

313 THREE MILE HARBOR RD, EAST HAMPTON

Premier Waterfront Dining & Event Venue

Gorgeous Sunset Views On Spectacular Grounds



COMPASS
COMMERCIAL



EHP Resort & Marina Offers Premier Waterfront Restaurant

An exceptional leasing opportunity at EHP Resort & Marina; a world-class waterfront restaurant is available for a new high-end operator to join one of the Hamptons' most prestigious destinations.

Stunning Waterfront Location with Epic Sunsets - - Perched between two world-class marinas, EHP Resort & Marina and the adjacent Maidstone Harbor, this **5,366sf** restaurant boasts panoramic water views and epic sunsets over Three Mile Harbor. With a prime waterfront location and expansive outdoor dining areas, this venue creates the perfect ambiance for memorable dining experiences. The indoor/outdoor seating areas, including roll-up marine glass windows, allow guests to fully immerse themselves in the breathtaking surroundings.

The property features approximately **+150 dining seats** across beautifully designed indoor spaces & extensive outdoor lounges, providing flexibility for both casual dining and exclusive private events.

Perfect for Weddings and Private Events - - The stunning waterfront venue, with its rolling lawns and garden spaces, is a perfect backdrop for private events, birthdays, weddings, anniversaries, and celebrations. With its idyllic harbor views, spectacular sunsets, and spacious event layout, this location offers a one-of-a-kind setting for hosting unforgettable moments. Whether it's an intimate dinner or a grand celebration, the venue promises to deliver extraordinary experiences.

Exclusive Partnership with EHP Resort & Marina - - As part of EHP Resort & Marina, the restaurant will benefit from an exclusive partnership, receiving prominent marketing within the resort's offerings. This ensures a built-in clientele of high-end resort guests, marina members, and visitors from the surrounding marinas, making it a prime opportunity for a distinguished Manhattan restaurant to extend its reach into the Hamptons' upscale market.

Unmatched Accessibility & Prestige - - Guests can arrive at the restaurant by boat, thanks to the on-site marina, or by car. For those seeking ultimate convenience, private planes and helicopters can land at the nearby East Hampton Airport, making this perfect for an elite clientele.

EHP Resort & Marina is making this offering available to a renowned restaurant group to make their mark on this premier luxury enclave.

Surrounding Neighbors:

EHP Resort & Marina, Buongiorno Coffee, Maidstone Harbor Marina, Three Mile Harbor Marina, Si Si Mediterranean Restaurant, Halsey Marina, Gardiner's Marina

Contact the Hamptons Commercial RE Team for additional information.

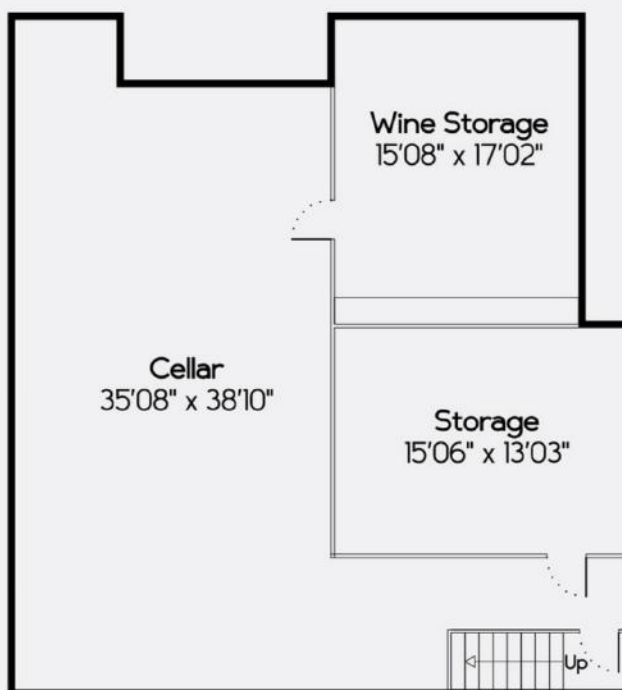
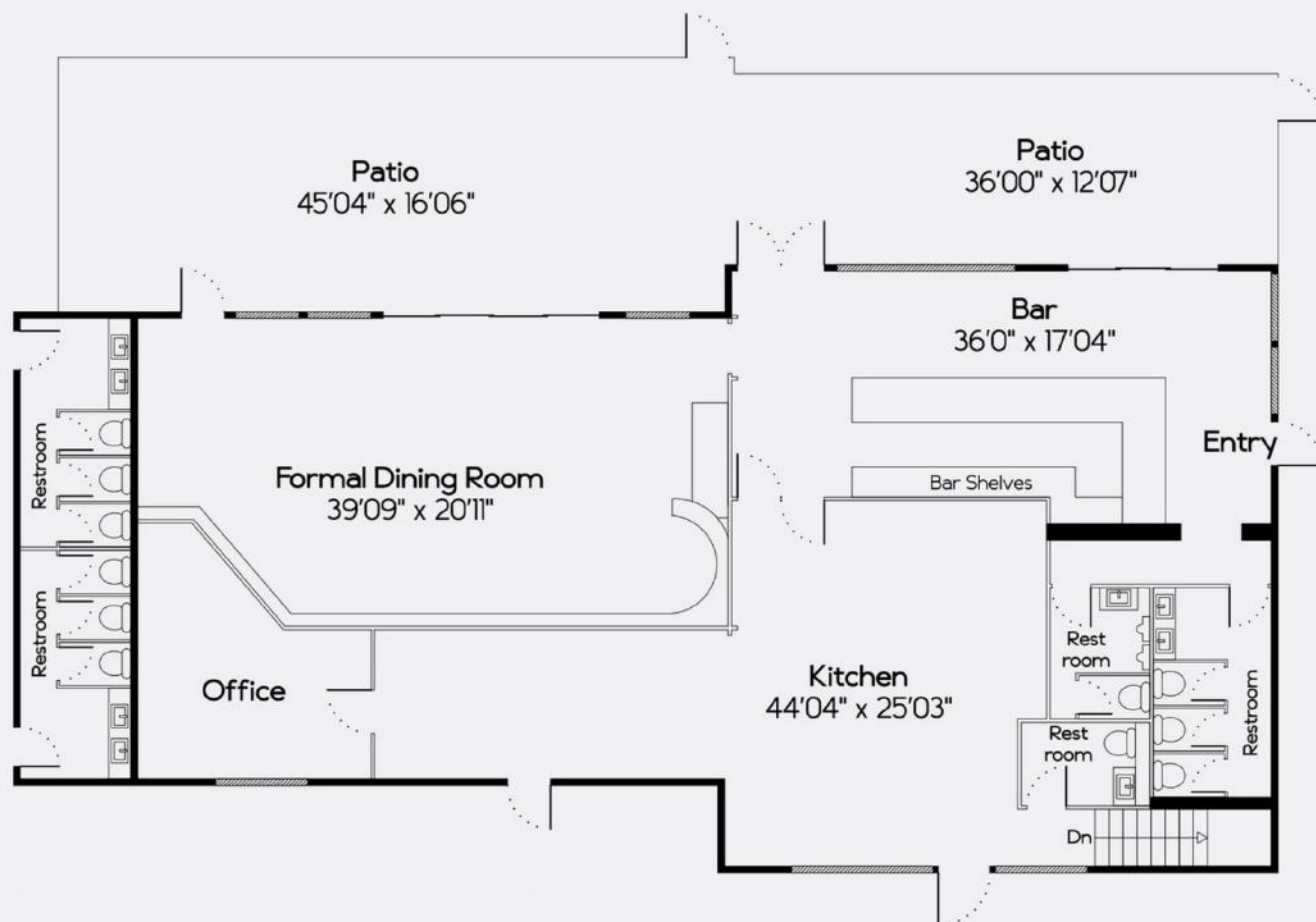












