



HAMPTONS COMMERCIAL RE
ADVISORY TEAM

FOR LEASE

2 Main St
Sag Harbor



High Visibility Boutique Space

Maximize your brand's visibility in this standout 744sf retail space featuring rare frontage on three separate roads. Situated in a high-traffic building alongside a food shop and a full-service restaurant, this location ensures constant exposure and excellent pedestrian synergy from every angle. The 620sf main floor is bathed in natural light from three large southern windows, creating an inviting atmosphere for any boutique or lifestyle concept. Two separate entrances offer flexible customer flow, while two half baths and a dedicated 124sf 2nd Fl storage / office area provide essential functional support. Operations are made effortless with rear-loading double doors and the highly coveted perk of private employee parking. This is a bright, versatile, and strategically positioned space ready for its next premier tenant.

SURROUNDING TENANTS:

Tutto il Giorno, K Pasa, Grindstone Donuts, Sag Harbor Gym, M&T Bank, Sen, Road to Nowhere, Faherty

744
SQUARE FEET

\$60,000/season + NNN
LISTING PRICE



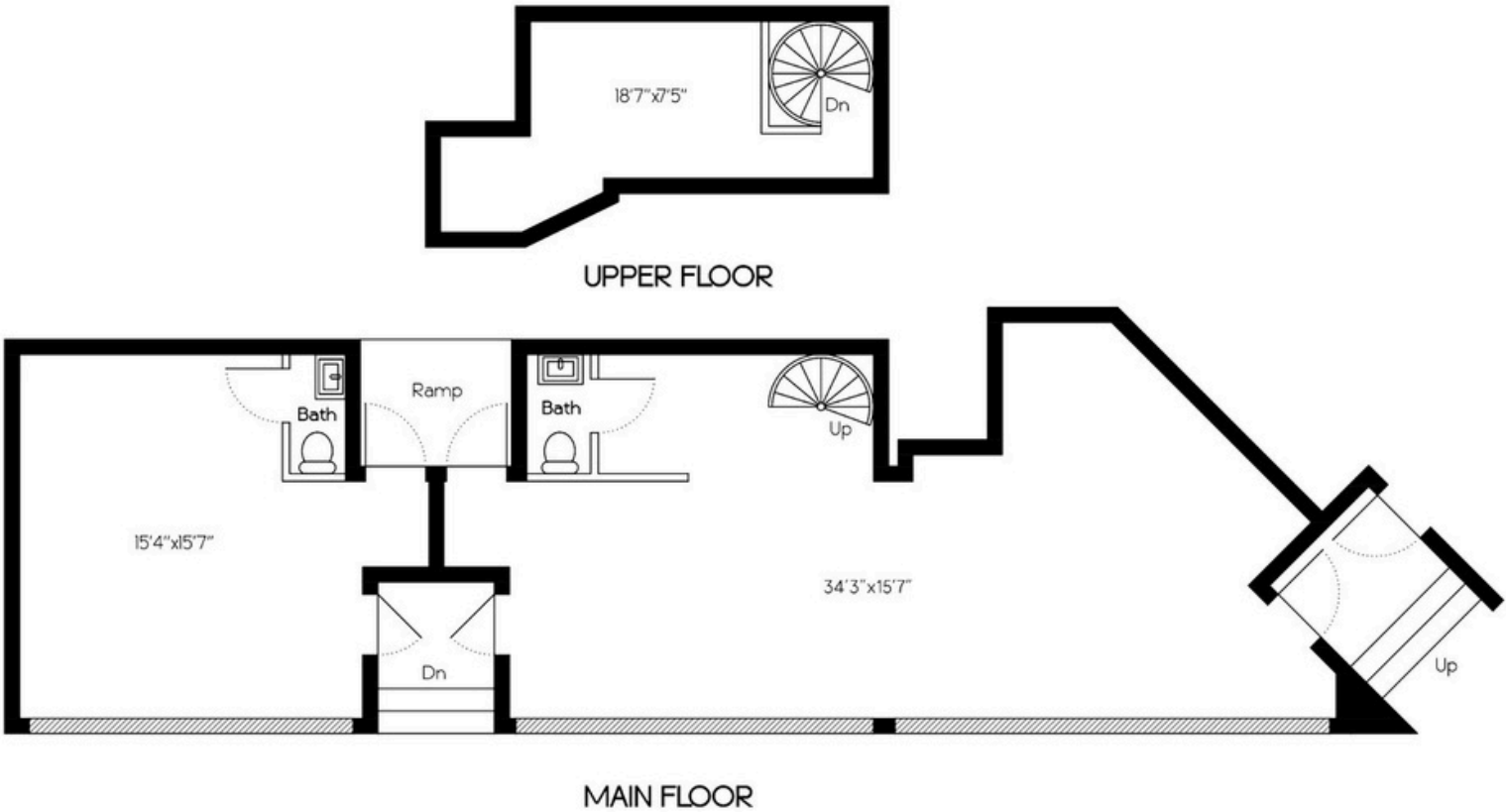
The Hamptons Commercial Real Estate Team

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COMPASS

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Main Floor SqFt: 620
Upper Floor SqFt: 124

Disclaimer: All dimensions and floor plan layouts are approximate and for illustrative purposes only. No guarantee, warranty, or representation is made as to the accuracy, completeness, or scaling of the floor plan. All parties should independently verify all information.



