

15 PROSPECT ST, SOUTHAMPTON

Sensational Restaurant Venue

Southampton Village Stunner - Exceptional



COMPASS
COMMERCIAL



Key Details

Three Dining Rooms, Full Bar, Four Private Parlors, Lounge, Kitchen & Basement

Situated south of the Highway in the Village, *15 Prospect St* has established itself as one of the most preeminent hospitality venues in the Hamptons. After an extensive renovation in 2021, the **6,213sf** restaurant exudes luxury appeal, expert design, and efficient layout. The **1.58-acre** also boasts the parking, outdoor seating, & entertainment space to offer high volume service and events.

The two story restaurant is deceptively large, yet has a natural flow. The front reception leads into an open room with a full service bar and the first dining room. The end of this dining room opens to two additional dining rooms; the right being private dining with folding glass walls and the left being the main dining room - a wide room with full windows, piano, & high ceilings. This main dining room bleeds into the lounge area equipped with a fire place, couch seating, and a billiards table. Rounding out the first floor is a series of bathrooms and a full service kitchen. Outside there is a covered dining patio, an extended stone patio, and extensive lawns to host gatherings or a tent for events.

The second floor has four private parlor rooms each boasting a unique design style and set of offerings. The pinnacle of luxury! A series of staircases lead down to a full, partially finished basement for storage.

The property also has a two-story cottage.

