



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

6 Tepee St, Hampton Bays

Waterfront Retail Store w/ Dining Deck

Open **800sf** retail store ideal for a modified cafe / convenience store. **500sf** covered porch with 47' of bench seating and 180-degree views of the Shinnecock Canal & Bay. Stunning sunset views. A tenth of an acre of lawn & a wraparound dock create the ambiance of an all-day destination.

Target Market:

- patrons of the 175-slip marina
- upstairs fitness class attendees
- passing boats looking to restock
- local residents / tourists looking for a quick, yet stunning waterfront experience / sunset

CAFE, CATERING, ALCOHOL, BAIT / TACKLE SHOP

The waterfront dining & boating offered in Hampton Bays is only rivaled by Montauk or Greenport.

SURROUNDING BUSINESSES:

RUMBA, Oakland's, Spellman's Marine, Yoga House, Canoe Place Inn, HB Charters

800
SQUARE FEET

**Waterfront
Dining**

\$36,000 / season

LEASE RATE & TERMS



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