

11 RECTOR ST, SAG HARBOR

Sag Harbor Village Residence or Home/Office



COMPASS
COMMERCIAL



KEY DETAILS

11 Rector Street is a light-filled residence with oversized rooms in the heart of Sag Harbor Village. The 3-bedroom structure is just over 1,800sf including the second story deck which overlooks the .34-acre parcel.

With an accessible location to the East of Main Street, this building can serve solely as a home or function as a home office.

Sonos built-in speakers, central air, town water, and impeccably appointed rooms are the standard for this well-maintained gem.

FIRST FLOOR - 965sf

A brilliant foyer leads to three bedrooms & a bathroom.

SECOND FLOOR - 595sf

Light-filled open space with kitchen, half-bath, & outdoor deck.

Inquire with the Hamptons Commercial RE Advisory team for additional information about this iconic commercial property.



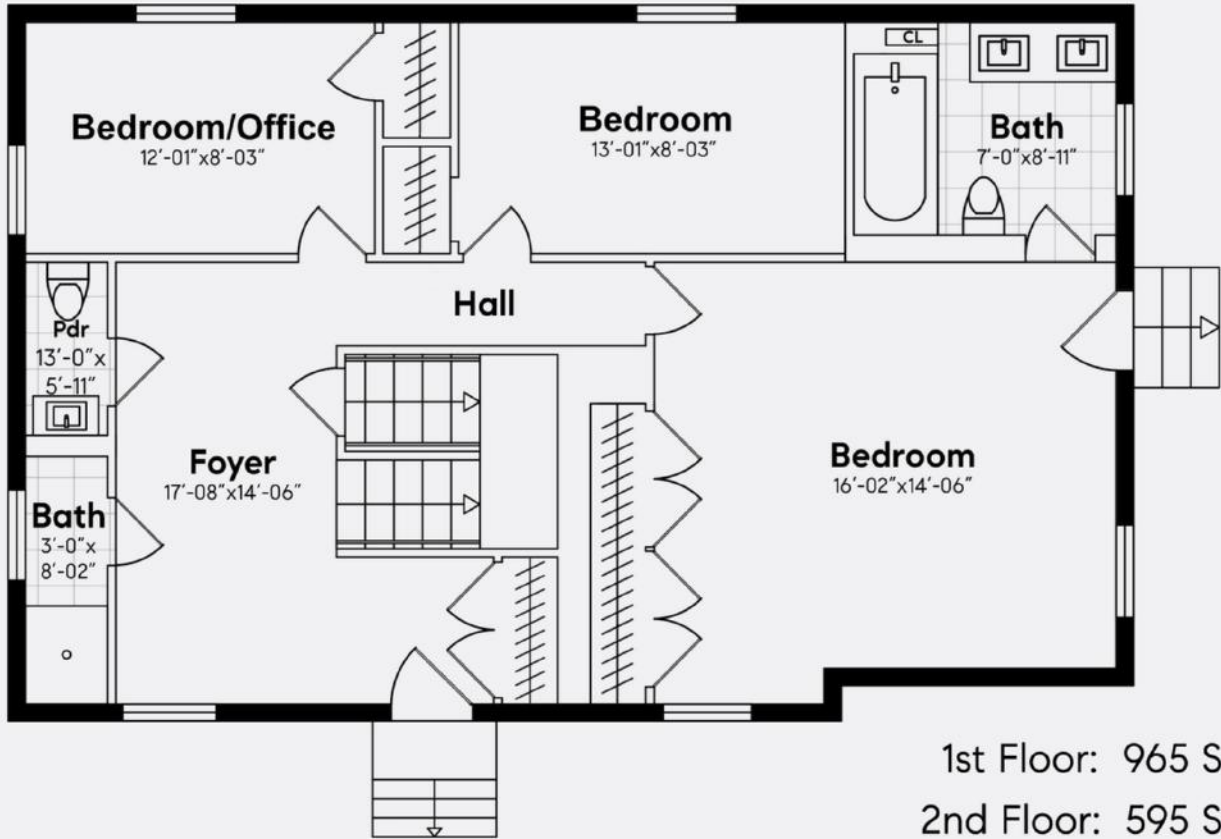






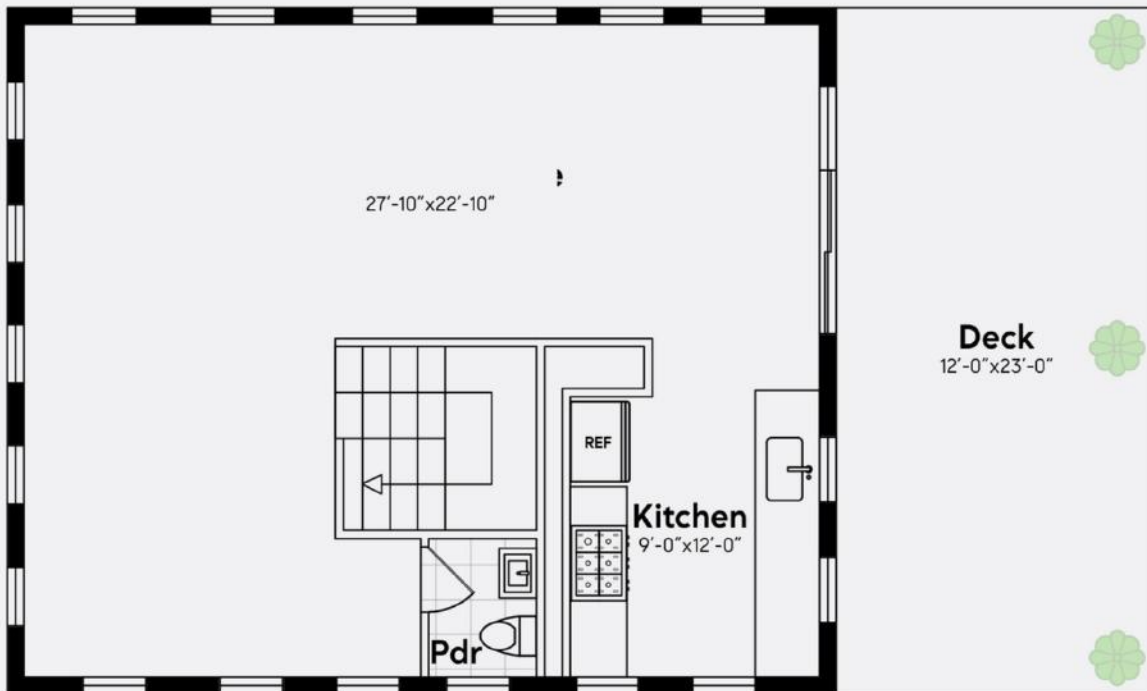


First Floor



1st Floor: 965 Sq Ft
2nd Floor: 595 Sq Ft
Deck: 276 Sq Ft

Second Floor



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 Square Feet:
1,836

List of Businesses

BAY STREET NORTH SIDE

- 1 Bay Street Theater & Sag Harbor Center for the Arts
- 2 Sag Harbor Florist

BAY STREET SOUTH SIDE

- 3 Harbor Pets
- 4 DOPO La Spiaggia
- 5 Dockside Bar & Grill
- 6 Sag Harbor Cycle Company
- 7 Sag Harbor Urgent Care

MAIN STREET WEST SIDE

- 8 Gourmet Sorbet
- 9 Schiavoni's Market Inc.
- 10 Sagtown Coffee
- 11 Tutto il Giorno Sag
- 12 Espresso Da Asporto
- 13 Sag Harbor Cinema

