

590 COUNTY RD 39, SOUTHAMPTON

Highway Business Retail — Southampton

Freestanding Commercial Kitchen & Outdoor Dining



COMPASS
COMMERCIAL



High-Visibility County Road 39 Location – Freestanding **1,289sf** building on **0.499-acres** with prime exposure on Southampton's main commercial corridor, offering year-round traffic and strong retail positioning.

Multiple Access Points & Parking – Dual curb cuts on County Rd 39 and Hubbard St allow for easy circulation. The site includes **11 parking spaces**, with additional rear access and **dedicated staff parking**.

Fully Built Commercial Kitchen – Originally adapted for food service in 1997, the building features a **turnkey commercial kitchen** with full cooking, prep, wash, walk-in fridge & freezer, and storage infrastructure.

Outdoor Dining Patio Approved – In 2011, a **15-seat slate patio** was approved, enhancing dining flexibility and customer engagement.

Modern Layout with Natural Light – A flat-roof design with full-height glass fills the interior with light across the service counter, waiting area, and kitchen, creating an open, customer-friendly environment.

Wide Range of Permitted Uses – HB zoning allows for:

- Take-Out or Standard Restaurant
- Professional Office
- Home Goods, Appliances, Fashion, Equipment Retail
- Landscaping, Nursery, Auto Parts
- Wholesale, Distribution
- Cannabis Dispensary (Special Exception)

Rare Owner-User or Investment Offering – Turnkey opportunity for operators or investors seeking a high-traffic retail site in Southampton's core commercial district.

Asking Price: INQUIRE

Surrounding Businesses:

Mercedes-Benz of Southampton, Suffolk Laundry Services Inc, Pelican Pools, Ryan T. Kesner Architect, Southampton Golf Club
RLW4 Builders, P.C. Richard & Son, Extra Space Storage, Goldberg's Famous Bagels, Carvel, Ace Hardware

Inquire with the Hamptons Commercial RE Team for additional information.

