

363 BEACH RD, HAMPTON BAYS

Premier Waterfront Hospitality Venue

Unmatched Ocean & Bay Views with Expansive Wraparound Deck



COMPASS
COMMERCIAL



Key Details

The Most Extensive Restaurant and Bar Available on the East End

Welcome to **363 Beach Road**, the most expansive restaurant and bar opportunity on the East End, offering an unmatched combination of **stunning ocean / bay views, a renovated layout**, & a prime location in the heart of the new "Hampton Bays." This venue is poised to be a focal point for both daytime & nighttime activities, drawing a **vibrant crowd** that is transforming the Hamptons scene.

With **8,160sf** of space, including **3,391sf** of indoor dining and **4,769sf** of wraparound outdoor decking, the property offers an impressive **525-person capacity**, making it ideal for high-volume concepts. Guests can enjoy 150 indoor seats and an expansive 375-person outdoor bar with *breathhtaking views of Shinnecock Bay, Shinnecock Canal, Atlantic Ocean, and Ponquogue Bridge*. The venue's unparalleled sunset views create the perfect backdrop for an unforgettable experience.

Situated directly across from the beach, this location provides a built-in clientele of beachgoers & tourists throughout the day, which seamlessly transitions into a vibrant nighttime scene. This incredible accessibility ensures a steady flow of patrons seeking both dining and leisure. The occupant can also lease the retail storefronts on the first floor; complementing the restaurant offerings creating additional business potential.

Whether it's a private celebration, a corporate event, or a wedding, the venue offers **versatile event spaces** designed to accommodate a variety of occasions. Its spacious wraparound deck, multiple bars, and open dining areas are perfect for hosting **spectacular private and public events**.

Potential exists to retrofit the commercial fish processing & approximately 18 boat slips in the marina pending Town & DEC approvals.

Join the evolving Hampton Bays scene and make your mark with an iconic property designed for both luxury and high-capacity dining. This is truly a premier destination for those looking to create a one-of-a-kind culinary and entertainment experience.

Price Upon Request.

