

Southampton Free Standing Retail Available

82 Nugent Street, Southampton, NY 11968

High Barrier-to-Entry Market



SCHUCKMAN[®]
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Brokers for More Information

Jessica Vilmenay
Associate RE Broker
jessica@schuckmanrealty.com

Kenneth Schuckman
RE Broker
ken@schuckmanrealty.com

Southampton Free Standing Retail Available

82 Nugent Street, Southampton, NY 11968

High Barrier-to-Entry Market

PROPERTY INFORMATION:

ADDRESS: 82 NUGENT STREET
CITY, STATE: SOUTHAMPTON, NY 11968
SIZE AVAILABLE: 12,898 SF w/6,662 SF BASEMENT
ASKING RENT: UPON REQUEST
POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- PRIME RETAIL OPPORTUNITY WITH PARKING
- PROPERTY ADJACENT TO THE WEST MAIN STREET MUNICIPAL LOT – WITH AMPLE PUBLIC PARKING.
- HIGH BARRIER-TO-ENTRY MARKET
- EXCEPTIONAL DEMOGRAPHICS

AREA TENANTS:



[Click to view aerial video of property](#) YouTube



STARBUCKS



The UPS Store



120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Brokers for More Information

Jessica Vilmenay
Associate RE Broker
jessica@schuckmanrealty.com

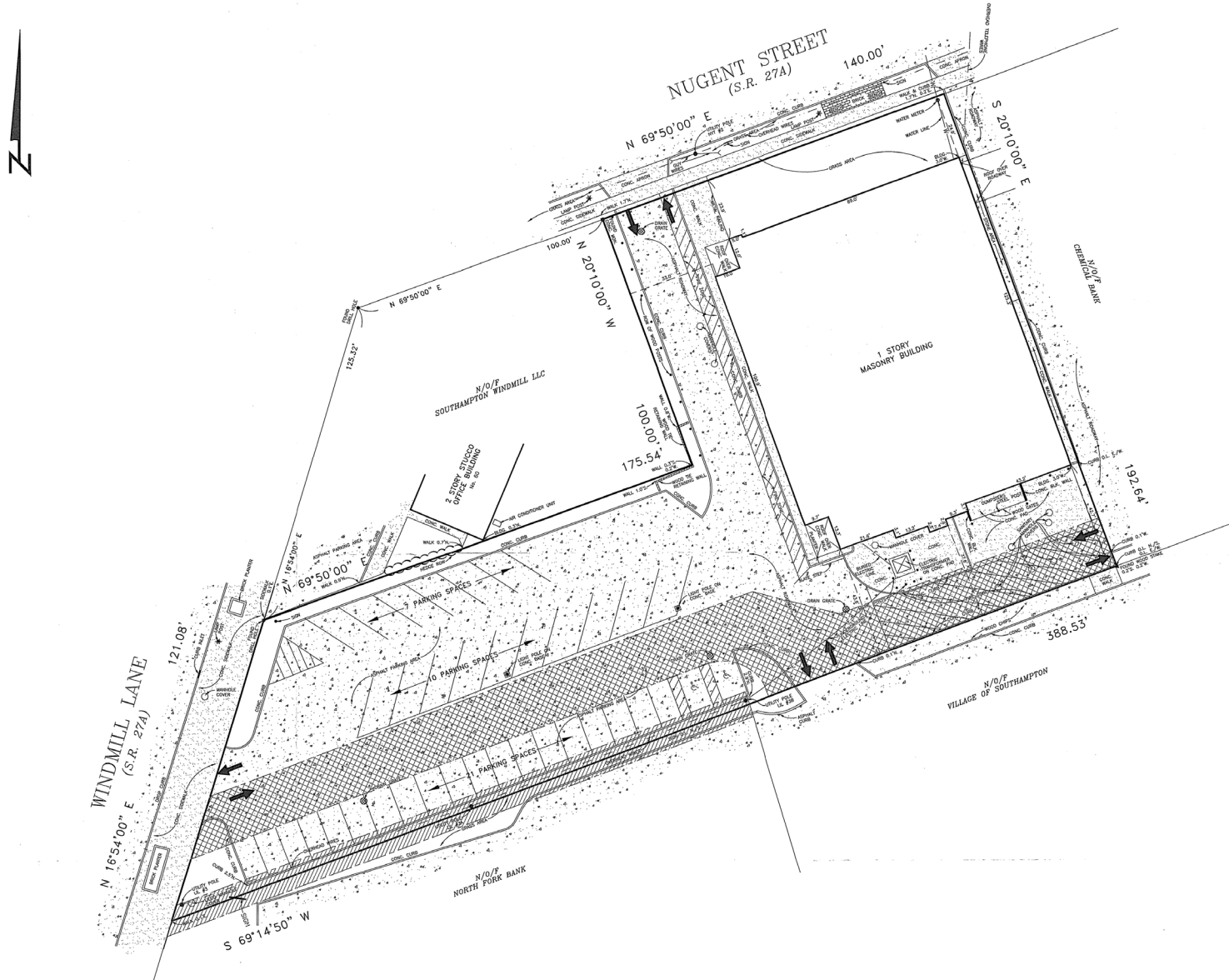
Kenneth Schuckman
RE Broker
ken@schuckmanrealty.com

