

2095 MONTAUK HWY, AMAGANSETT

# Iconic Napeague Stretch Restaurant Commercial Space For Lease



COMPASS  
COMMERCIAL



## Key Details

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### *Unique Restaurant Opportunity on the Napeague Stretch of the Montauk Peninsula*

There are few iconic spots like the Napeague region before reaching Montauk; trafficked by vacationers staying at the oceanfront resorts or pulling along the side of the road to dine at some of their favorite venues on their way to and from Montauk.

2095 Montauk Hwy offers **4,476sf** featuring **123-seats** for indoor and outdoor dining, a double kitchen (two hoods), an ample parking lot, and **1.1-acres** of grounds for large volume. There is also a **three-bedroom apartment** on the second floor of the building.

The restaurant will be delivered as a "clean white box," allowing the new operator to add their desired furniture, fixtures, finishes, and equipment.

There are a few distinct dining areas, but largely an open layout with a wraparound bar. There is a 450sf space approved for outdoor seating and other purposes between sunrise and sunset. There is additional outdoor space for casual gatherings. No awnings, canopies, or other roofing / covering shall be allowed on the patio. Music is allowed under an East Hampton Town Music Entertainment Permit unless a special permit is granted for a specific date / time. Music is limited to indoors only, and no music speakers or sound systems are allowed on the premises.

#### SURROUNDING TENANTS:

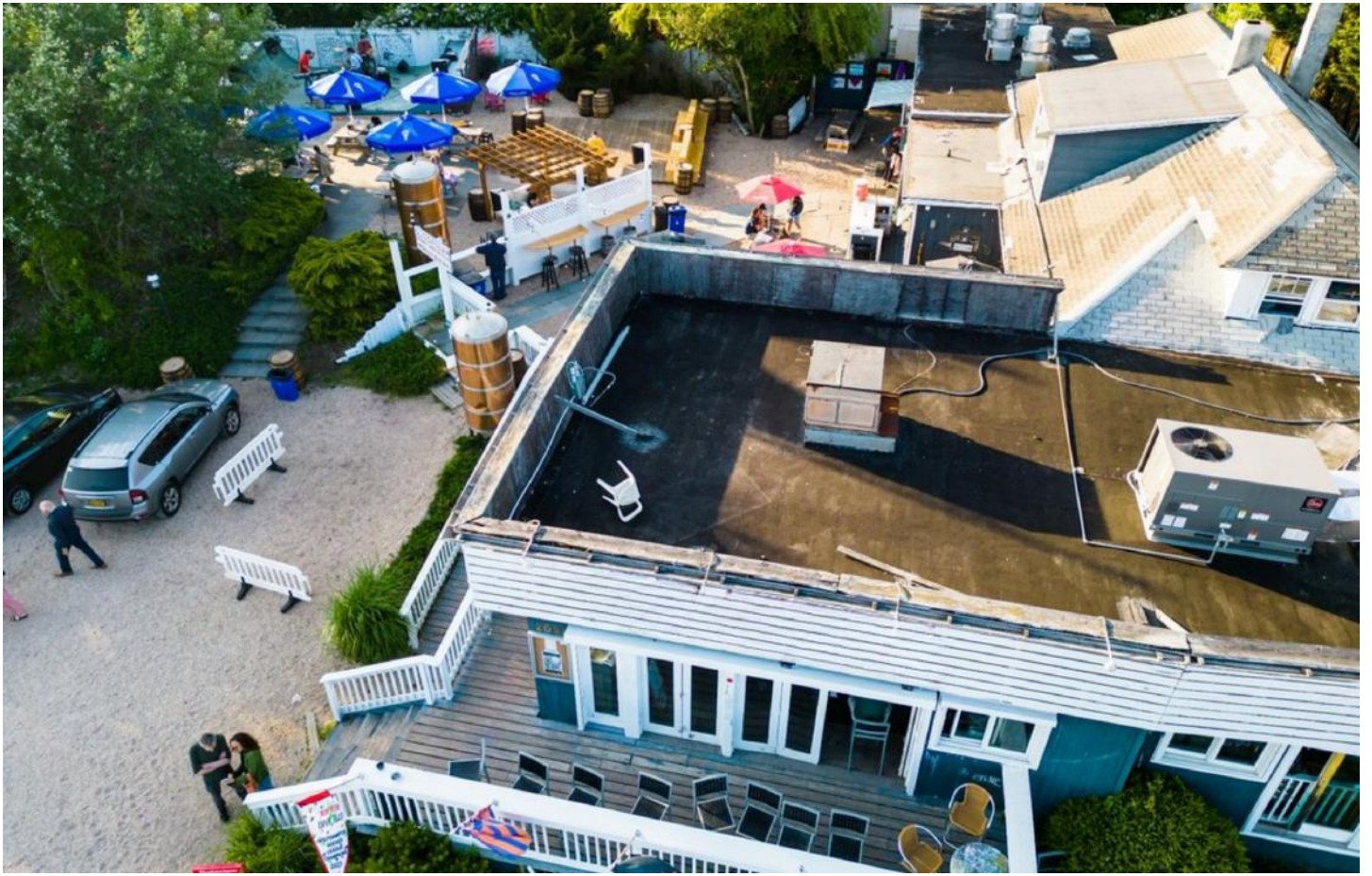
Windward Shores Ocean Resort, Ocean Vista Resort, Sea Crest Resort, Hermitage Amagansett  
Driftwood on the Ocean, Ocean Colony Beach & Tennis Club, Goldberg's, Lunch, The Clam Bar, Shark Bar