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Apprx SqFt:
620



BAY STREET

- 1 Bay Street Theater
- 2 Sag Harbor Gym
- 3 Salon Xavier
- 4 Carissa's the Bakery
- 5 Sag Harbor Nail
- 6 Happy Feet
- 7 Dime Community Bank
- 8 Dopo la Spiaggia
- 9 Goop
- 10 Harbor Pets
- 11 Sag Harbor Tavern
- 12 Long Wharf Wines & Spirits
- 13 Sag Harbor Florist

WASHINGTON STREET

- 14 Blooming Shells
- 15 Le Lampade
- 16 Salt House Mercantile
- 17 LOVE BINETTI
- 18 Obligato
- 19 Joey Wölffer

LONG ISLAND AVENUE

- 20 United States Postal Service
- 21 Choppin Charles Barber
- 22 The Little Red Planet
- 23 Post House

LONG WHARF

- 24 The Dock House
- 25 Le Bilboquet
- 26 Ava's & Around Again
- 27 Big Olaf
- 28 Royal Charters

MADISON STREET

- 29 LoveShackFancy
- 30 DÖEN
- 31 JANGEORGE
- 32 Bloom
- 33 Sage & Madison
- 34 Via Coquina
- 35 Il Capuccino

DIVISION STREET

- 36 Murf's Backstreet Tavern
- 37 Sag Harbor Beverage
- 38 What the Falafel
- 39 Nikki's Not Dog Stand
- 40 Cavanola's Gourmet Cheese
- 41 Scarlett Rose Salon
- 42 Amy's Hardware Store

MAIN STREET

- 43 Comer Bar
- 44 Henry Lehr
- 45 Sag Pizza
- 46 BROdenim
- 47 Sylvester & Co.
- 48 Monika Olko Gallery
- 49 Goldberg's Bagels
- 50 Jack's Stir Brew Coffee
- 51 Sag Harbor Variety Store
- 52 Sag Harbor Pharmacy
- 53 Lulu Kitchen & Bar
- 54 BuddhaBerry
- 55 Southern Tide
- 56 Matriark
- 57 Apple Bank
- 58 In Home
- 59 Fishers Home Furnishings
- 60 Stella & Ruby
- 61 Annabel the Shop
- 62 Merrell Soule Architects
- 63 TWP
- 64 M&T Bank
- 65 The UPS Store
- 66 K Pasa
- 67 Yummylicious
- 68 Espresso Da Asporto
- 69 Sag Harbor Laundry
- 70 White's Apothecary
- 71 Sara Nightingale Gallery

- 72 Grenning Gallery
- 73 Romany Kramoris Gallery
- 74 Julie Keyes Gallery
- 75 Sen
- 76 Vin Sur Vingt Bistro
- 77 Black Swan Antiques
- 78 Flying Point Surf Boutique
- 79 Flying Point in the Harbor
- 80 Mark Borghi
- 81 Road to Nowhere
- 82 The American Hotel
- 83 Schiavoni's Market Inc.
- 84 Sag Harbor Liquor Store
- 85 Faherty
- 86 eLTacobar
- 87 Tulla Booth Gallery
- 88 Emporium Hardware
- 89 Pilates of Sag Harbor
- 90 Thriftknd
- 91 Illusions
- 92 Leonard Frisbie
- 93 SagTown Coffee
- 94 Sag Mane Salon
- 95 Frances Valentine
- 96 Matta
- 97 Compass Real Estate
- 98 Sag Harbor Cinema
- 99 The Green Room
- 100 Page at 63 Main
- 101 Flashbacks
- 102 The Wharf Shop

- 103 Kites of the Harbor
- 104 Epic Martial Arts
- 105 Land Shark
- 106 ETHEL + ROW
- 107 Comerford Collection
- 108 Leallo
- 109 Chase Bank
- 110 Grindstone Coffee & Donuts
- 111 Sag Harbor Books
- 112 Provision Market & Cafe
- 113 Tutto il Giorno
- 114 Urban Zen

BRIDGE STREET

- 115 Elements Barre Fit
- 116 Yoga Shanti
- 117 Sag Harbor Veterinary Clinic
- 118 Esthetic Hamptons
- 119 Warren Tricomi Salon

WEST WATER STREET

- 120 Harbor Shop
- 121 Sing City
- 122 Cluckman's
- 123 Beacon

SPRING STREET

- 124 Kidd Squid Brewing
- 125 Sag Harbor Garden Center