Key Money Asking Price: \$350,000

Base Rent: \$240,000 + \$25,000 NNN

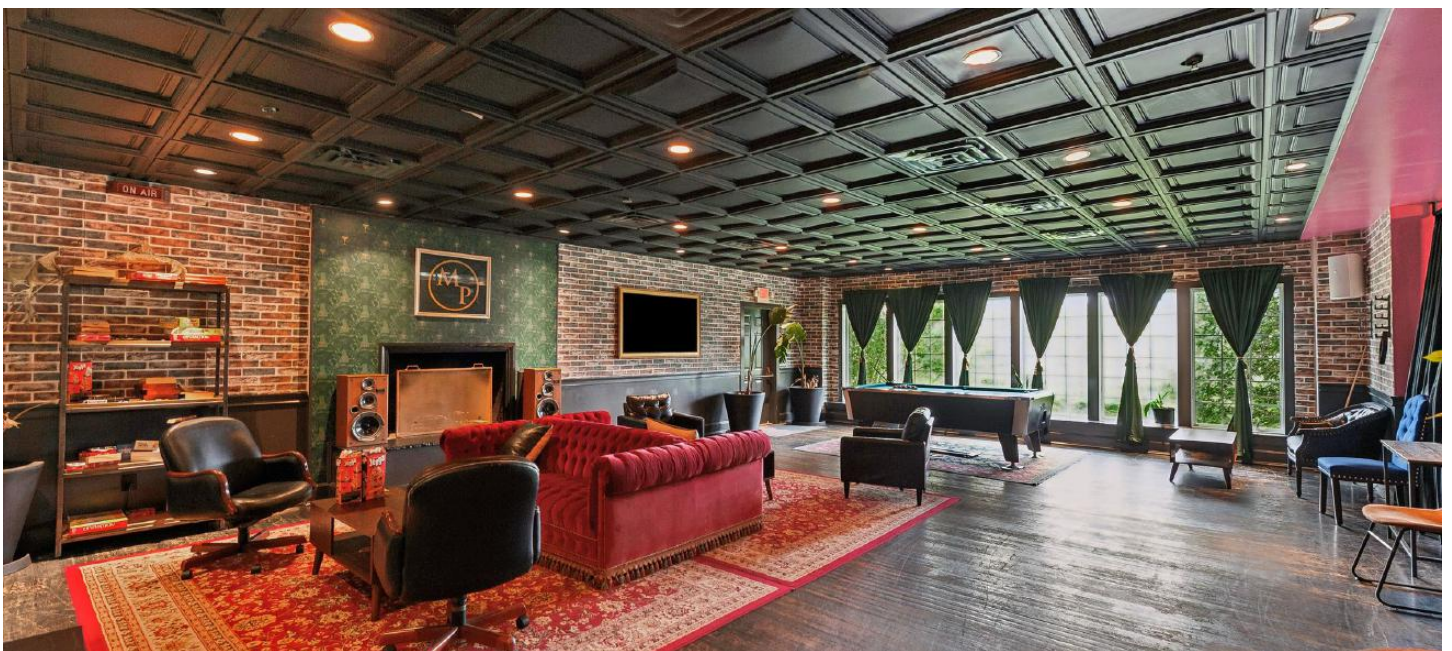
Seasonal Lease: \$200,000 + NNN

Inquire with the Hamptons Commercial RE Team for additional information.

