

32 LIGHTHOUSE RD, HAMPTON BAYS

Bayfront Restaurant & Inn

Significant Hospitality Property - Waterfront Restaurant & 13 Inn Keys



COMPASS
COMMERCIAL



Key Details

Bayfront Restaurant & Boutique Inn Primed for the Hampton Bays Renaissance

32 Lighthouse Road presents a rare opportunity to own one of the most unique and significant hospitality properties in the ever-popular Hampton Bays community. Nestled directly on Shinnecock Bay, this **0.89-acre** property offers unobstructed waterfront views, a private **125ft** dock, and an expansive **140ft** bulkhead, creating an unmatched setting for both leisure and luxury.

The **100+ seat restaurant**, *currently leased by the successful Amalfi Coastal Kitchen*, features indoor and outdoor dining, including a **wraparound deck** with views that capture the most breathtaking sunsets in the Hamptons. This property is perfectly situated for an emerging and younger clientele seeking a vibrant dining experience, thanks to the recent wave of new hospitality entities in Hampton Bays, such as the newly reopened Canoe Place Inn.

With **13 guest units**, including nine bungalows and four rooms in the main building, guests can enjoy stunning bay views from each room, allowing for a true escape. The property also includes a staff house, offering flexibility for operational management, and a great lawn that can host events; perfect for weddings, celebrations, & charity events. The added feature of a paddle board rental office & boat rental permits ensures this location maximizes its potential for diverse revenue streams.

The Hampton Bays community has easy access to Long Island and New York City, offering a relaxed escape without the stress of extended travel. This is a property that cannot be recreated—a genuine waterfront gem ideal for hospitality operators ready to make their mark on the East End.

Price Upon Request

Please inquire with the Hamptons Commercial RE Team for additional information.

