

15 HILL ST, SOUTHAMPTON

Unique & Highly Visible Office

Hill St & Windmill Ln - Village of Southampton, NY



COMPASS
COMMERCIAL



Key Details

Office Storefront with High Ceilings in a Prime Village Location

1-15 Hill St, Southampton is located at the busy, signalized intersection of Hill St, Windmill Ln, & Jobs Ln with views of Agawam Park. This site benefits from extensive vehicle exposure, strong pedestrian traffic, public parking & impressive road frontage.

The complex is undergoing a full range of upgrades to the facades, interiors, & tenant mix which includes a natural food market & premium medical suites.

15 Hill St, Southampton is an **office** space with high ceilings and a flexible, customizable layout. Beautiful new gabled facade & front entrance.

Photos do not reflect the full interior/exterior renovations currently occurring.

2,000sf to 3,000sf available at \$75/sf to \$80/sf depending on terms.

Surrounding Businesses:

New York Pilates, Rotations Bicycle Center, Hill Street Boxing, The UPS Store, Southampton Cultural Center, Southampton Theatre, Hill Street Cryo & Spa, Gym Tech, Biba Clothing, Ye Old Bake Shop, Paul's Italian, Gubbins Running

Inquire with the Hamptons Commercial RE Team for additional information.

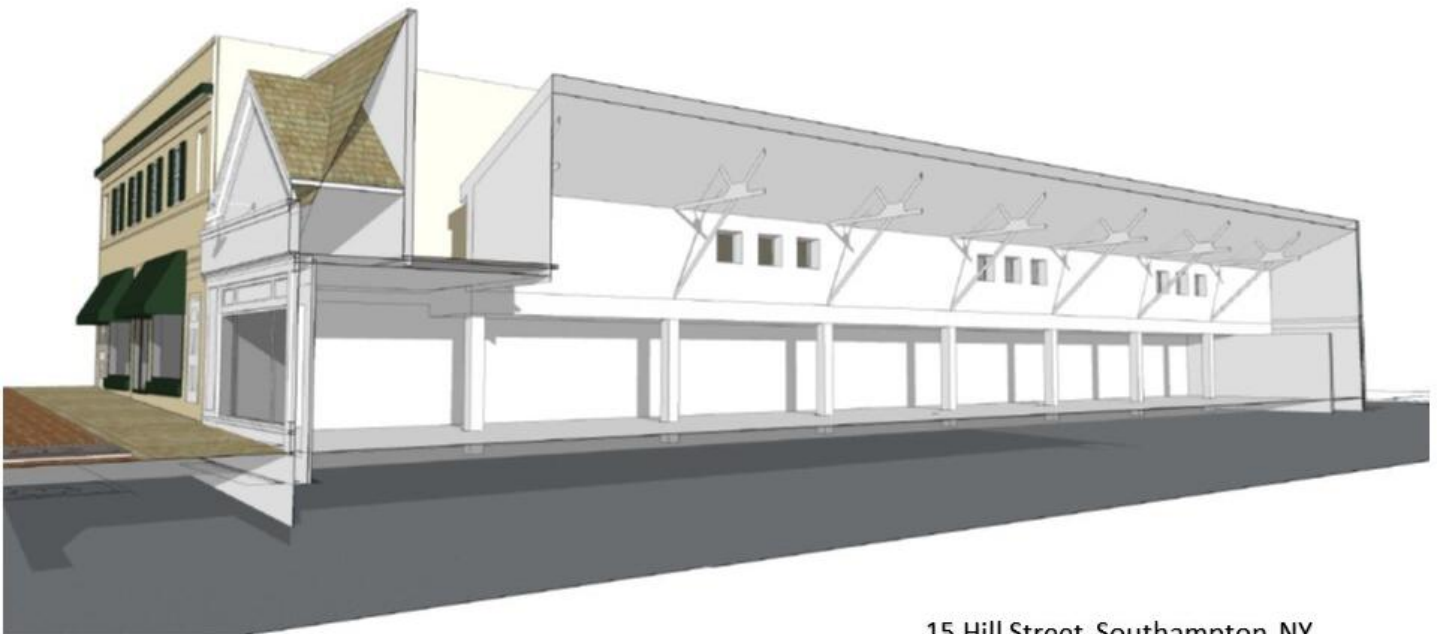


PHOTO FOR EXAMPLE PURPOSES ONLY

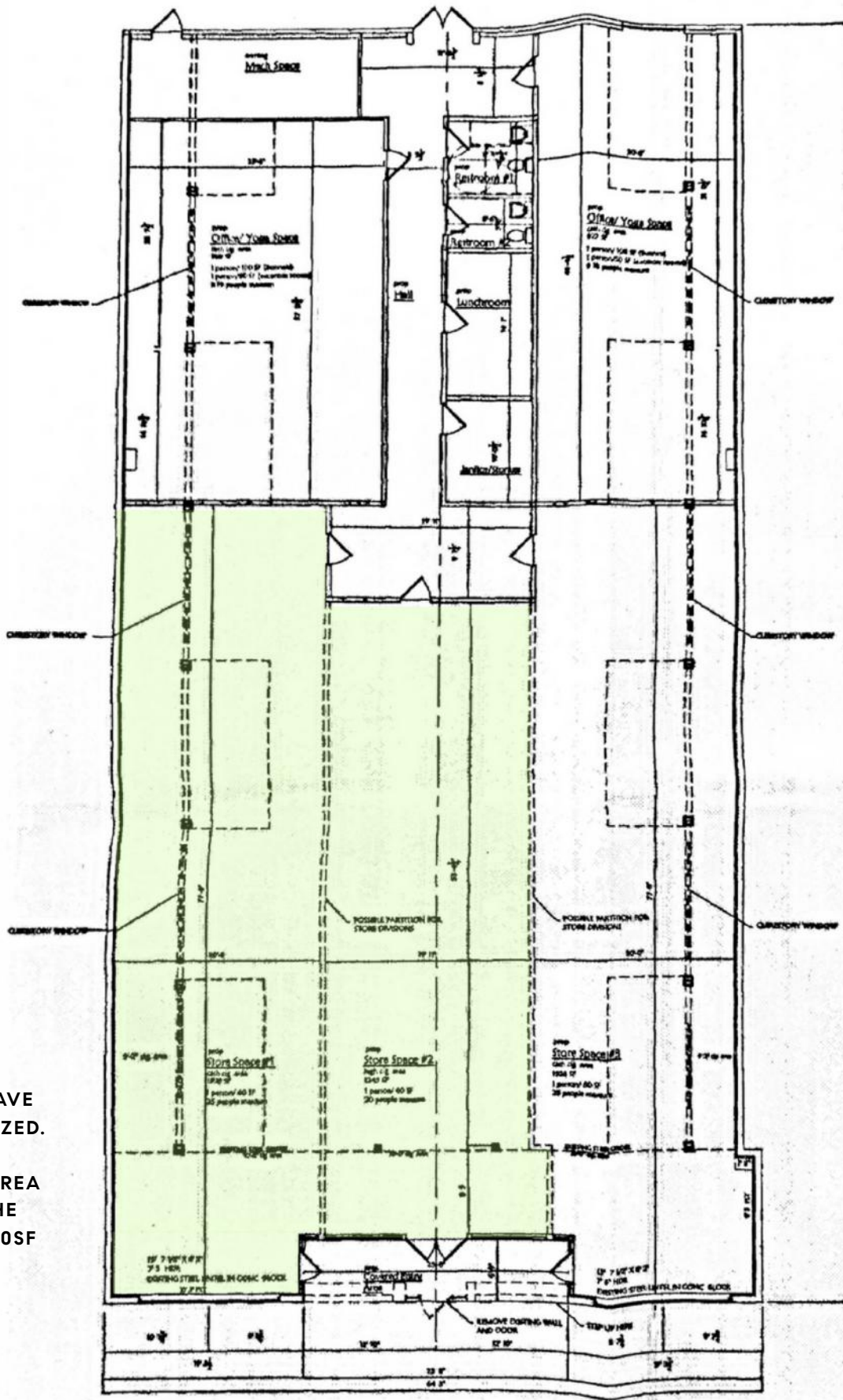




NEW FACADE WILL HAVE CEDAR SHAKE SIDING/ROOFING WITH ADDITIONAL GABLES & UNDULATION



15 Hill Street, Southampton, NY
DRAWING
Suggested clerestory windows



FLOOR PLANS HAVE NOT BEEN FINALIZED.