MAIN STREET EAST SIDE

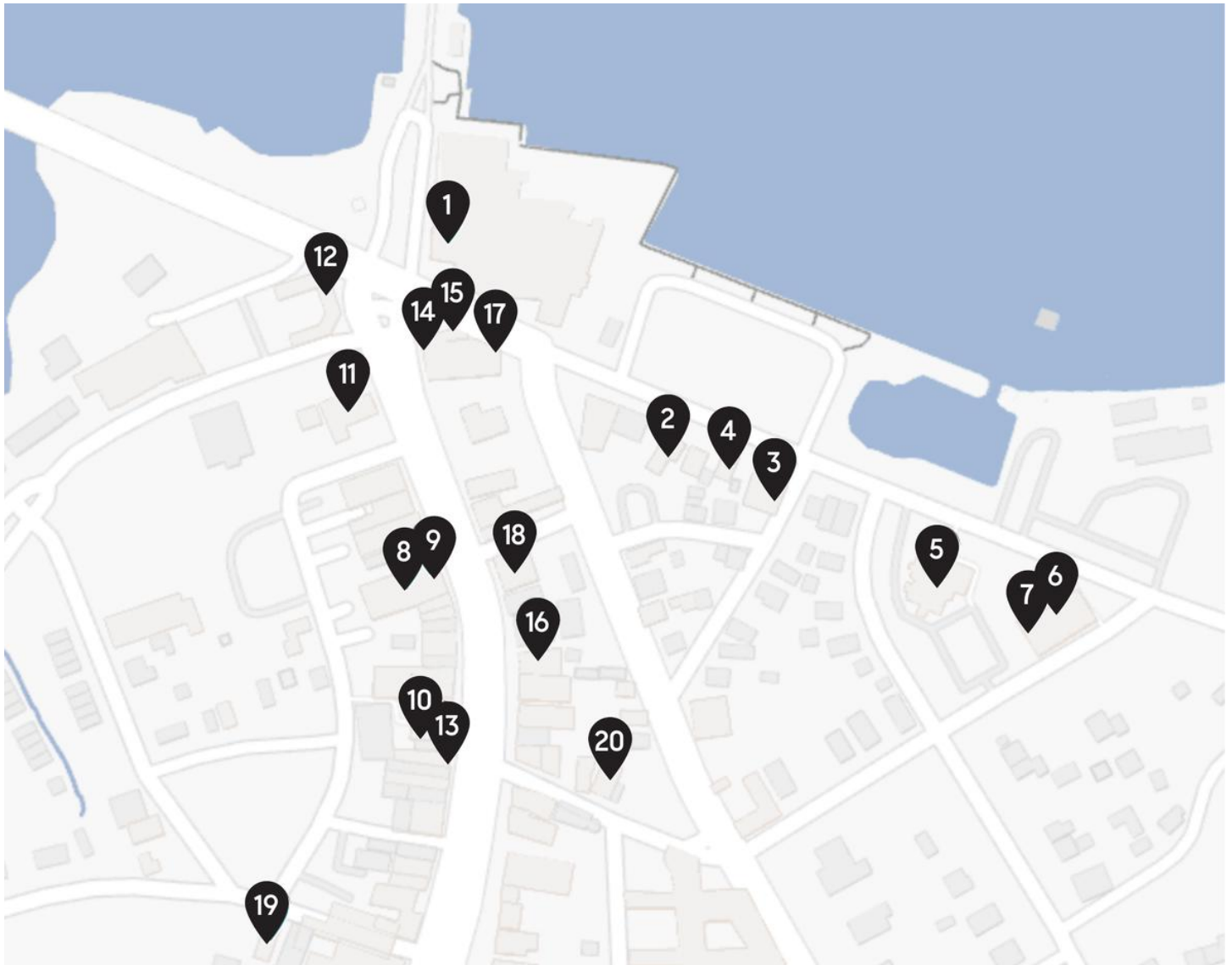
- 14 Grindstone Coffee & Donuts
- 15 Corner Bar
- 16 Page at 63 Main
- 17 Provisions Natural Foods Market & Organic Cafe
- 18 American Hotel

SPRING STREET

- 19 Sag Harbor Garden Center

WASHINGTON STREET

- 20 Salt House Mercantile



Sag Harbor

Sag Harbor is a Village within the Township of East Hampton located just 90 miles east of Manhattan. The area was settled in 1683 and was later incorporated as a village in 1846. The deep-water port to Gardiner's Bay made Sag Harbor a flourishing trading and port town. Now, the estates, waterfronts, restaurants, shops, and proximity to New York City that Sag Harbor has attracts international appeal.

