



FOR LEASE
IN THE HAMPTONS



Retail Pads For Lease

Property Highlights

- 6 freestanding commercial pad sites
- 7,500 SF per floor | Up to 15,000 SF total per site
- Prime visibility and signage directly on Montauk Highway
- Zoned Highway Business (HB) — flexible for retail, restaurant, fitness, and more
- All conforming uses considered; ideal for high-end, service-oriented tenants



*conceptual rendering

Six flagship retail sites on
Montauk Highway in the
heart of Bridgehampton



Bridgehampton, NY

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*conceptual rendering

Map and Neighbors

WILLIAMS SONOMA
CALIFORNIA

T
TOPPING ROSE
HOUSE
BRIDGEHAMPTON



BOBBY VAN'S
Steakhouse
EST. 1969

Citarella.
THE ULTIMATE GOURMET MARKET



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Property Overview

- Located at 2033 Montauk Highway, this project offers one of the last remaining retail opportunities in the Hamptons with prime visibility.
- Strategically positioned near the heart of Bridgehampton's town center
 - Immediate proximity to Bridgehampton Commons, home to national anchors like Petco, M&T Bank, and Panera Bread
 - High daytime and seasonal traffic, with easy access for locals and weekenders alike
 - Ideal for premium retail, restaurant, fitness, or lifestyle concepts
 - This is a rare chance to secure a flagship presence in one of the most exclusive retail corridors in the Northeast.

Traffic & Visibility

2033 Montauk Highway (NY-27) is a key artery through the Hamptons, with:

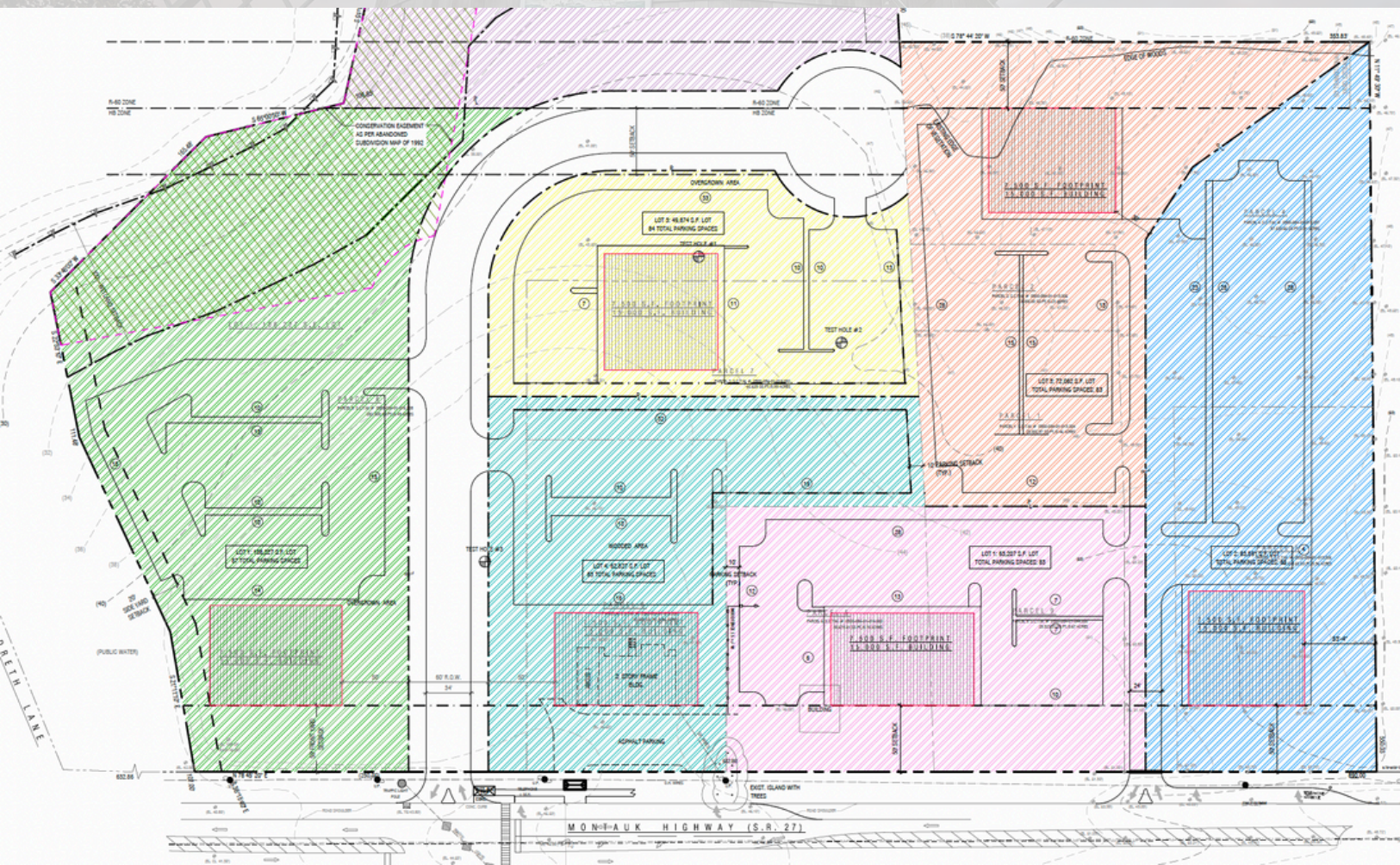
- Average Annual Daily Traffic (AADT) of nearly 24,000 vehicles (2023)
- Even higher counts during peak summer months, driven by seasonal tourism and weekend traffic
- Prime frontage along Montauk Highway, offering exceptional visibility and access

Income-Driven Market

Bridgehampton is one of the most affluent trade areas in the country:

- \$290K+ average household income within 1 mile
- Over 10% of households earn \$500K+ within 5 miles
- Dense concentration of second-home owners and high net worth consumers

Site Map



Bridgehampton, NY

For More Information
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