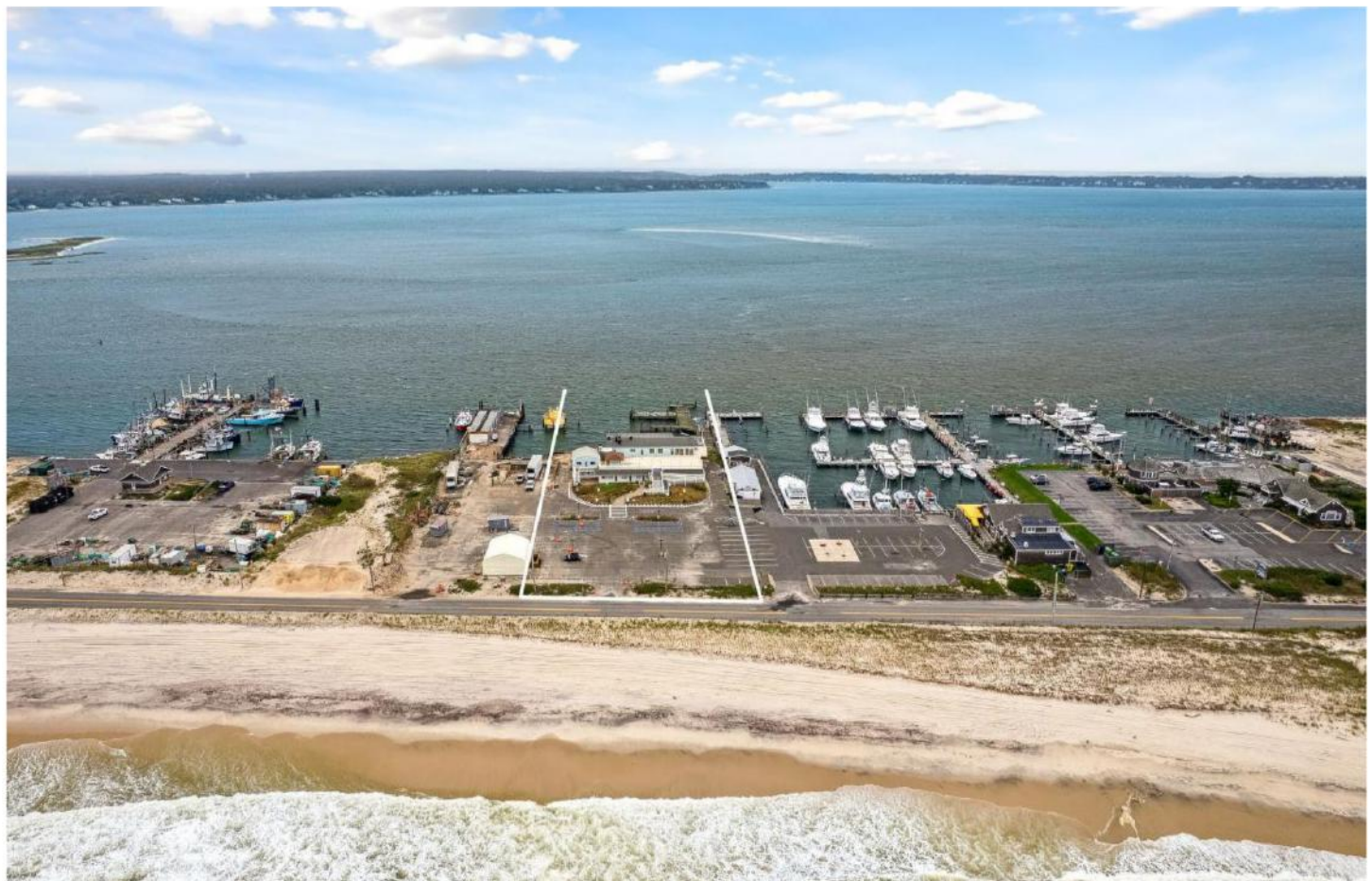
Please inquire with the Hamptons Commercial RE Team for additional information.