Property Tax ID #: 473689 374.000-0002-014.000

2023 Town Tax Bill: \$38,583.74







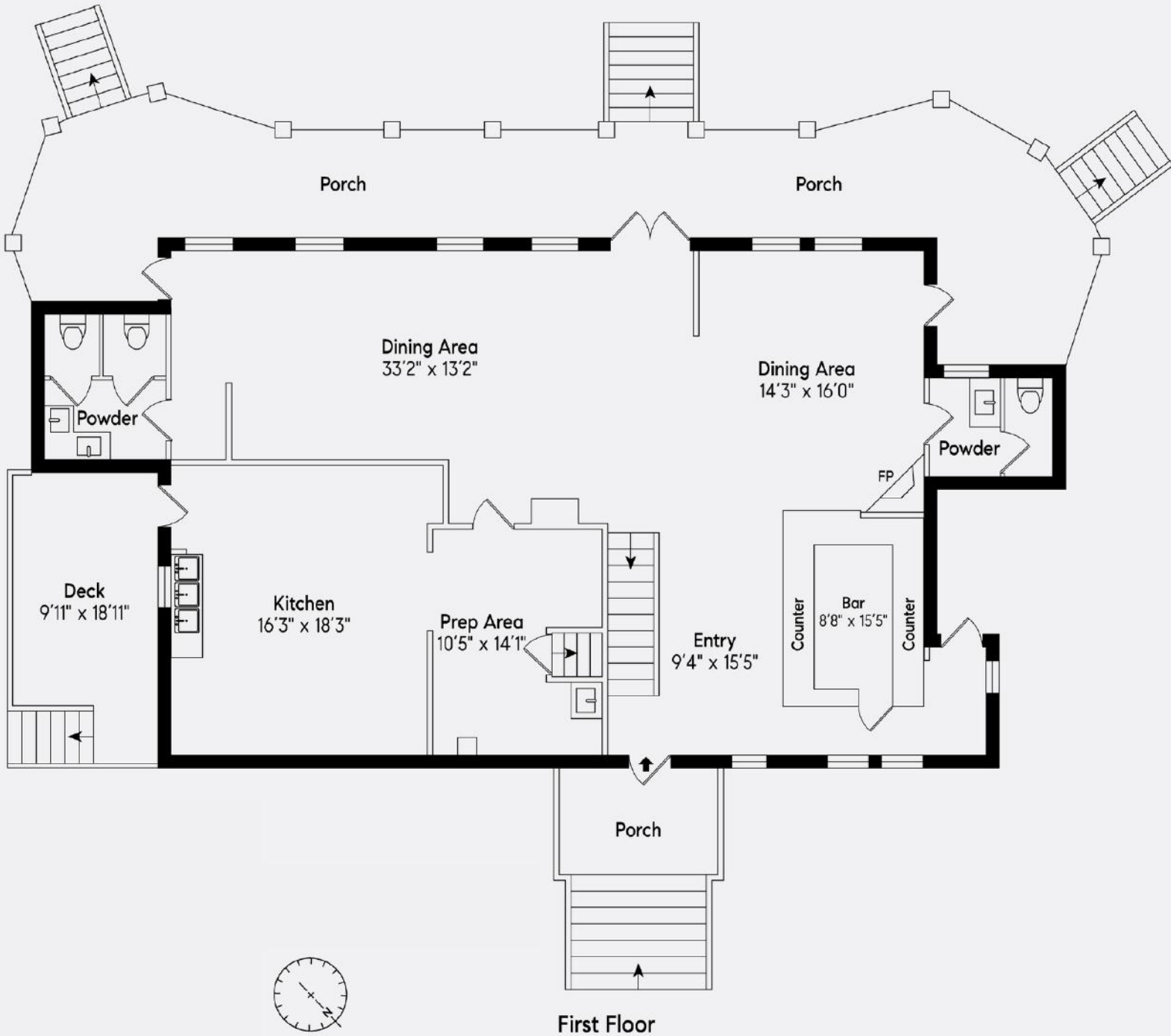












Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

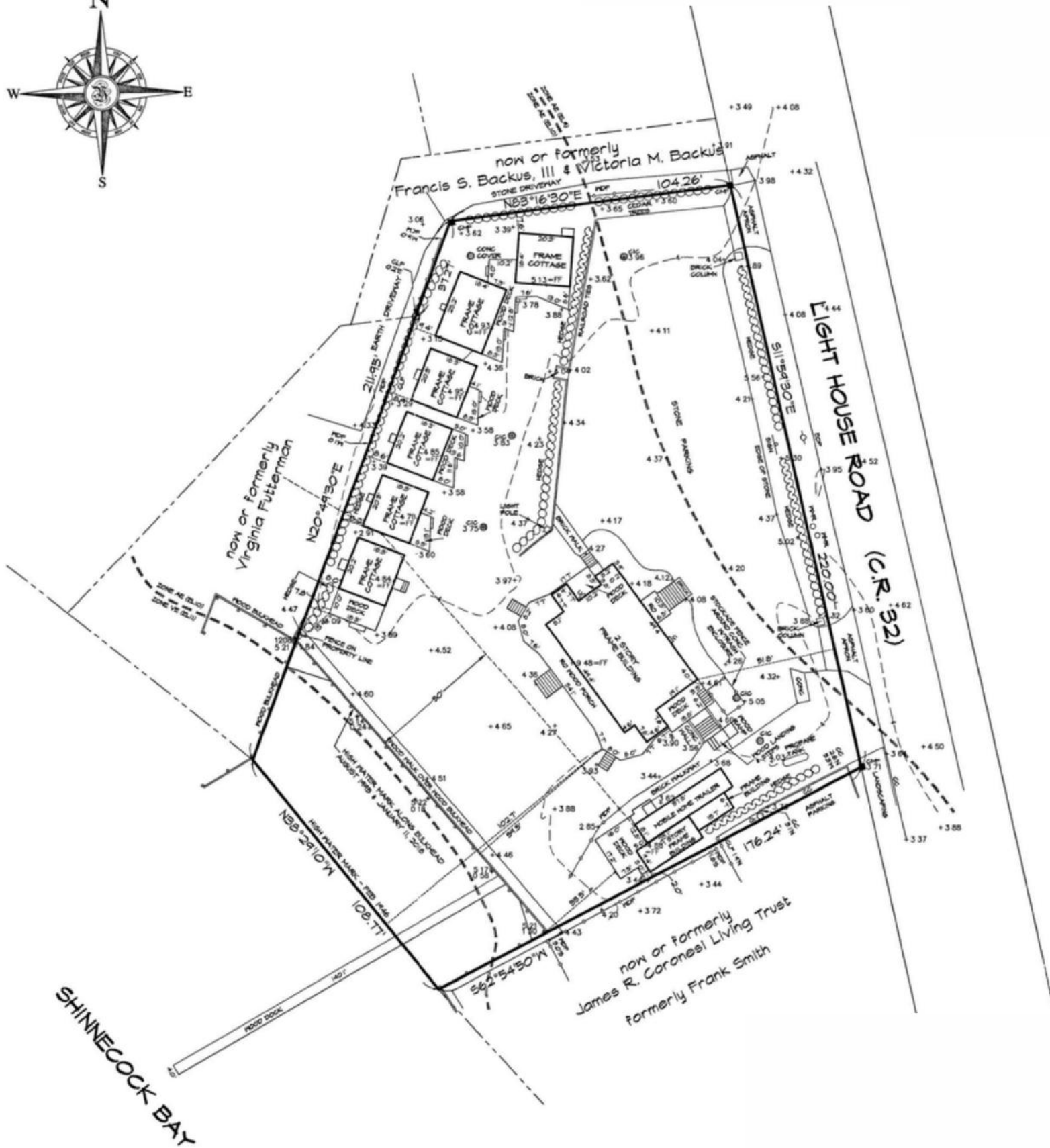


**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx SqFt:
1,890**

Survey

32 Lighthouse Rd, Hampton Bays



HAMPTONS COMMERCIAL
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Apprx Acreage:
0.89