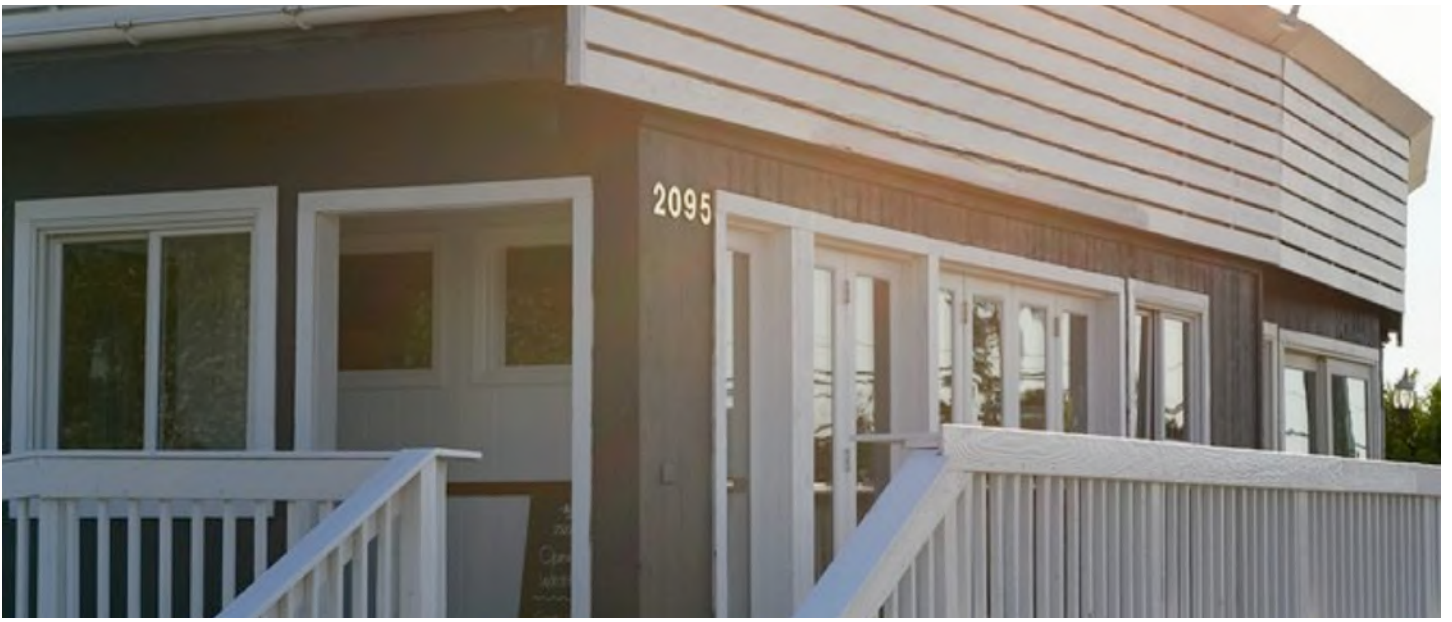
#### *Asking Price:*

\$180,000/yr Base Rent + \$40,000/yr NNN

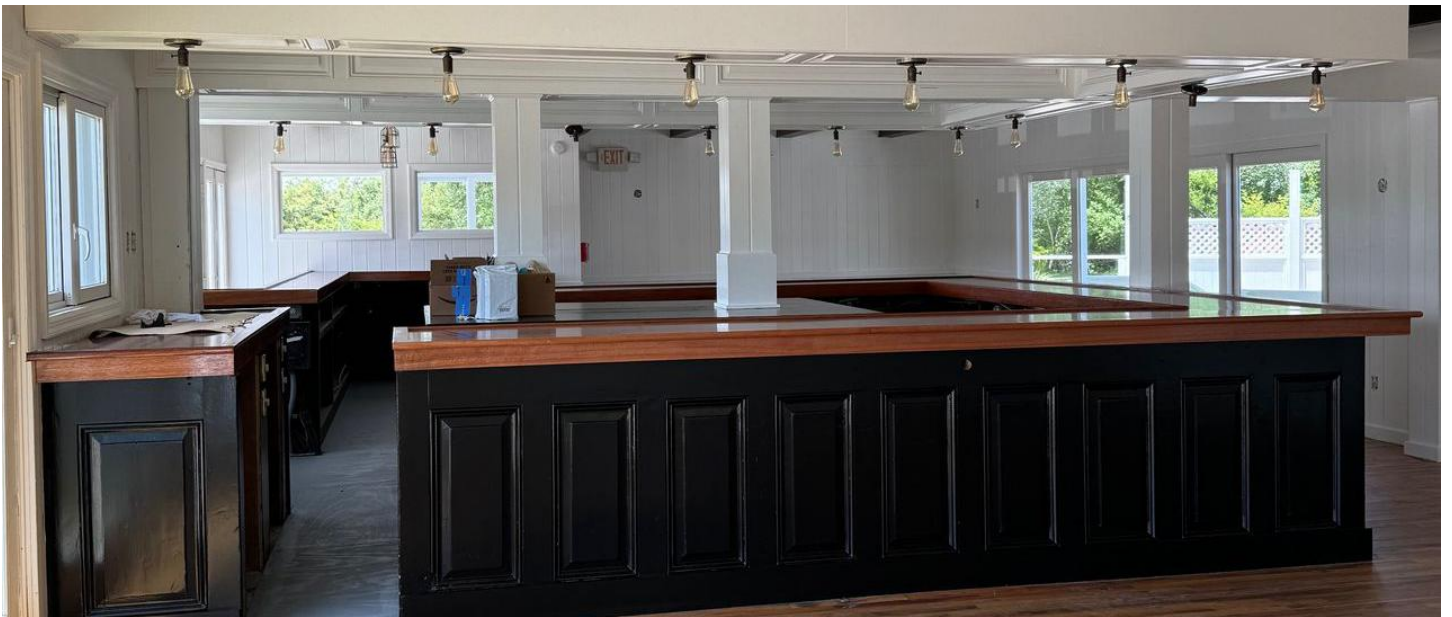
**Inquire with the Hamptons Commercial RE Team for additional information.**