Dining and Bar: 1,600 Sq Ft
 Covered Porch: 1,230 Sq Ft
 Kitchen: 820 Sq Ft
 Office: 220 Sq Ft
 Basement: 1,310 Sq Ft
 Marine Restrooms: 186 Sq Ft

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 SqFt:
 5,366**



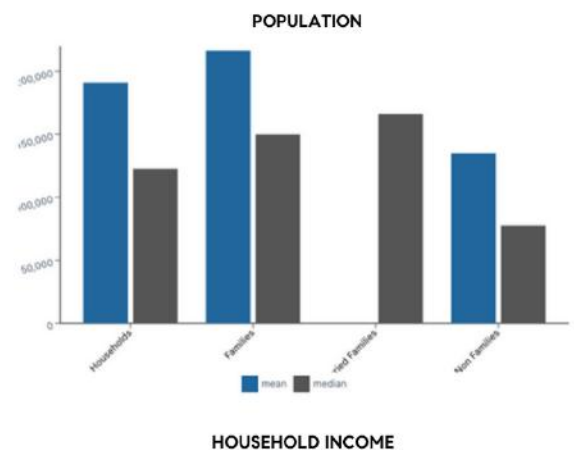
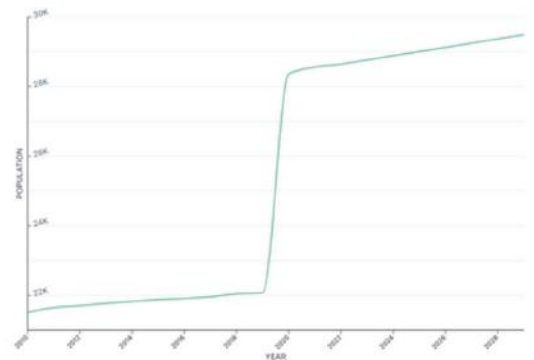


EAST HAMPTON

East Hampton is a Village within the Township of East Hampton located just 95 miles east of Manhattan. The area was settled in 1660 and was later incorporated as a village in 1920. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that East Hampton has attracts international appeal.

As of 2024, East Hampton has a population of 28,885, with an average household income of \$190,966. East Hampton is currently growing at a rate of 0.42% annually and its population has increased by 1.84% since the previous census in 2020.

East Hampton is known for its blend of history, entertainment, and natural beauty. Popular attractions include the iconic Main Beach, celebrated for its stunning ocean views, and the Guild Hall, a cultural center offering art exhibits and performances. History enthusiasts can visit the Mulford Farm, a preserved 17th-century homestead, or the Home Sweet Home Museum, believed to have inspired the famous song. The village is also home to a wide selection of boutique shops and gourmet restaurants, ranging from small locally-owned businesses to upscale establishments.



PARKS

- Cedar Point County Park
- Herrick Park
- Duck Pond
- Maidstone Park
- Buckstone Meadow Preserve

ACCOMODATION

- 1770 House
- The Baker House 1650
- LVD at The Maidstone
- Journey East Hampton
- Mill House Inn

ATTRACTIONS

- Guild Hall
- LongHouse Reserve
- Pollock-Krasner House
- Mulford Farm Museum
- Home Sweet Home Museum

SHOPPING

- Main Street
- Newtown Lane
- Park Place
- The Circle
- Railroad Ave

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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

Jeffrey Sztorc

Lic. R.E. Salesperson



HAMPTONS COMMERCIAL RE
ADVISORY TEAM