

670 MONTAUK HWY, WATER MILL

# Prime Restaurant Opportunity

Lease & Equipment Available to Purchase  
Two Dining Rooms, Two Bars, Outdoor Patio



COMPASS  
COMMERCIAL



## Key Details

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*Opportunity for a new operator to purchase the long-term lease on this fully equipped and renovated restaurant with one of the greatest Highway exposures in all the Hamptons.*

**670 Montauk Hwy** is nestled in Watermill Square with a complimentary mix of highway exposure, renovated interior / exterior, & approval for 53 outdoor dining seats (107 dining seats total). Extensive parking accommodate the mix of luxury & utility tenants drawing year-round & all day interest. This site also benefits from the new 38 unit luxury townhome complex just down the road.

The **1,647sf large dining room** is comprised of an open dining room with window walls, an extended bar, and two powder rooms. The **1,710sf** private dining area / bar and kitchen provides broader patron experience options, a fully equipped kitchen, two walk-ins, a prep kitchen, and powder room.

Surrounding Neighbors:

USPS Water Mill, Suki Zuki, Green Thumb, Hampton Kitchen, Calissa, Bistro Ete, Hampton Coffee, Tracy Anderson Method, Watermill Pilates, Water Mill Wine & Spirits, Joy Salon

Base Rent & Key Money Ask Upon Request

**Contact the Hamptons Commercial RE Team for additional information.**

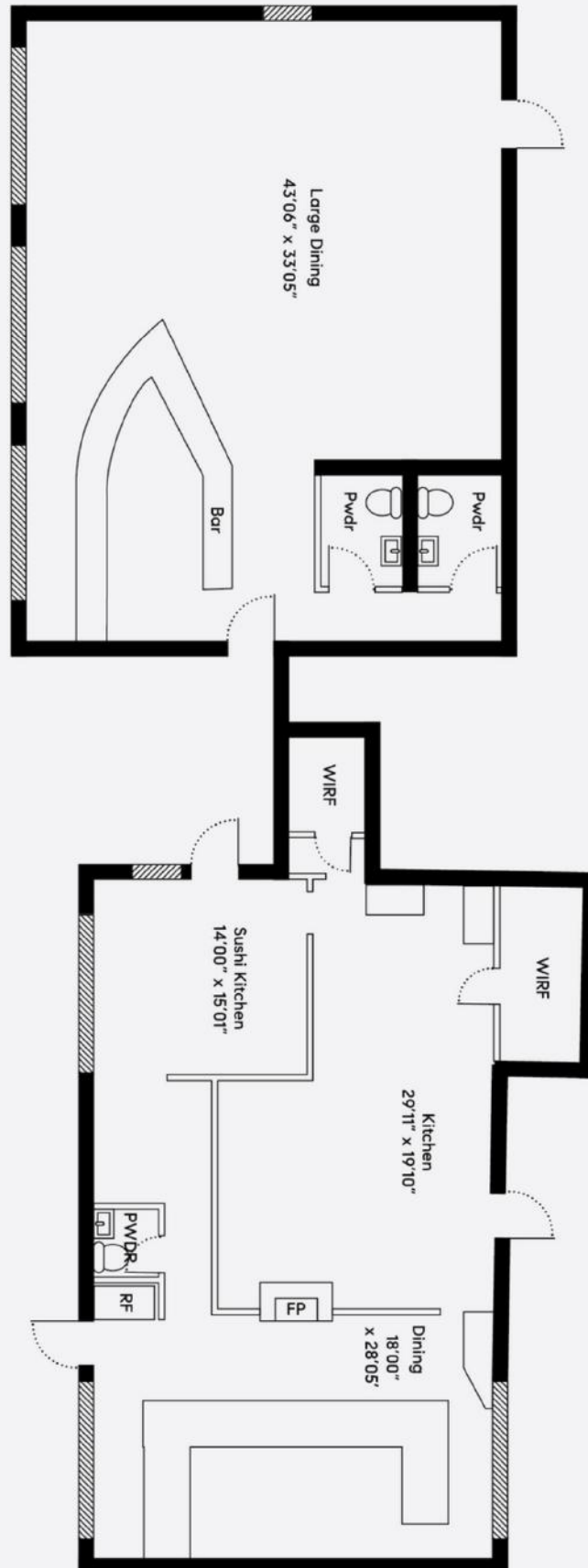












Large Dining:  
1,647 sq ft  
Kitchen and Small Dining:  
1,710 sq ft

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.