In 2021, Sag Harbor, NY had a population of 2,774 people with a median age of 55.1 and a median household income of \$106,176. Between 2019 and 2020 the population of Sag Harbor, NY grew from 2,696 to 2,774, a 2.83% increase and its median household income grew from \$81,437 to \$106,176, a 23.3% increase.

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

White (Non-Hispanic) (86.6%)

White (Hispanic) (5.62%)

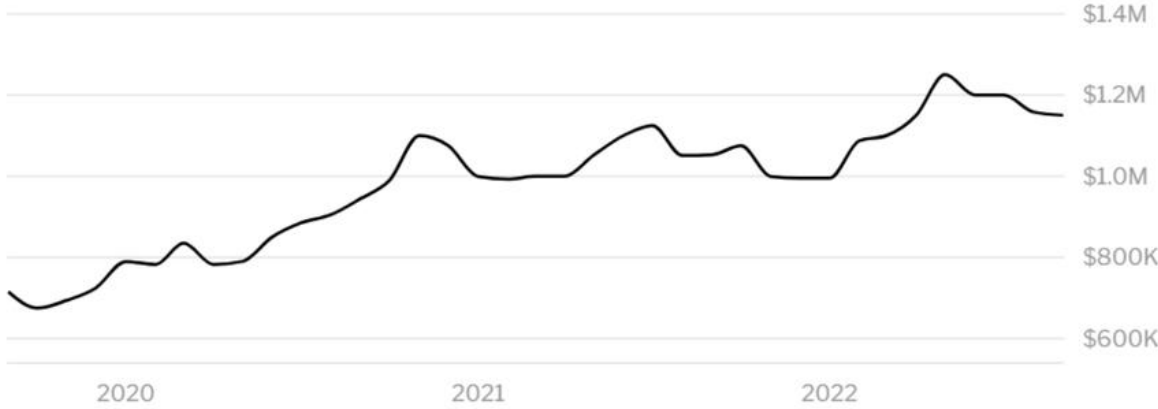
Black or African American (Non-Hispanic) (2.5%)

Asian (Non-Hispanic) (2.14%)

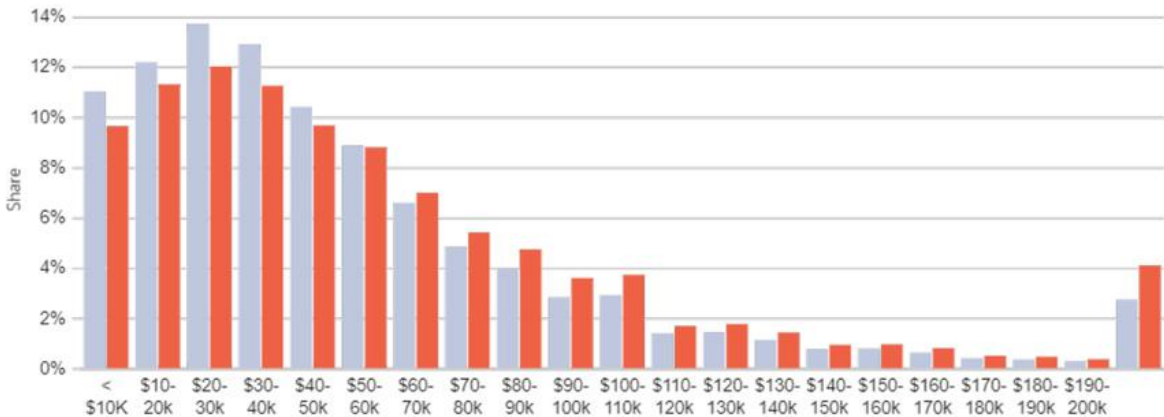
Two+ (Non-Hispanic) (1.12%)

During the 18th and 19th centuries, fishing and ship building were the predominant industries. Today, Sag Harbor is regarded as the most desirable and lively Downtown in the Hamptons - being the only Downtown east of the Canal to have a sewer district.