Property Tax ID #: 473689 364.000-0001-004.000

2023 Town Tax Bill: \$41,974.60











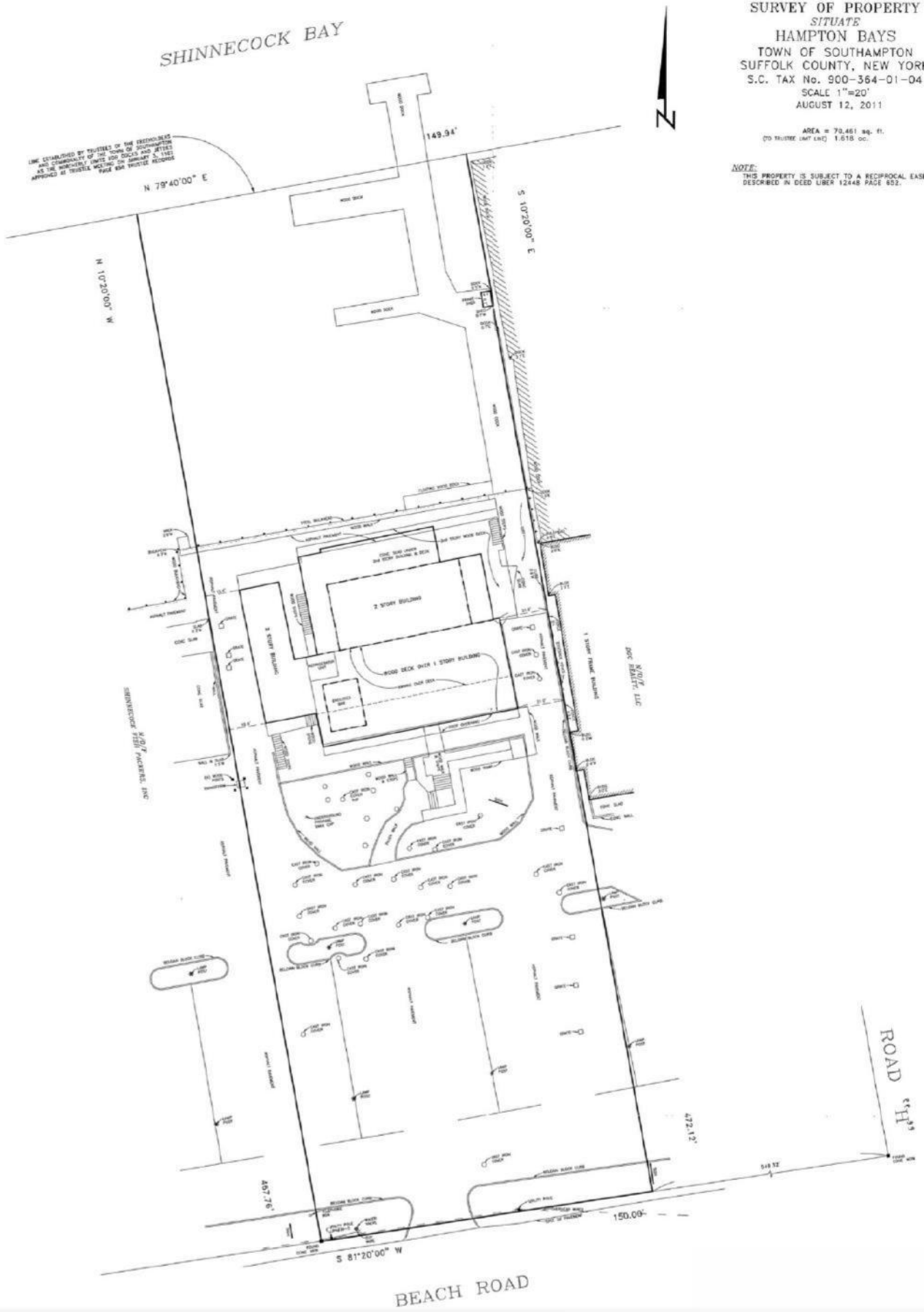






Survey

363 Beach Rd, Hampton Bays



SURVEY OF PROPERTY
 SITUATE
 HAMPTON BAYS
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C. TAX No. 900-364-01-04
 SCALE 1"=20'
 AUGUST 12, 2011