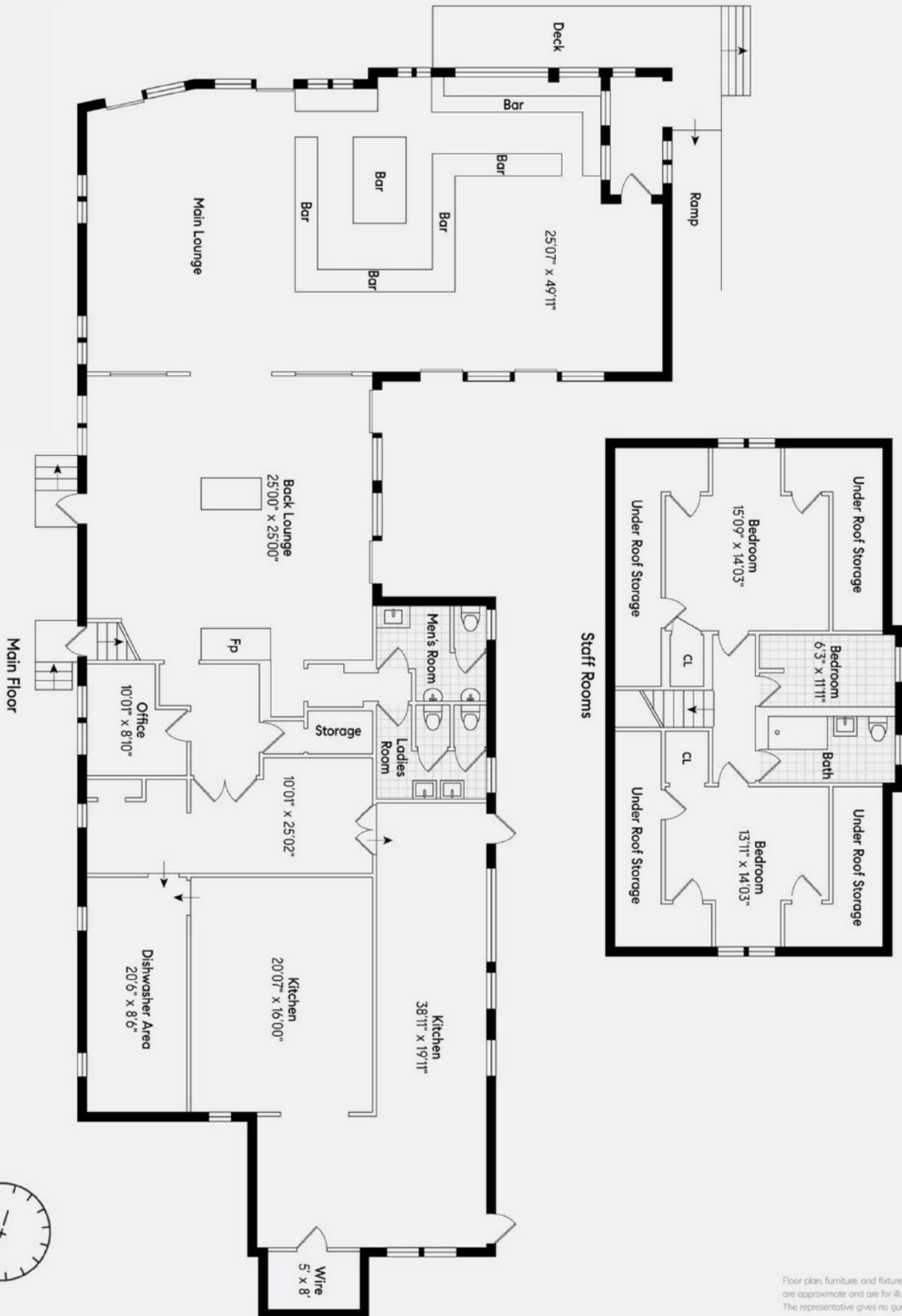












Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Apprx Sq. Ft.:**  
**4,476**





## 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.

In 2019, East Hampton, NY had a population of 869 people with a median age of 62.9 and a median household income of \$109,250. Between 2018 and 2019 the population of Southampton, NY declined from 1,034 to 869, a 16% decrease and its median household income grew from \$90,750 to \$109,250, a 20.4% increase.

The 5 largest ethnic groups in East Hampton, NY are:

White (Non-Hispanic) (84.3%)

