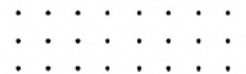




1 Leecon Court, Southampton, NY 11968
Commercial & Industrial Units





Built in 2005 and in perfect condition, these business condo units are ideal for collectors, contractors, office, storage and more. Convenient Southampton location being 1/3 of a mile off of County Road 39a / Route 27.

Features include 30' ceilings, garage roll doors, and regular entrances into the office space / warehouse. Each unit has its own bathroom, office and six dedicated parking spaces.

There are four 2,500sf units available. Three are contiguous and can be combined.

Option to lease together or separately.

Rental Rate:
\$30/sf + NNN

Inquire with the Hamptons Commercial Real Estate Team for additional information.



COMPASS COMMERCIAL

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%)

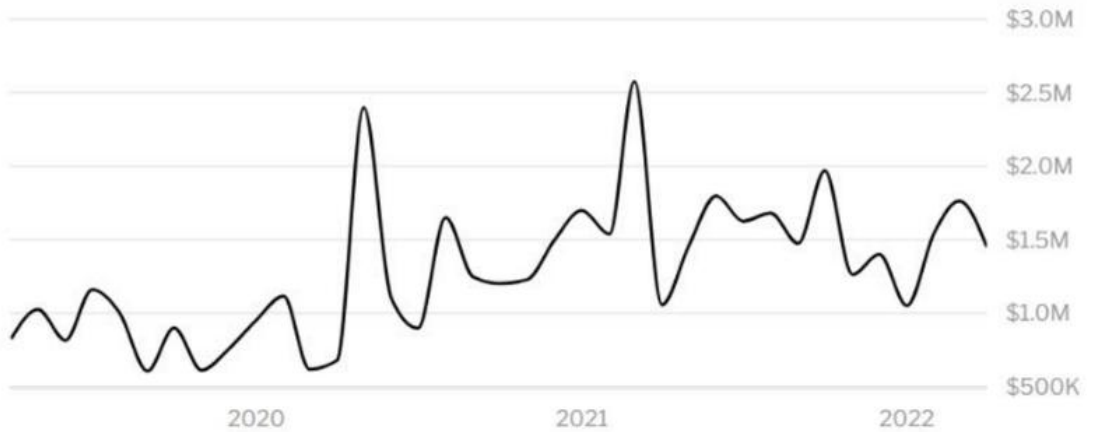
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

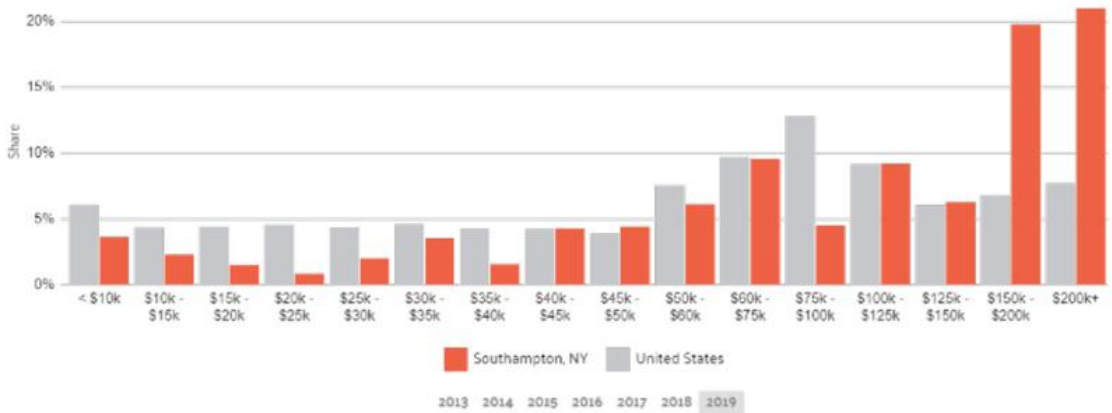
Two+ (Non-Hispanic) (0.974%)

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.