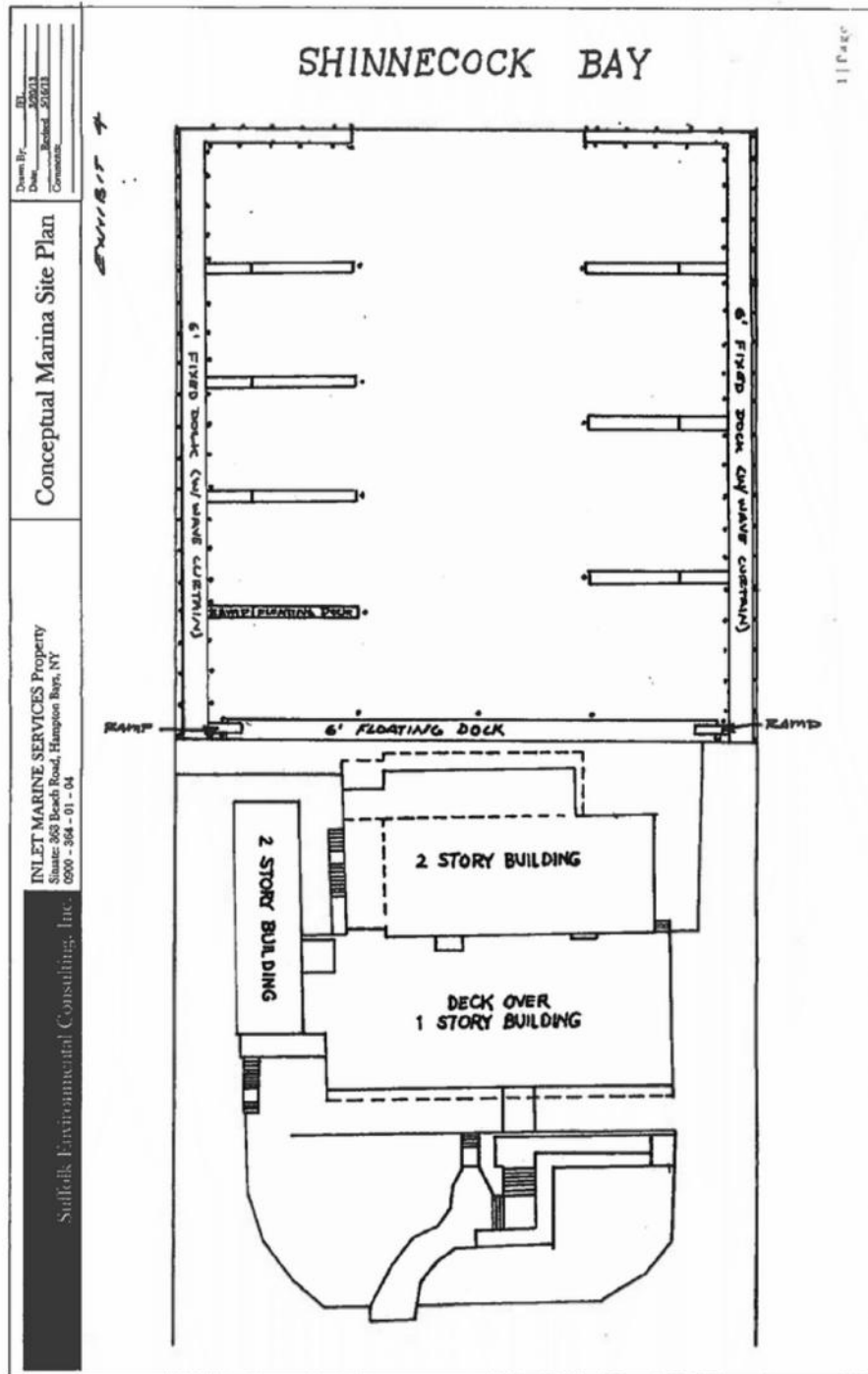
AREA = 70,461 sq. ft.
 (70 THIRTEEN (13) AND 1) 618 AC.

NOTE:
 THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT AS
 DESCRIBED IN DEED LIBER 12448 PAGE 652.



**HAMPTONS COMMERCIAL
 REAL ESTATE TEAM**

**Apprx Acreage:
 1.6**



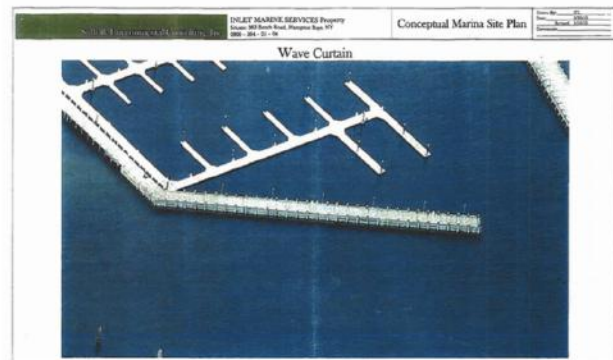
Drawn By: [Name]
 Date: [Date]
 Revised: [Date]
 Comments:

Conceptual Marina Site Plan

INLET MARINE SERVICES Property
 363 Beach Road, Hampton Bays, NY
 0900 - 364 - 01 - 04

Suffolk Environmental Consulting, Inc.