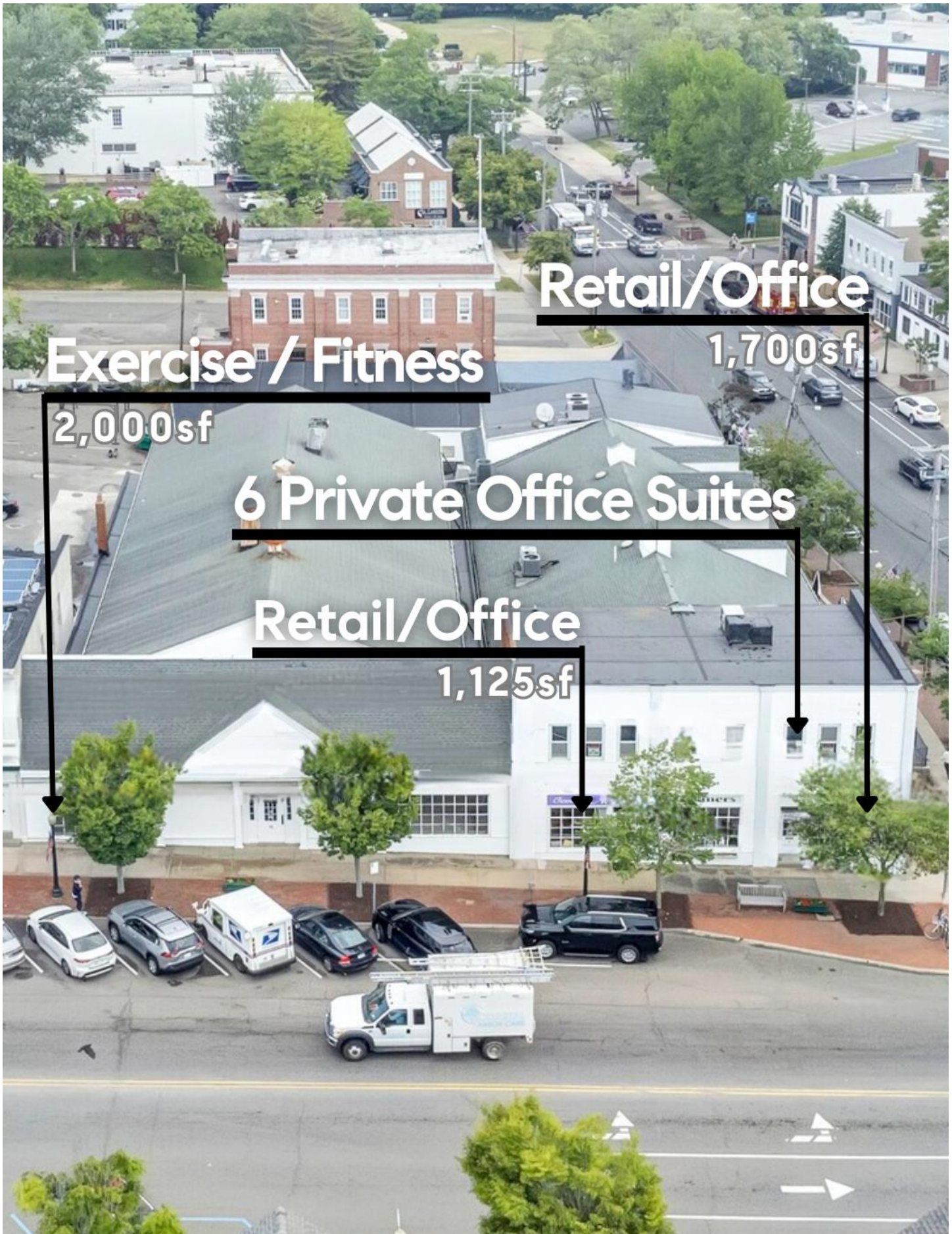
GREEN SHADED AREA REPRESENTS THE 2,000SF TO 3,000SF THAT CAN BE OCCUPIED

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:
2,000 to 3,000



Retail/Office

1,700sf

Exercise / Fitness

2,000sf

6 Private Office Suites

Retail/Office

1,125sf

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%)

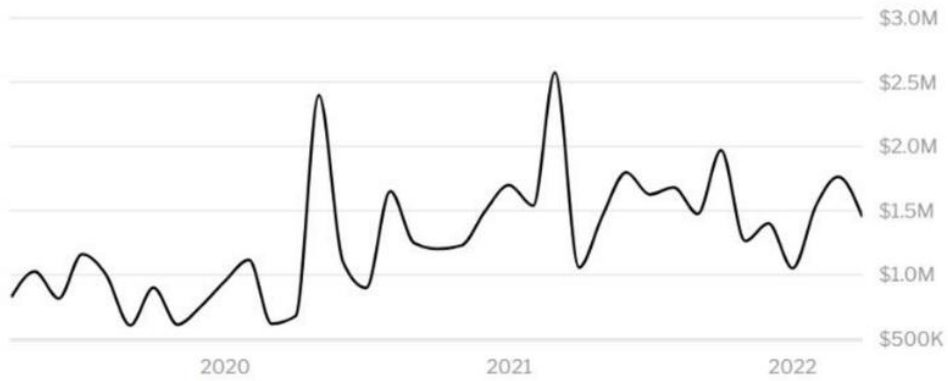
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

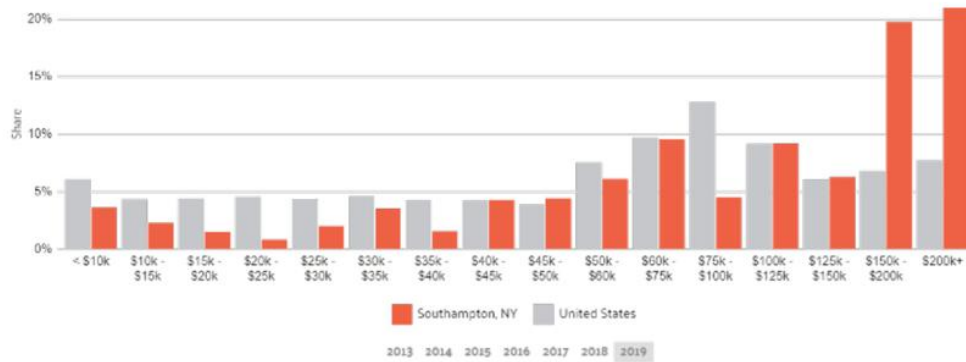
Two+ (Non-Hispanic) (0.974%)

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



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