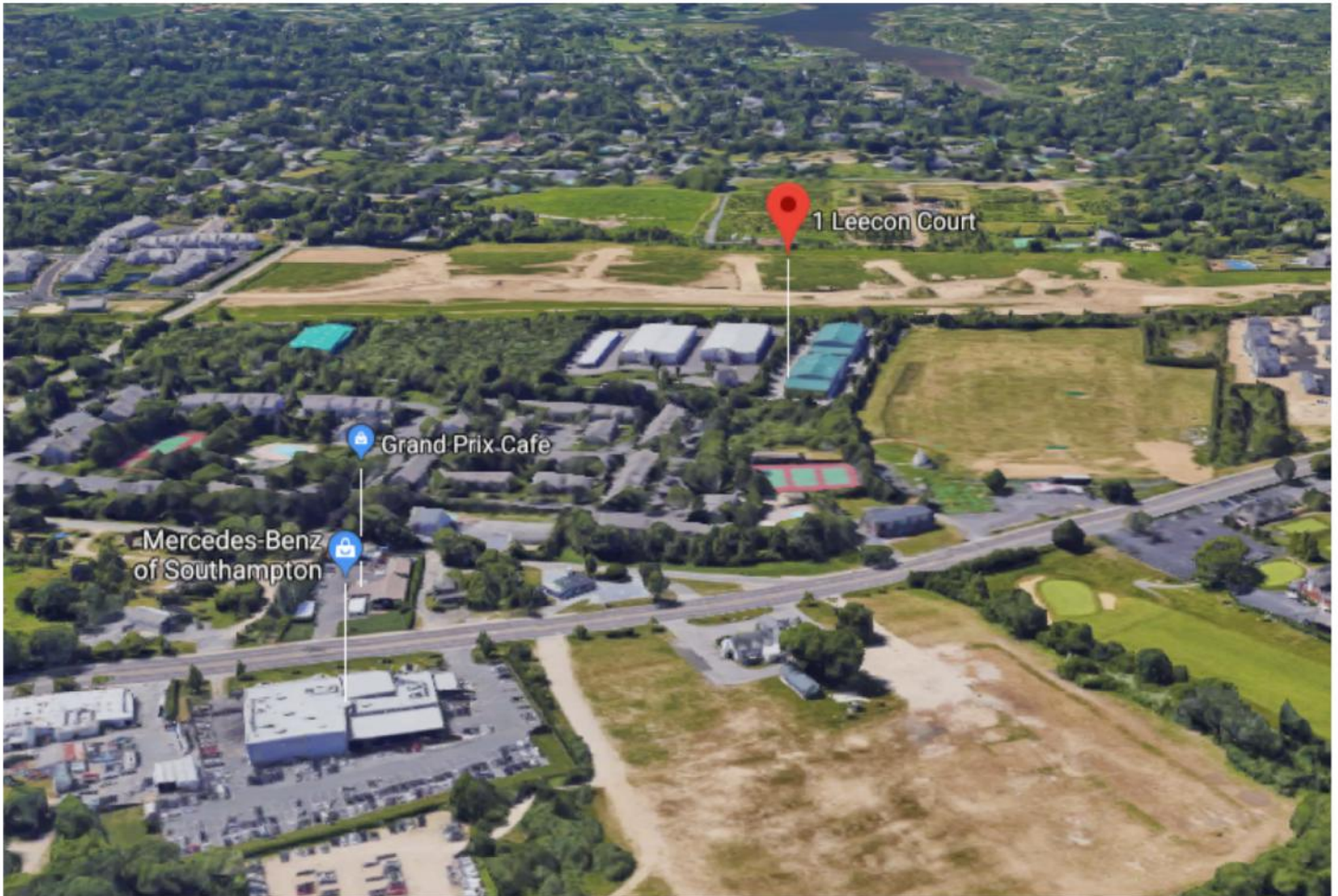
Southampton is served by Sunrise Highway (NY 27) and Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The Long Island Rail Road provides limited rail service seven days per week via the Montauk Branch connecting Southampton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



HOME VALUE



INCOME DISTRIBUTION



The Hamptons Commercial Real Estate Team

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