Sag Harbor is served by Bridgehampton-Sag Harbor Turnpike (NY 79) and East Hampton-Sag Harbor Turnpike (NY 114). Main Street serves as the main retail district of the Downtown with an extensive historical district in keeping with the estates and colonial style homes in the Village. Suffolk County Bus connects the Long Island Rail Road Montauk Branch to Sag Harbor for limited rail service seven days per to Montauk and New York City.



HOME VALUE

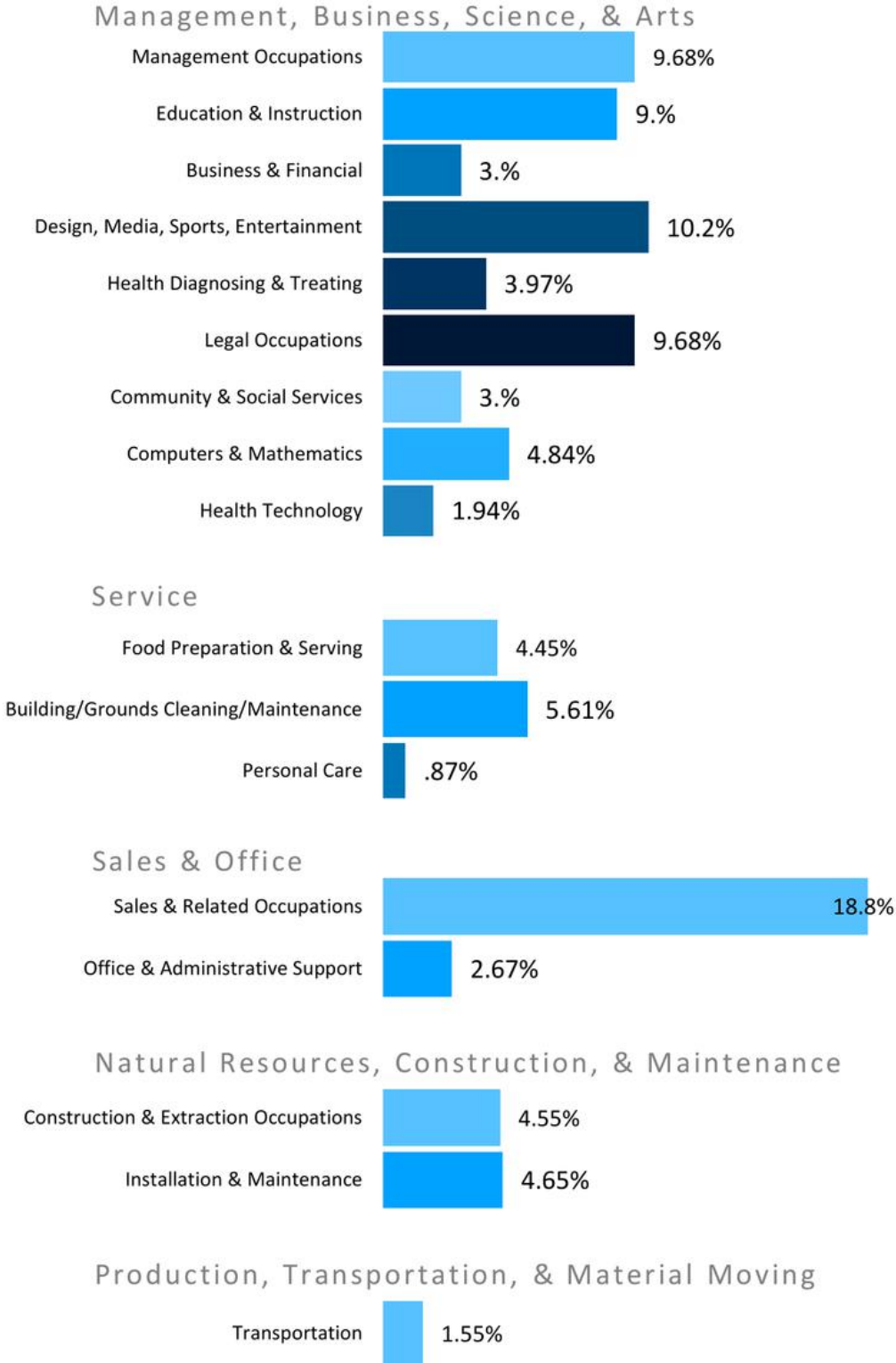


INCOME DISTRIBUTION

Workforce Highlights

SAG HARBOR

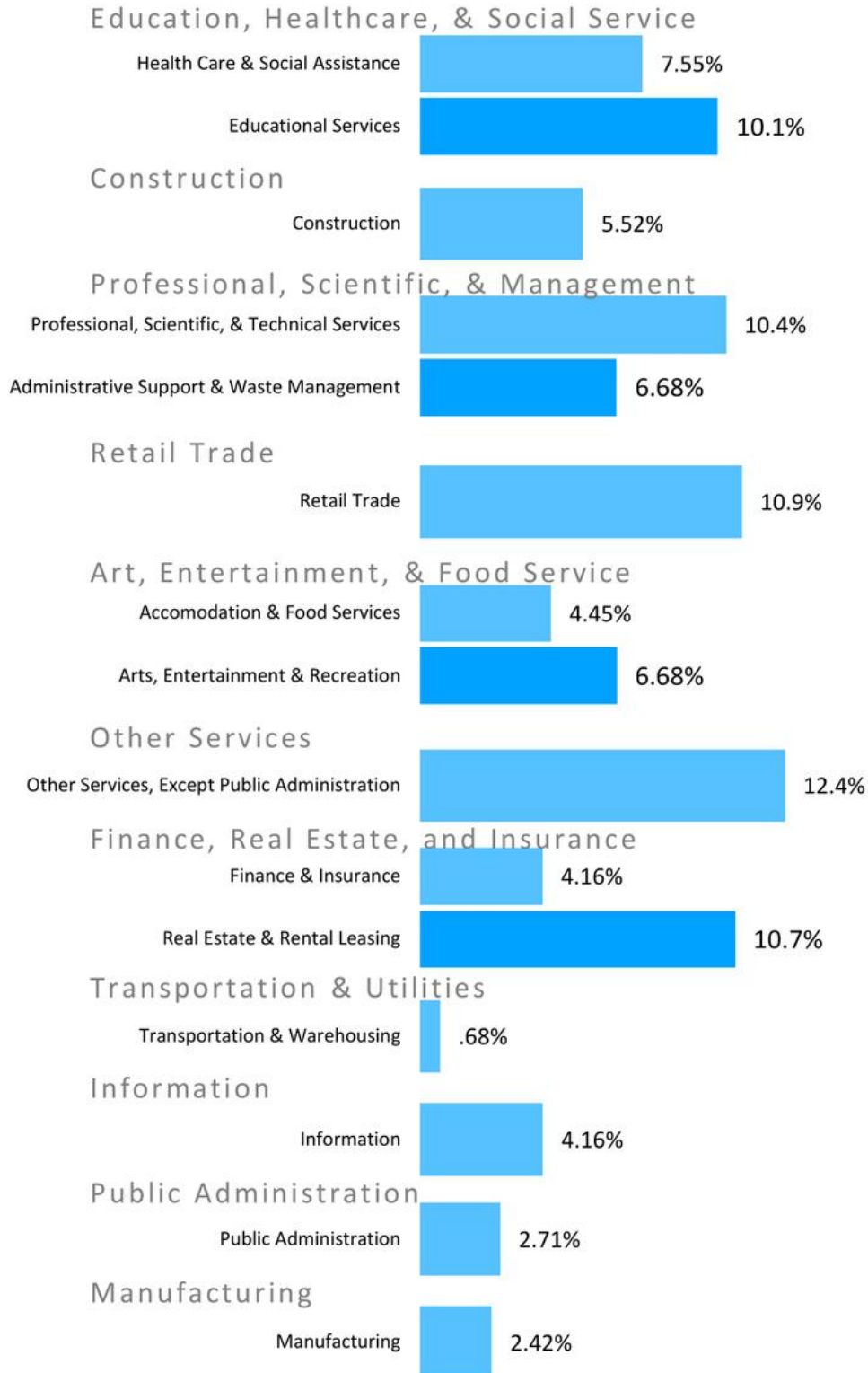
OCCUPATIONS

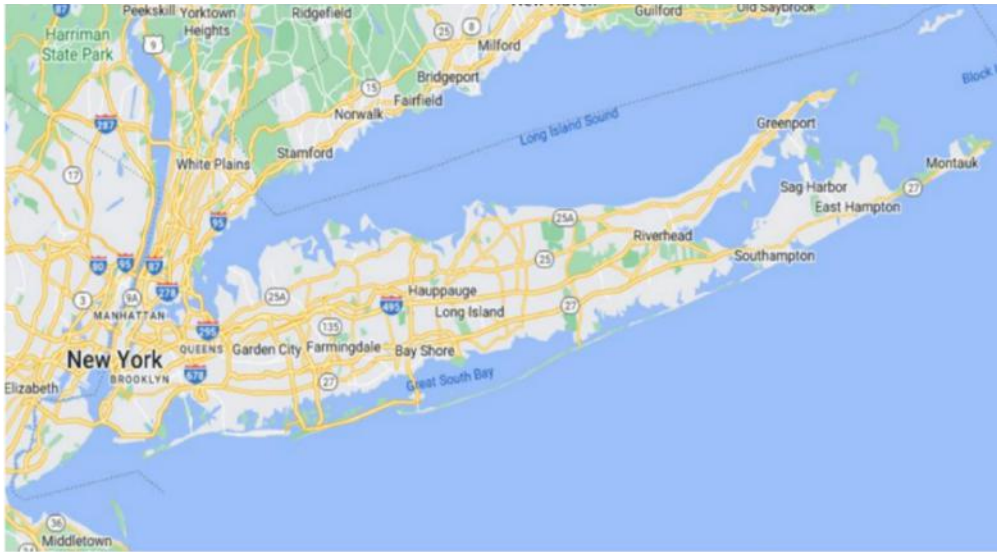


WORKFORCE HIGHLIGHTS

SAG HARBOR

INDUSTRIES





Long Island