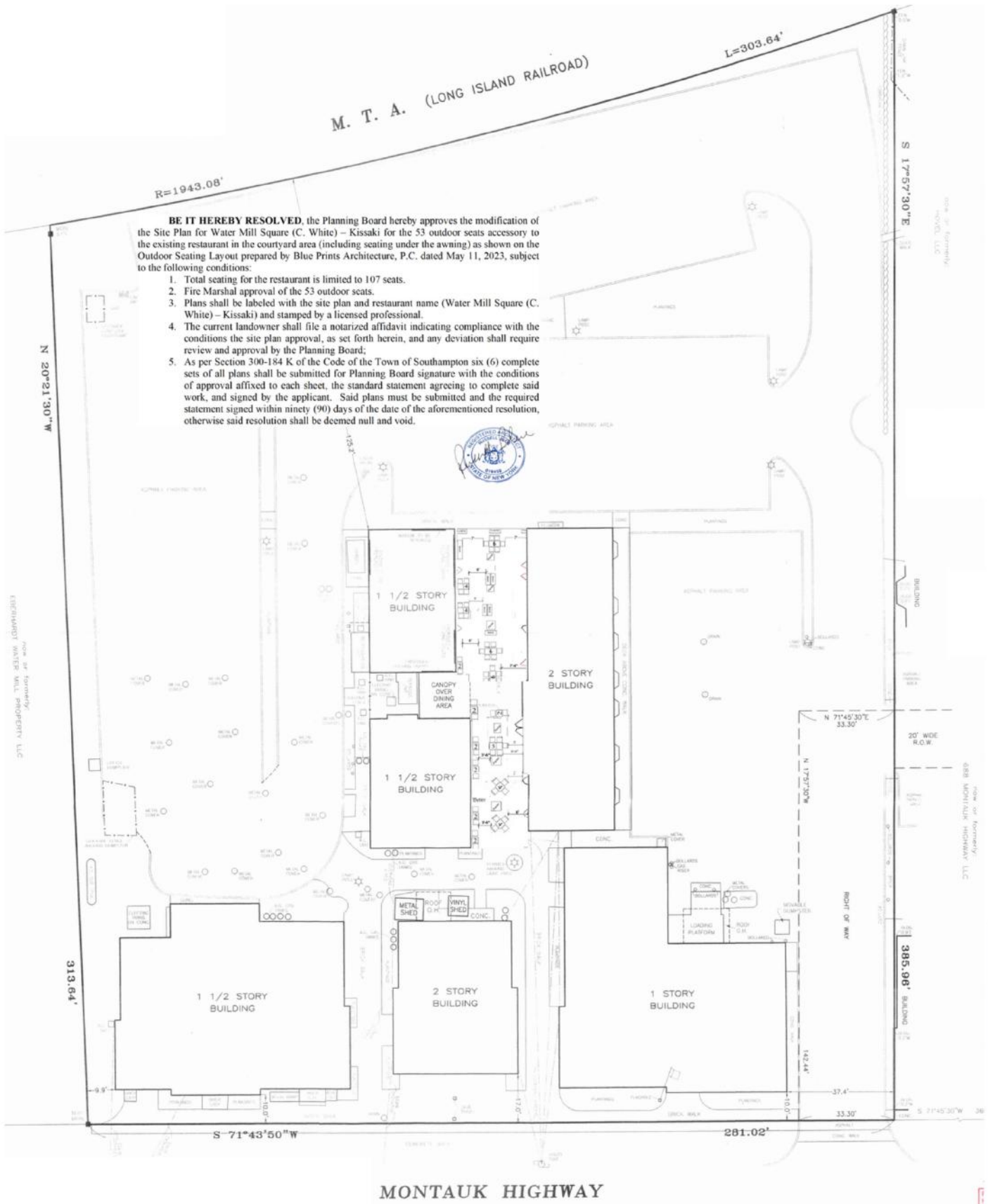


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**Apprx SqFt:  
3,357**

# Site Plan

# 670 Montauk Hwy, Water Mill



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**Apprx Acreage:  
2.287**