Hampton Bays

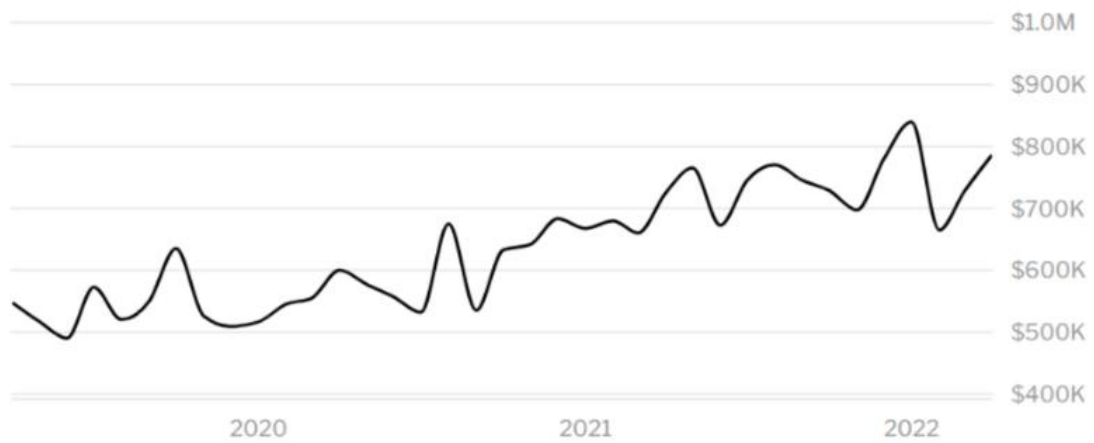
Hampton Bays is a Hamlet in the Town of Southampton, NY just 78 miles east of Manhattan. It was originally settled as "Good Ground" in 1740 right where the downtown sits today. The name "Hampton Bays" was taken up in 1922 to resemble the names of neighboring hamlets - Southampton, Westhampton, and more - which draw international appeal.

In 2019, Hampton Bays, NY had a population of 14.8k people with a median age of 44.1 and a median household income of \$81,250. Between 2018 and 2019 the population of Hampton Bays, NY grew from 14,280 to 14,848, a 3.98% increase and its median household income grew from \$78,344 to \$81,250, a 3.71% increase.

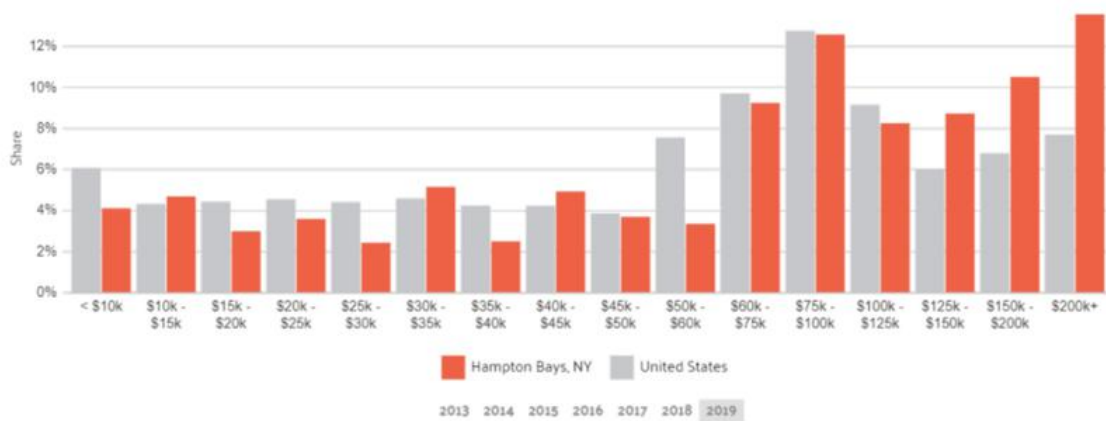
The 5 largest ethnic groups in Hampton Bays, NY are
White (Non-Hispanic) (63.6%),
White (Hispanic) (24%),
Other (Hispanic) (8.8%),
Black or African American (Non-Hispanic) (1.14%)
and Two+ (Non-Hispanic) (1.14%)

Commercial fishing remains a vital part of the Hampton Bays economy, centered on the fishing station at Shinnecock Inlet. After Montauk, Hampton Bays is the second-busiest commercial fishing port in the state of New York - taking in \$5.5 million of catch.

Hampton Bays 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 Hampton Bays to Montauk and New York City. The Town of Southampton and Town of East Hampton work with the MTA to offer the South Fork Commuter Connection service for reduced fair commuting trains that stop in Hampton Bays during work commuting hours.



HOME VALUE



INCOME DISTRIBUTION



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