Nassau and Suffolk counties share a rich history, diverse geography, and dynamic economy that bring many benefits to the residents 2.8 million inhabitants of Long Island. As the first suburban region in the United States, Long Island has been on the forefront of many of the Nation's most important efforts / initiatives; such as the early space programs, aerospace defense, biomedical research, pharmaceuticals, and more. With such a strong mix of workforce, education, leisure, and culture, Long Island has grown to an economic output of \$197 billion in 2019.

To its west, New York City's economic engine spills over into Nassau and Suffolk Counties—not only serving as a bedroom community, but also attracting businesses who see the benefits of extra space and educated workforce. To its east, the Hamptons and North Fork bring international spectacle thanks to its agro-tourism and second home economy.

For all its beauty and economic vibrancy, Long Island is a unique market in how local governance is. There are two counties, two cities, 13 towns, 94 villages, and 127 school districts that each have oversight on parcels in their jurisdiction. This increases the importance of dealing with local market experts who understand the dynamics in their region.

The 933,000 households in Nassau and Suffolk County have a median income of \$118,149 with an average household size of 2.99 persons. The overall population is 65% White, non-Hispanic and 35% minority, but this past year Long Island's schools became over 50% minority students—showing a shift in demographics. Projections for the population in 2040 show an increase in the number of seniors and a slight decrease in the number of children and retirement-aged persons.