White (Hispanic) (5.06%)

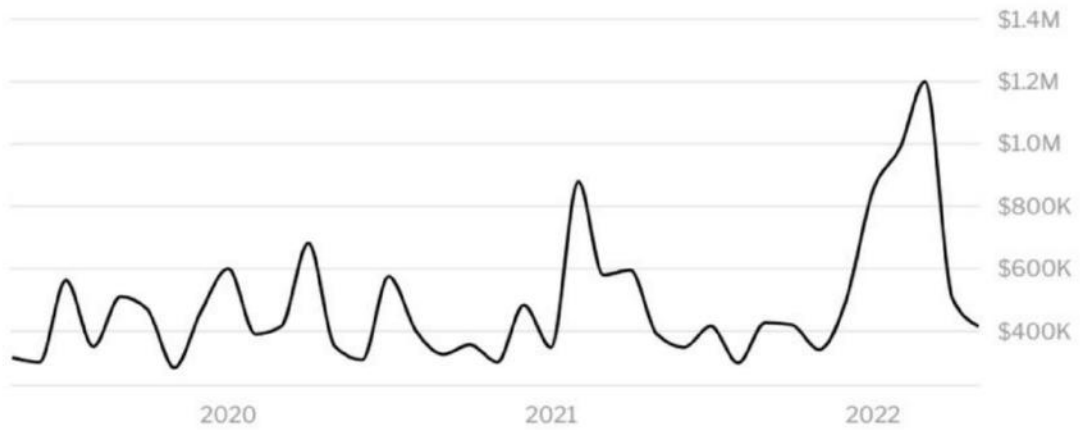
Two+ (Non-Hispanic) (4.49%)

Black or African American (Non-Hispanic) (2.42%)

Asian (Non-Hispanic) (1.61%)

During the 18th and 19th centuries, fishing, farming (especially potatoes and the local sweet corn) and duck raising were the predominant industries. Today, East Hampton 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.

East Hampton is served by 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 East Hampton to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION



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