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HAMPTONS COMMERCIAL
 REAL ESTATE TEAM

Apprx Acreage:
 1.6



Town of Southampton
Department of Land Management
Building and Zoning Division

CERTIFICATE OF OCCUPANCY

BUILDING CONSTRUCTION ORDINANCE CHAPTER 123 ARTICLE II 123-18.B.

April 27, 2012

NO: C120095

PERMIT NO:

OWNER: Beach Rd Associates, LLC

ADDRESS: c/o Marcus & Pollack LLC
708 Third Ave FL 11
New York NY 10017

This is to certify that the

New () Altered () Addition () Pre-Existing (X) Updated () Building

Located

Northside # 363 Beach Road, South of Shinnecock Bay, Hampton Bays

has been COMPLETED substantially to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the OCCUPANCY of building(s) or structure(s) for the following purposes:

This certificate supercedes all previously issued certificates.

USE

Whole sale fish storage, restaurant, accessory retail uses. Other structures approved by the following certificates: C10072 - storage addition, C45765 - alteration, mansard roof to restaurant & commercial fishery, C1442 - storage addition, C30536 - platform w/roof-fishery, A070761 - repair/renovatin of restaurant, decks, roof, window/doors.

Construction Type:

Total No. of Bedrooms: N/A
No. of Bedrooms in Basement: N/A
No of Buildings: 03
ZBA Decision(s): 4116
9338
5427
131

Michael J. Benincasa, Chief Building Inspector



Town of Southampton
Department of Land Management
Building and Zoning Division

CERTIFICATE OF COMPLIANCE

ZONING ORDINANCE CHAPTER 330 article XX 330-177.E.

May 25, 2012

NO: A120494
PERMIT NO: P067347
OWNER: Beach Rd Associates, LLC
ADDRESS: c/o Marcus & Pollack LLC
708 Third Ave FL 11
New York NY 10017

This is to certify that the structure

New (X)

Altered ()

Addition ()

Located

Northside # 363 Beach Road, South of Shinnecock Bay, Hampton
Bays

has been COMPLETED substantially according to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the USE of building(s) or structure(s) for the following purposes:

USE

Change Of tenancy from Top Of Warf to Hamptons Quarters Beach Bar & Grill. Mixed occupancy group (M), A-Z, S, Type 5 construction

Total No. of Bedrooms: N/A

No. of Bedrooms in Basement: N/A

No of Buildings: 00

ZBA Decision(s): 9338

5427

131

4116

Michael J. Benincasa, Chief Building Inspector



Town of Southampton
Department of Land Management
Building and Zoning Division

CERTIFICATE OF OCCUPANCY

BUILDING CONSTRUCTION ORDINANCE CHAPTER 123 ARTICLE II 123-18.B.

July 13, 2012

NO: C120178
PERMIT NO:
OWNER: Beach Road Associates LLC
ADDRESS: 445 Hamilton Ave FL 14
White Plains NY 10601

This is to certify that the

New () Altered () Addition () Pre-Existing () Updated (X) Building

Located

Northside # 363 Beach Road, South of Shinnecock Bay, Hampton
Bays

has been COMPLETED substantially to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the OCCUPANCY of building(s) or structure(s) for the following purposes:

This certificate supercedes all previously issued certificates.