SCTM ID #: 473689 158.000-0002-005.000
2024 Town Tax Bill: \$6,704.44





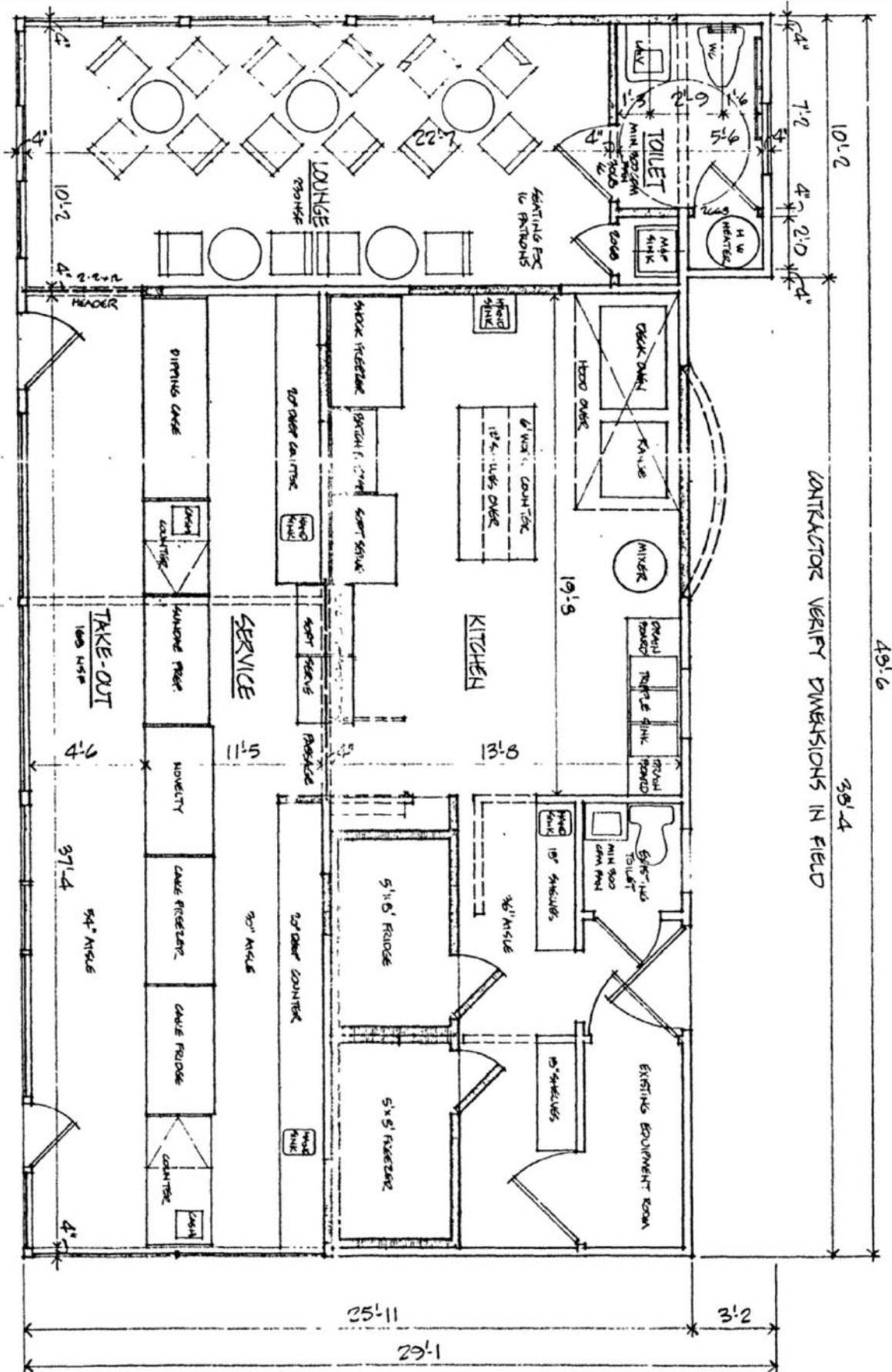












Floor plan, furniture and fixture measurements and dimensions are approximate and not for illustrative purposes only. The representation gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx SqFt:
1,289**



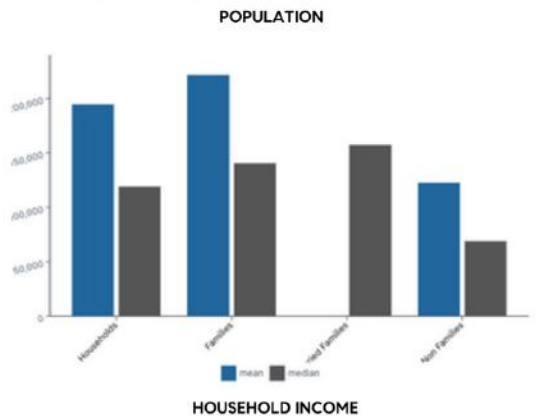
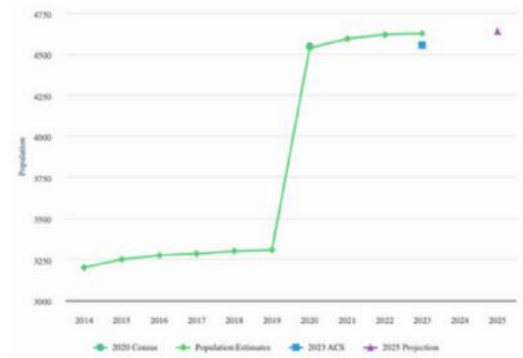
SOUTHAMPTON

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.

As of 2023, Southampton has a population of 4,627, with an average household income of \$194,861. Southampton is currently growing at a rate of 0.2% annually, and its population is projected to increase to 4,641 in 2025.

Visitors can explore the charming boutique stores of Main Street, ranging from luxury fashion retailers to quaint home decor shops. History enthusiasts can step back in time at landmarks such as the Southampton Historical Museum or the Halsey House, a beautifully preserved colonial homestead. For those who prefer outdoor activities, Coopers Beach offers stunning ocean views, while local parks such as Agawam Park provide scenic spaces for picnics, walks, and family-friendly events.

The area is home to a variety of iconic restaurants and cafés, serving everything from fresh seafood to artisanal coffee. Southampton's culinary scene is a perfect complement to its sophisticated appeal, with a broad range of options for all connoisseurs.



PARKS

ACCOMODATION

ATTRACTIONS

SHOPPING

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> • Agawam Park • Lola Prentice Memorial Park • Downs Family Park • Coopers Beach • Richard L. Fowler Nature Walk | <ul style="list-style-type: none"> • Southampton Inn • The 1708 House • Harpoon House • Villa Southampton Village • Southampton Village Motel | <ul style="list-style-type: none"> • Southampton Arts Center • Parrish Art Museum • Southampton History Museum • Southampton Cultural Center • Tate's Bake Shop | <ul style="list-style-type: none"> • Flying Point Surf & Sport • Hildreth's • TENET • London Jewelers • Ralph Lauren |
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