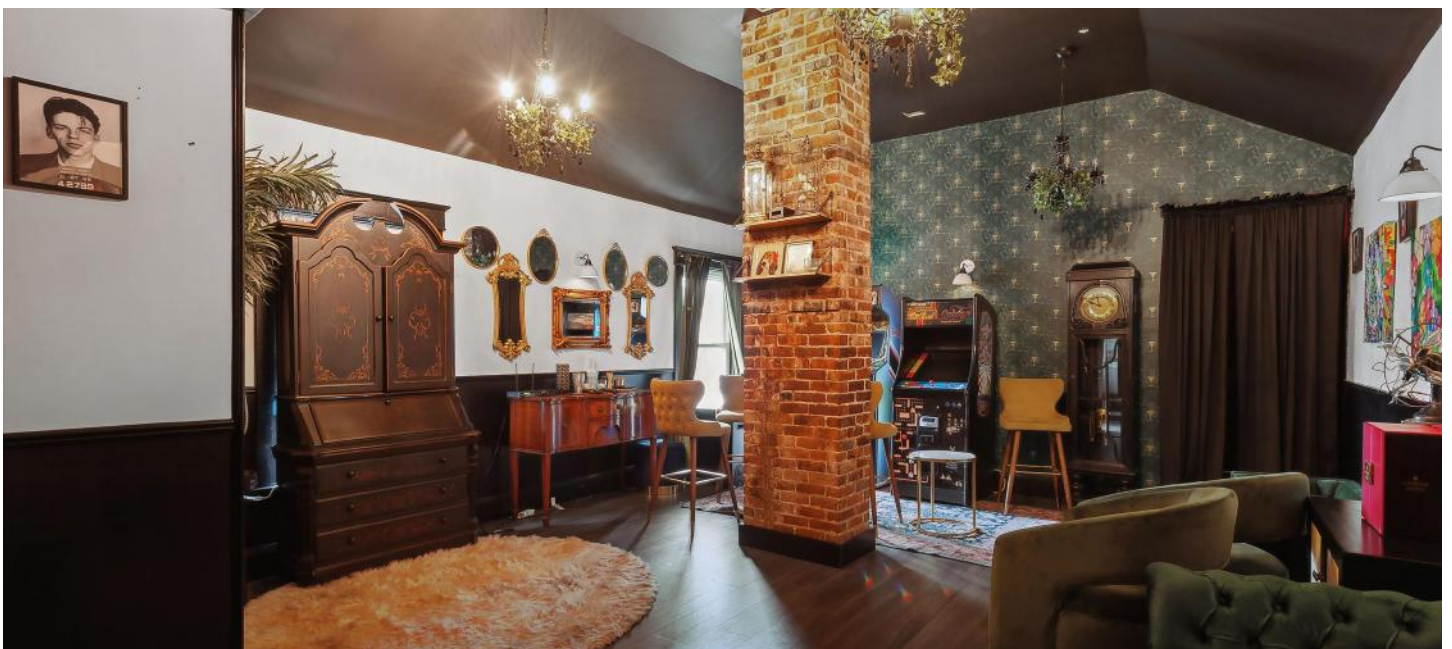