ECONOMIC HIGHLIGHTS

- Major employers include; Northwell Health, NY Community Bancorp, Henry Schein, Winthrop-University Hospital, LIRR, Walmart, CVS, Broadridge, MSC Industrial Direct, KIMCO, Chembio Diagnostics, and thousands more.
- Renowned research facilities include; Brookhaven National Lab, Cold Spring Harbor Lab, Feinstein Institute, Stony Brook University, Hofstra University, and more.
- Highway networks include three main East-West arteries; Long Island Expressway, Northern State Parkway, Southern State Parkway.
- Transit networks include; the Long Island Railroad (nation's largest commuter rail system), 2 county bus systems, and ferries to New York City, Connecticut, and other barrier islands.
- Transformative developments include; downtown revitalizations, transit oriented development, quantum computing, smart grids, regional accelerators, pharmaceutical manufacturing, transit/innovation hubs, LIRR East Side Access, and Belmont Park / Ronkonkoma Hub / Nassau Hub / EPCAL redevelopments.
- Home to the second-largest industrial park in the Nation - the Innovation Park at Hauppauge - with 1,350 companies, 55,000 employees, \$13 Billion in annual sales, and 58% of jobs affiliated with exporting sectors.
- Entertainment and sporting venues that include the Nassau Coliseum, Jones Beach, Belmont Park, the Westbury Music Fair, 100 museums and 46 golf clubs.
- The five Long Island One-Stop Career Centers serve approximately 90,000 jobseekers and 1,200 businesses annually

GEOGRAPHIC HIGHLIGHTS

- Land mass of 1,198 square miles from Nassau / Queens border to Montauk Point and 1,180 miles of shoreline
- 139 square miles of public open space that includes 14 state parks, 26 country parks, and 37 preserves
- Unique ecological system that includes rich soil for agriculture, a massive fresh water aquifer, and diverse wildlife, flora and fauna.
- 26 of Long Island's high schools appear in Newsweek's list of America's (Top 500) Best High Schools

Long Island Market Overview

Number of Business Establishments

Nassau-Suffolk	2014	2019	Growth 2014-2019
Forestry, Fishing, Hunting, and Agriculture Support	364	320	-12%
Mining, Quarrying, and Oil and Gas Extraction	187	196	5%
Utilities	4,113	5,318	29%
Construction	68,883	83,268	21%
Manufacturing	69,440	68,493	-1%
Wholesale Trade	72,759	67,346	-7%
Retail Trade	160,196	158,994	-1%
Transportation and Warehousing	37,167	41,274	11%
Information	26,839	20,393	-24%
Finance and Insurance	57,149	56,979	0%
Real Estate and Rental and Leasing	17,177	18,011	5%
Professional, Scientific, and Technical Services	90,549	81,449	-10%
Management of Companies and Enterprises	25,315	26,571	5%
Admin., Support, Waste Mgmt., Remediation Services	69,266	75,203	9%
Educational Services	33,538	31,707	-5%
Health Care and Social Assistance	199,601	247,751	24%
Arts, Entertainment, and Recreation	22,285	22,914	3%
Accommodation and Food Services	97,595	109,596	12%
Other Services	55,031	58,777	7%
Unclassified Establishments	131	108	-18%
Nassau-Suffolk Total	1,107,585	1,174,668	6%

Long Island Market Overview

Demographics Highlights

Long Island Population - 2021	2,917,251
Population Growth 2010 - 2021	3.0%
2021 Housing Units	1,057,594
Housing Unit Growth 2010 - 2021	1.8%
2021 Median Age	41.6
U.S. Median Age	38
2021 Household Income	\$112,358
U.S. Median Income	\$79,900

Sources

Long Island Housing Data Profiles

<https://rpa.org/work/reports/long-island-housing-data-profiles#selectCom>

Long Island Profile - Rauch Foundation

<https://s3.us-east-1.amazonaws.com/rpa-org/pdfs/RPA-Long-Island-Profile.pdf>

Long Island's Future Economy

<https://regionalcouncils.ny.gov/sites/default/files/2019-01/LongIslandsFutureEconomy.pdf>

Census Quick Facts - Nassau

<https://www.census.gov/quickfacts/fact/table/nassaucountynewyork/HSG010221#HSG010221>

Census Quick Facts - Suffolk

<https://www.census.gov/quickfacts/fact/table/suffolkcountynewyork/HSG010221>

Long Island Metro Economic Indicators

https://www.newyorkfed.org/medialibrary/media/research/regional_economy/charts/Regional_LongIsland

Note: Data excludes most government, railroad, and self-employed enterprises.

Source: U.S. Bureau of the Census: "County Business Patterns"

Prepared by Suffolk County Planning, William O'Brien, 2/4/2022

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