Southampton Free Standing Retail Available

82 Nugent Street, Southampton, NY 11968

High Barrier-to-Entry Market

SITE PLAN



SCHUCKMAN[®]
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Southampton Free Standing Retail Available

82 Nugent Street, Southampton, NY 11968

High Barrier-to-Entry Market

FLOOR PLAN – GROUND FLOOR



Southampton Free Standing Retail Available

82 Nugent Street, Southampton, NY 11968

High Barrier-to-Entry Market

FLOOR PLAN – BASEMENT



Southampton Free Standing Retail Available

82 Nugent Street, Southampton, NY 11968

High Barrier-to-Entry Market

PROPERTY IMAGE



SCHUCKMAN[®]
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Southampton Free Standing Retail Available

82 Nugent Street, Southampton, NY 11968

High Barrier-to-Entry Market

PROPERTY IMAGE



SCHUCKMAN[®]
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Southampton Free Standing Retail Available

82 Nugent Street, Southampton, NY 11968

High Barrier-to-Entry Market

AREA RETAIL



SCHUCKMAN[®]
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Southampton Free Standing Retail Available

82 Nugent Street, Southampton, NY 11968

High Barrier-to-Entry Market

	0.5 miles	0.75 miles	1 mile
Population			
2010 Population	748	1,711	2,701
2020 Population	1,027	2,343	3,697
2024 Population	1,081	2,424	3,827
2029 Population	1,084	2,431	3,848
2010-2020 Annual Rate	3.22%	3.19%	3.19%
2020-2024 Annual Rate	1.21%	0.80%	0.82%
2024-2029 Annual Rate	0.06%	0.06%	0.11%
2020 Male Population	49.3%	49.4%	49.3%
2020 Female Population	50.7%	50.6%	50.7%
2020 Median Age	50.1	50.0	49.9
2024 Male Population	49.7%	49.7%	49.7%
2024 Female Population	50.3%	50.3%	50.3%
2024 Median Age	50.2	50.1	50.0
Households			
2024 Wealth Index	239	242	245
2010 Households	373	770	1,073
2020 Households	473	975	1,387
2024 Households	466	970	1,395
2029 Households	467	973	1,407
2010-2020 Annual Rate	2.40%	2.39%	2.60%
2020-2024 Annual Rate	-0.35%	-0.12%	0.14%
2024-2029 Annual Rate	0.04%	0.06%	0.17%
2024 Average Household Size	2.11	2.30	2.51
Median Household Income			
2024 Median Household Income	\$156,756	\$156,765	\$156,741
2029 Median Household Income	\$169,249	\$170,346	\$171,874
2024-2029 Annual Rate	1.55%	1.68%	1.86%
Average Household Income			
2024 Average Household Income	\$206,570	\$208,281	\$208,674
2029 Average Household Income	\$228,731	\$230,506	\$231,330
2024-2029 Annual Rate	2.06%	2.05%	2.08%
Per Capita Income			
2024 Per Capita Income	\$76,227	\$78,218	\$75,784
2029 Per Capita Income	\$84,632	\$86,834	\$84,256
2024-2029 Annual Rate	2.11%	2.11%	2.14%