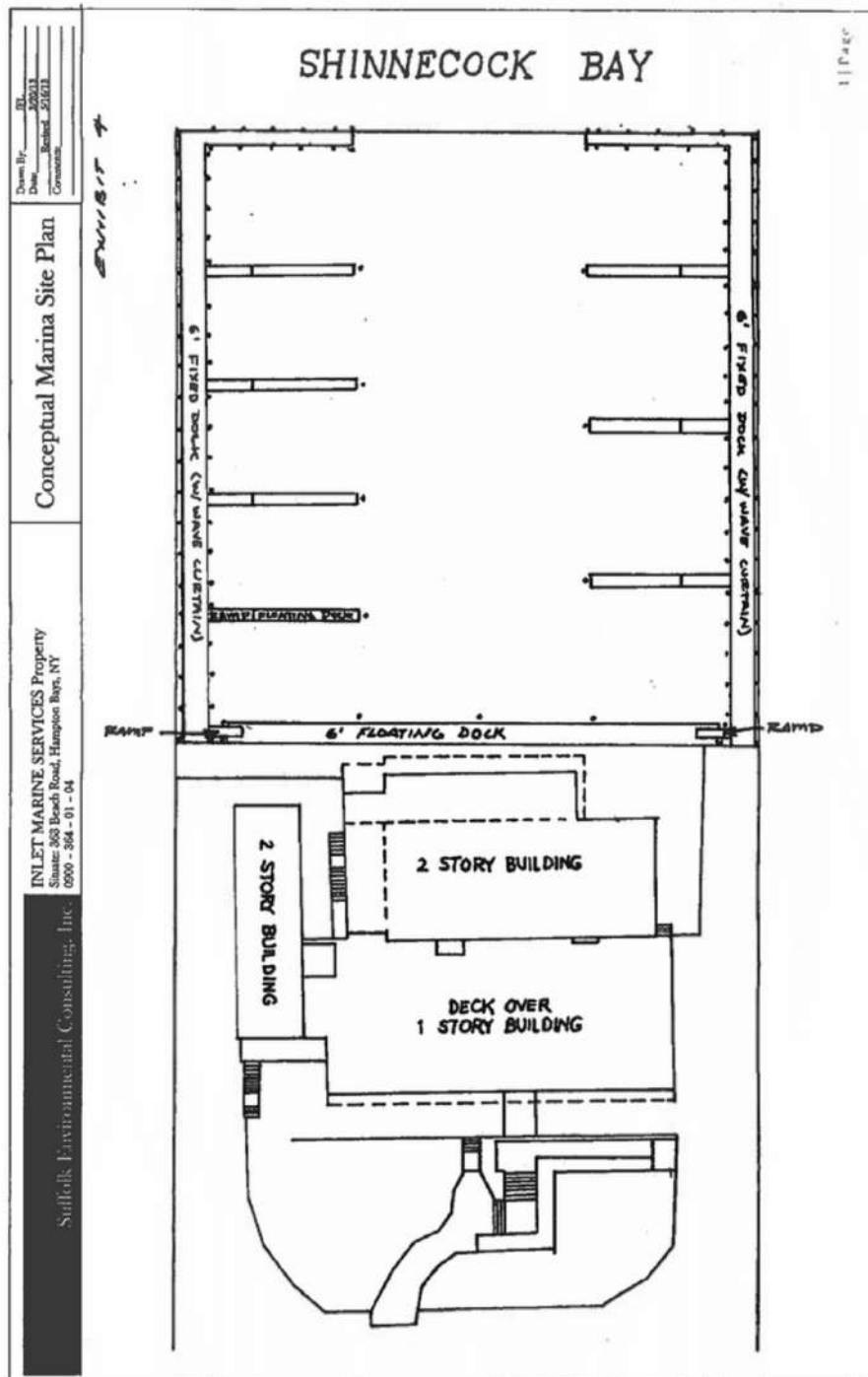
MAP OF PROPERTY
FOR
THE BEACH ROAD LLC &
ONE HARBOR MARINA INC
SITUATE
HAMPTON BAYS
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

AREA = 70,461 S.F. (1.618 ACRES)
(TO TRUSTEE LIMITS LINE)
SCALE: 1" = 30'

Apprx Acreage:
1.6

363 Beach Rd, Hampton Bays

363 Beach Rd, Hampton Bays



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

Apprx Acreage:
1.6



Town of Southampton

Department of Land Management

Building and Zoning Division

CERTIFICATE OF OCCUPANCY

BUILDING CONSTRUCTION ORDINANCE CHAPTER 123 ARTICLE II 123-18.B.

April 27, 2012

NO: C120095

PERMIT NO:

OWNER: Beach Rd Associates, LLC

ADDRESS: c/o Marcus & Pollack LLC
708 Third Ave FL 11
New York NY 10017

This is to certify that the

New () Altered () Addition () Pre-Existing (X) Updated () Building

Located

Northside # 363 Beach Road, South of Shinnecock Bay, Hampton
Bays

has been COMPLETED substantially to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the OCCUPANCY of building(s) or structure(s) for the following purposes:

This certificate supercedes all previously issued certificates.

USE

Whole sale fish storage, restaurant, accessory retail uses. Other structures approved by the following certificates: C10072 - storage addition, C45765 - alteration, mansard roof to restaurant & commercial fishery, C1442 - storage addition, C30536 - platform w/roof-fishery, A070761 - repair/renovatin of restaurant, decks, roof, window/doors.