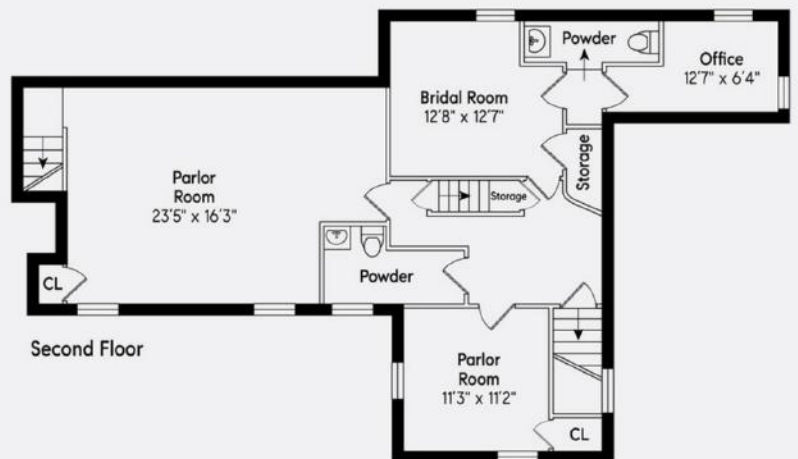
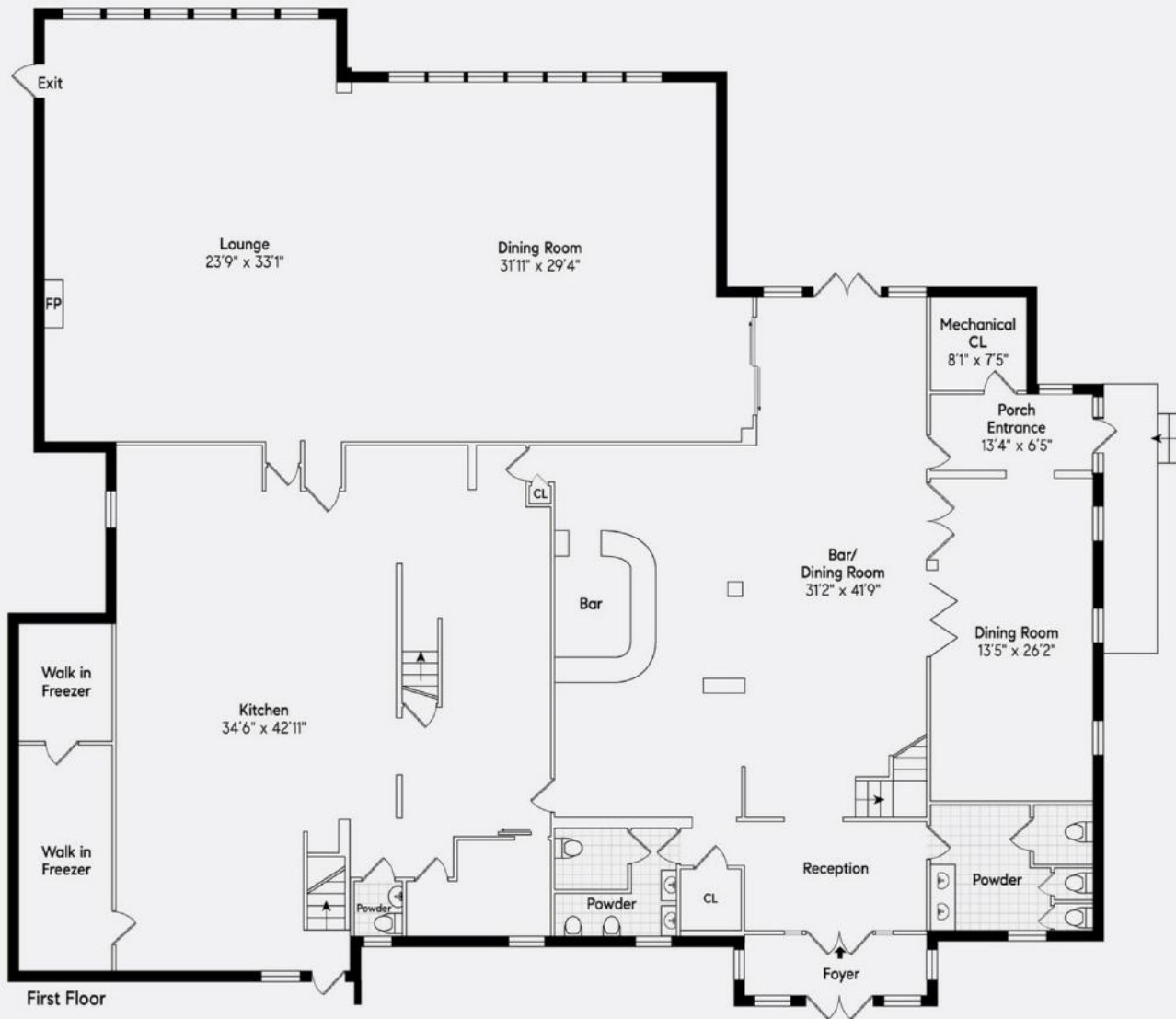