USE

Hampton Quarter Restaurant & Bar, accessory retail use, wholesale fish storage, other structures approved by the following certificates, C10072, C1442 Storage addition, C45765-alteration, mansard roof to restaurant & commercial fisherm C30536-platform w/roof decks, roof windows/doors. Group A2 M S occupancy Type 5Bconstruction

Construction Type:

Total No. of Bedrooms: N/A
No. of Bedrooms in Basement: N/A
No of Buildings: 02
ZBA Decision(s): 4116
9338
5427
131

Michael J. Benincasa, Chief Building Inspector

Hampton Bays

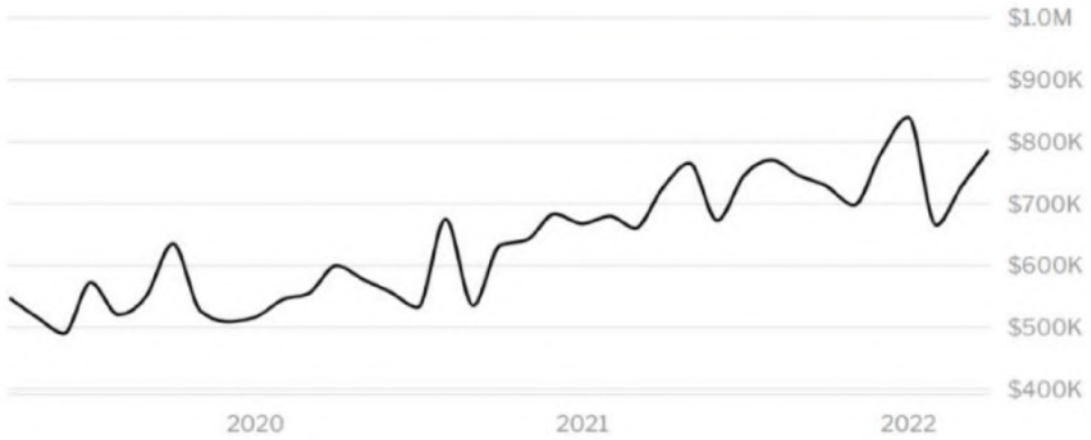
Hampton Bays is a Hamlet in the Town of Southampton, NY just 78 miles east of Manhattan. It was originally settled as "Good Ground" in 1740 right where the downtown sits today. The name "Hampton Bays" was taken up in 1922 to resemble the names of neighboring hamlets - Southampton, Westhampton, and more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

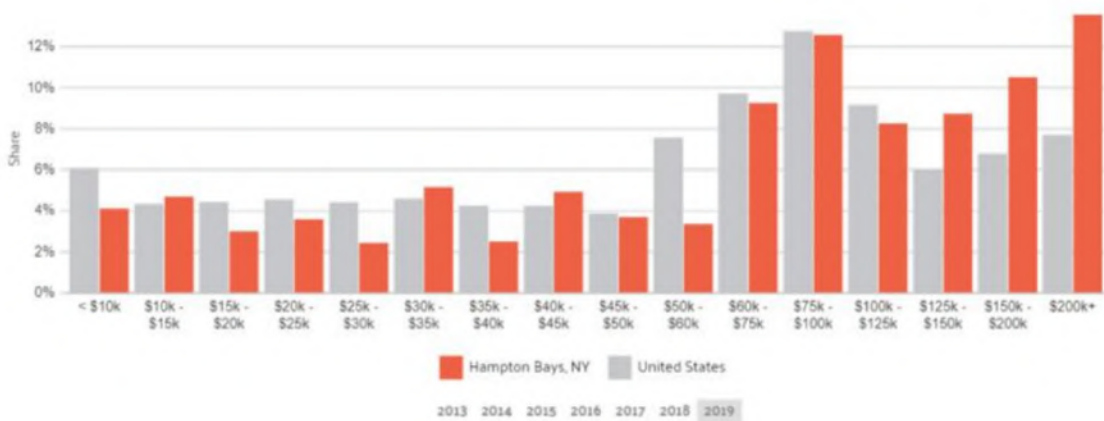
The 5 largest ethnic groups in Hampton Bays, NY are
White (Non-Hispanic) (63.6%),
White (Hispanic) (24%),
Other (Hispanic) (8.8%),
Black or African American (Non-Hispanic) (1.14%)
and Two+ (Non-Hispanic) (1.14%)

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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