## 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%)

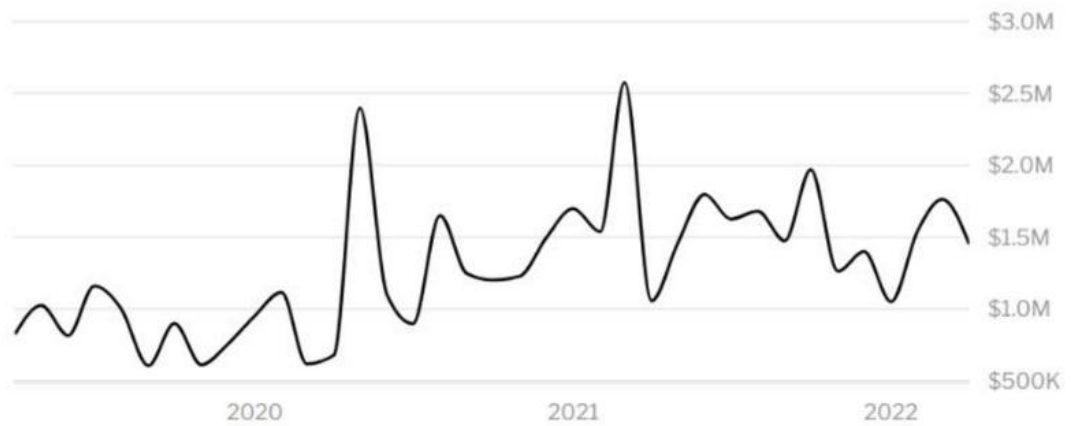
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

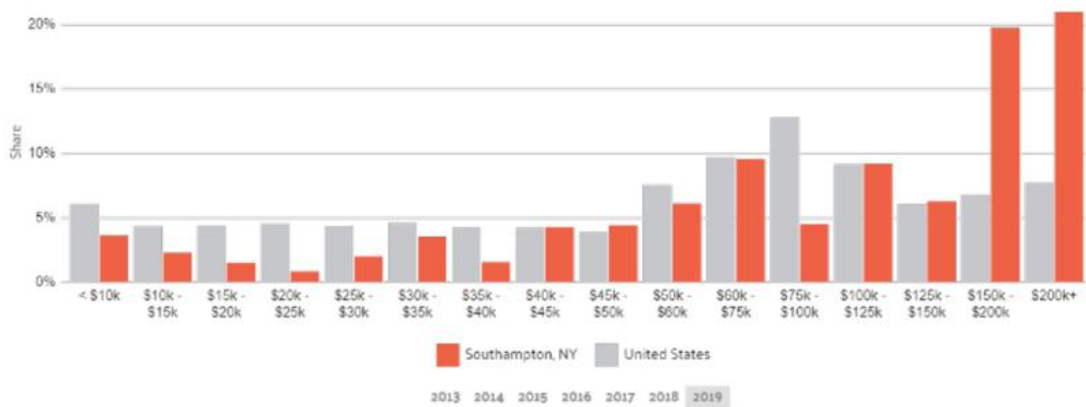
Two+ (Non-Hispanic) (0.974%)

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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