Floor Plans

15 Prospect St, Southampton



First Floor: 5260 Sq Ft Net
 Second Floor: 953 Sq Ft Net
 Total: 6213 Sq Ft Net

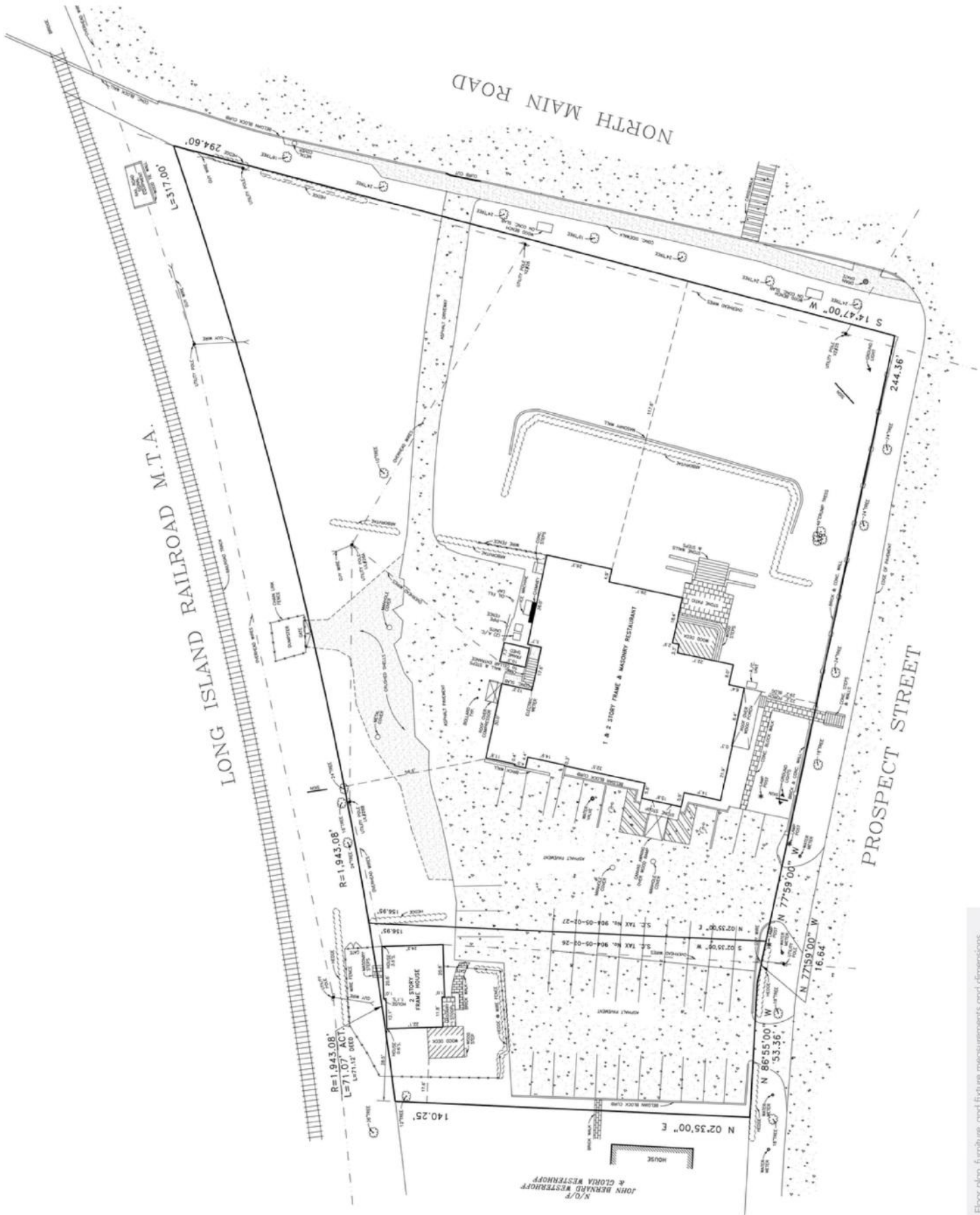


Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
 REAL ESTATE TEAM**

Apprx Sq. Ft.:
 6,213



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 Acreage:
1.577**

Southampton

List of Businesses

HAMPTON RD SOUTH SIDE

- 1 Citarella Gourmet Market - Southampton
- 2 Sean's Place
- 3 La Parmigiana
- 4 Sip 'N Soda
- 5 China Garden
- 6 Mattress Firm Southampton
- 7 Foray Golf Clubhouse
- 8 AT&T Store
- 9 White's Apothecary Southampton
- 10 Southampton Books

HAMPTON RD NORTH SIDE

- 11 Starbucks
- 12 Aboff's Paints
- 13 27 Hampton Salon
- 14 Pospisil & Brown Architects, P.C.
- 15 Low Vision Optometry

HILL ST SOUTH SIDE

- 16 Sunrise To Sunset Surf-Sport
- 17 The UPS Store
- 18 Marilyn Katz Interior Designs

HILL ST NORTH SIDE

- 19 Paul's Italian American Restaurant
- 20 The Plaza Café
- 21 Hometown Taxi
- 22 Hamptons Virtual Office Center
- 23 Southampton Inns

JAGGER LN SOUTH SIDE

- 24 Bank of America
- 25 La Hacienda Mexican Grill
- 26 Lamplighter Wines & Liquors Co
- 27 Besim's Fine Cigars
- 28 Southampton Village Dry Cleaners
- 29 Lorenzo's Barbershop Unisex Corp
- 30 Hampton Poster & Framing

JOBS LN NORTH SIDE

- 31 Stevenson's Toys & Games
- 32 Round Hill Interior Design
- 33 Southampton Vacuum & Sewing Center, Inc.
- 34 Hamptons Hot Yoga
- 35 Southampton Arts Center

JOBS LN NORTH SIDE

- 36 Carvel
- 37 Southampton Publick House
- 38 American Colors Clothing
- 39 Sequin Jewelry
- 40 Charleston Shoe Co.

MAIN ST WEST SIDE

- 41 Catena's Food Market
- 42 The Golden Pear Cafe
- 43 Stop & Shop
- 44 75 Main
- 45 CVS
- 46 W.B. Mason
- 47 Flying Point Surf & Sport
- 48 Verizon Authorized Retailer - TCC
- 49 The Fudge Company
- 50 Southampton Cheese Shoppe
- 51 Ace Hardware
- 52 Hildreth's Home Goods
- 53 SpaUnique
- 54 Village of Southampton



MAIN ST EAST SIDE

- 55 The 1708 House
- 56 Sant Ambroeus
- 57 Blu Mar Hamptons
- 58 Therapy Life & Style
- 59 Homenature
- 60 Boujaran Rugs for Antique Rug Galleria
- 61 Chase Bank
- 62 Compass Real Estate
- 63 Southampton Chamber of Commerce

NORTH SEA RD WEST SIDE

- 64 Fowler's Garden Center
- 65 ENGLISH COUNTRY OUTLET
- 66 Tate's Bake Shop
- 67 Investors Bank

NORTH SEA RD EAST SIDE

- 68 Schmidts Market & Produce
- 69 Jeff Lincoln Art + Designr

NUGENT ST SOUTH SIDE

- 70 Tutto Il Giorno South
- 71 Rite Aid Pharmacy
- 72 Nautilus Architects

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.