Construction Type:

Total No. of Bedrooms: N/A

No. of Bedrooms in Basement: N/A

No of Buildings: 03

LBA Decision(s): 4116

9338

5427

131

Michael J. Benincasa, Chief Building Inspector



Town of Southampton
Department of Land Management
Building and Zoning Division

CERTIFICATE OF OCCUPANCY

BUILDING CONSTRUCTION ORDINANCE CHAPTER 123 ARTICLE II 123-18.B.

July 13, 2012

NO: C120178
PERMIT NO:
OWNER: Beach Road Associates LLC
ADDRESS: 445 Hamilton Ave FL 14
White Plains NY 10601

This is to certify that the

New () Altered () Addition () Pre-Existing () Updated (X) Building

Located

Northside # 363 Beach Road, South of Shinnecock Bay, Hampton
Bays

has been COMPLETED substantially to approved plans, and the requirements of the above ordinances have been met and permission is
hereby granted for the OCCUPANCY of building(s) or structure(s) for the following purposes:

This certificate supercedes all previously issued certificates.

U S E

Hampton Quarter Restaurant & Bar, accessory retail use, wholesale fish storage, other structures
approved by the following certificates, C10072, C1442 Storage addition, C45765-alteration,
mansard roof to restaurant & commercial fisherm C30536-platform w/roof decks, roof
windows/doors. Group A2 M S occupancy Type 5Bconstruction

Construction Type:

Total No. of Bedrooms: N/A
No. of Bedrooms in Basement: N/A
No of Buildings: 02
ZBA Decision(s): 4116
9338
5427
131

Michael J. Benincasa, Chief Building Inspector



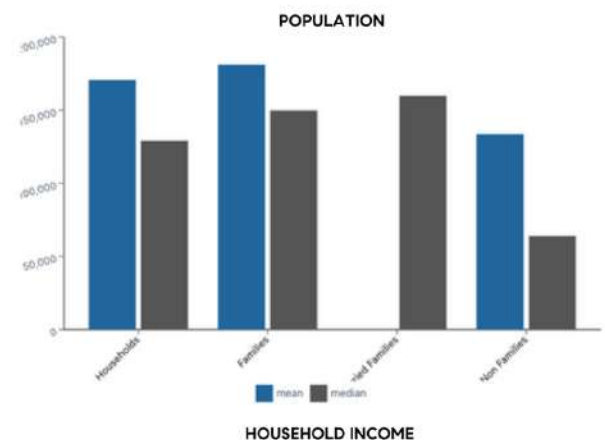
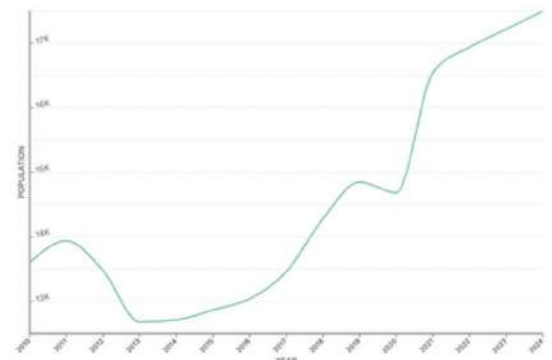
HAMPTON BAYS

Hampton Bays is a Hamlet in the Town of Southampton, NY just 78 miles east of Manhattan. It was originally settled as "Good Ground" in 1740 right where the downtown sits today. The name "Hampton Bays" was taken up in 1922 to resemble the names of neighboring hamlets - Southampton, Westhampton, and more - which draw international appeal.

As of 2024, Hampton Bays has a population of 17,495, with an average household income of \$170,581. Hampton Bays' population is currently increasing by 1.61% annually, and its population has increased by 19.14% since the previous 2020 census.

Hampton Bays is a perfect blend of relaxed coastal living and waterfront recreation. Outdoor attractions such as Tiana Beach and Meschutt Beach are popular spots for swimming and sunbathing, and the area's impressive selection of marinas makes it a hotspot for boating and fishing enthusiasts.

The area is also widely regarded for its seafood, with waterfront staple restaurants like Rumba and Cowfish serving up fresh local catches, tropical cocktails, and stunning bay views.



PARKS

ACCOMODATION

ATTRACTIONS

SHOPPING

- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> • Sears Bellows County Park • Good Ground Park • Shinnecock County Park • Foster Park | <ul style="list-style-type: none"> • Hotel On Main • The Hampton Maid • Bay Watch Hotel & Marina • Bay View Resort | <ul style="list-style-type: none"> • Ponquogue Beach • Meschutt Beach • Hampton Bays Historical Society • Canal Cafe | <ul style="list-style-type: none"> • Hampton Bays Plaza • Good Ground Antique Center • Wild By Nature • Skidmore's Sports |
|--|--|--|---|

COMPASS COMMERCIAL



HAMPTONS COMMERCIAL RE
ADVISORY TEAM

Hal Zwick

Lic. R.E. Salesperson
631.678.2460
hal.zwick@compass.com

Jeffrey Sztorc

Lic. R.E. Salesperson
631.903.5022
jeffrey.sztorc@compass.com

Sean Deery

Lic. R.E. Salesperson