In 2019, Southampton, NY had a population of 3.29k people with a median age of 56.1 and a median household income of \$122,614. Between 2018 and 2019 the population of Southampton, NY grew from 3,263 to 3,285, a 0.674% increase and its median household income grew from \$101,316 to \$122,614, a 21% increase.

The 5 largest ethnic groups in Southampton, NY are:

White (Non-Hispanic) (78.3%)

White (Hispanic) (11.6%)

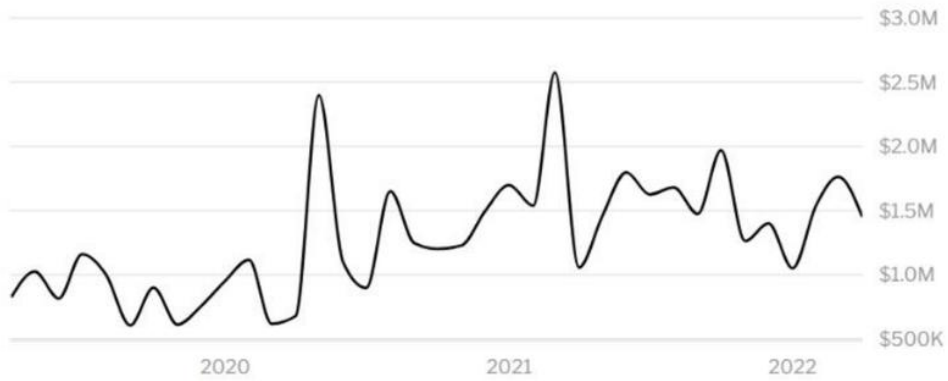
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

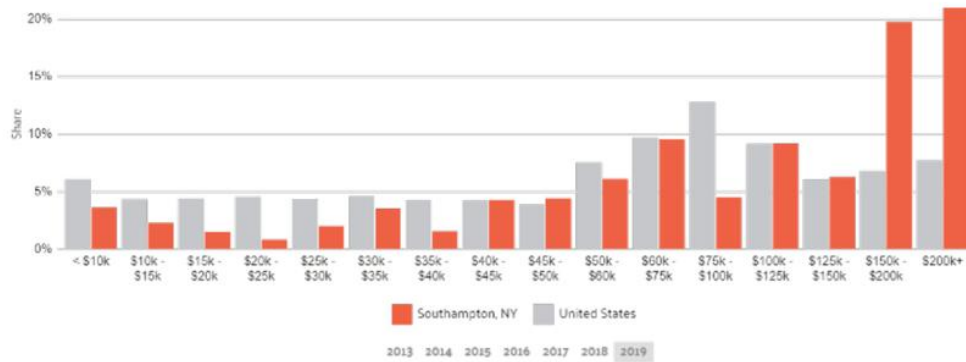
Two+ (Non-Hispanic) (0.974%)

During the 18th and 19th centuries, fishing, farming (especially potatoes and the local sweet corn) and duck raising were the predominant industries. Today, Southampton Village is regarded as one of the premier summer resort areas in the country - being home to approximately half of the billionaires who have residences in the eight hamlets and villages that constitute the Hamptons.

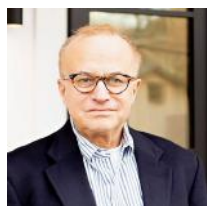
Southampton is served by Sunrise Highway (NY 27) and Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The Long Island Rail Road provides limited rail service seven days per week via the Montauk Branch connecting Southampton to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION



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