

RESTAURANT | RETAIL | OFFICE SPACES AVAILABLE

Feather Hill Village | 53345 Main Road Southold, NY 11971

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



Feather Hill Village | 53345 Main Road Southold, NY 11971

Building # 3 Restaurant Size:	1,000 SF	Lot Size:	3.15 Acres
Building #5 Office/Retail Size:	300 SF	Zoning:	HB (Hamlet Business)
Building #9 Office/Retail Size:	400 SF	Lease Rate:	Price on Request

For more information, contact Exclusive Listing Agent, Mike Lightcap

Property Overview

Position your business in the heart of one of the North Fork's most established and desirable communities. Feather Hill Village Shopping Center offers a rare opportunity to lease space in a well-maintained neighborhood center along highly traveled Main Road (Route 25) in Southold, providing outstanding visibility, convenient access, and a steady mix of local and seasonal traffic.

The center benefits from dual access points with entrances from both Main Road and Travelers Street, allowing for easy ingress and egress for customers, employees, and deliveries. Ample on-site parking accommodates shoppers, clients, and staff, creating a convenient and welcoming environment for a variety of retail, restaurant, and professional office users. Southold is widely recognized for its charming downtown atmosphere, thriving local business community, renowned vineyards, waterfront attractions, and year-round residential population. As one of the North Fork's premier destinations, the area attracts residents, tourists, and second-home owners seeking a unique blend of small-town character and vibrant commercial activity. Units Available Include:

Building 3 | Turnkey Restaurant | ±1,000 SF

An exceptional opportunity for a restaurant, café, bakery, or specialty food operator. This fully equipped turnkey restaurant space features indoor dining, outdoor seating, a nicely appointed commercial kitchen, a walk-in refrigeration box, and a full basement providing substantial storage capacity. The space is ideally suited for an operator seeking a move-in-ready location within an established shopping center serving both local residents and seasonal visitors.

Building 5, Unit 3 | Retail or Office Space | ±400 SF

Efficient and versatile retail or office space ideal for professional services, boutique retail, personal care, specialty uses, or satellite office operations. The unit offers excellent visibility within the center along with a full basement for additional storage, inventory, or operational support.

Building 9 | Retail or Office Space | ±300 SF

A functional space well-suited for a small office, consulting practice, service-based business, or specialty retail use. The unit includes a full basement, providing valuable storage and support space not commonly available in spaces of this size.

Exclusively represented by:

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

COMPLETE HIGHLIGHTS

Feather Hill Village | 53345 Main Road Southold, NY 11971



Property Highlights

- Established Shopping Center | Located within the well-known Feather Hill Village Shopping Center, serving both local residents and seasonal visitors.
- Flexible Lease Opportunities | A variety of spaces are available, accommodating restaurant, retail, and professional office users.
- Turnkey Restaurant Space | The ±1,000 SF restaurant features outdoor seating, a nicely equipped kitchen, walk-in box, and full basement storage.
- Retail or Office Options | Smaller suites provide an ideal setting for boutique retail, professional services, or business offices.
- Basement Storage Included | Each available unit includes basement space for storage, inventory, or operational support.
- Dual Access Points | Convenient entrances from both Main Road and Travelers Street ensure easy customer access.
- Ample On-Site Parking | Generous parking is available for customers, clients, employees, and visitors.
- Exceptional Visibility | Benefit from strong frontage and exposure along one of the North Fork's primary commercial corridors.
- Year-Round Customer Base | Southold's established residential population provides consistent business activity throughout the year.
- Seasonal Tourism Draw | Nearby wineries, beaches, marinas, and attractions bring significant additional traffic to the area.

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TURNKEY RESTAURANT | 1,000 SF



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400 SF RETAIL/OFFICE SPACE AVAILABLE



Feather Hill Village | 53345 Main Road Southold, NY 11971 (Bldg. 5, Unit 3)



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300 SF RETAIL/OFFICE SPACE AVAILABLE



Feather Hill Village | 53345 Main Road Southold, NY 11971 (Bldg. 9)



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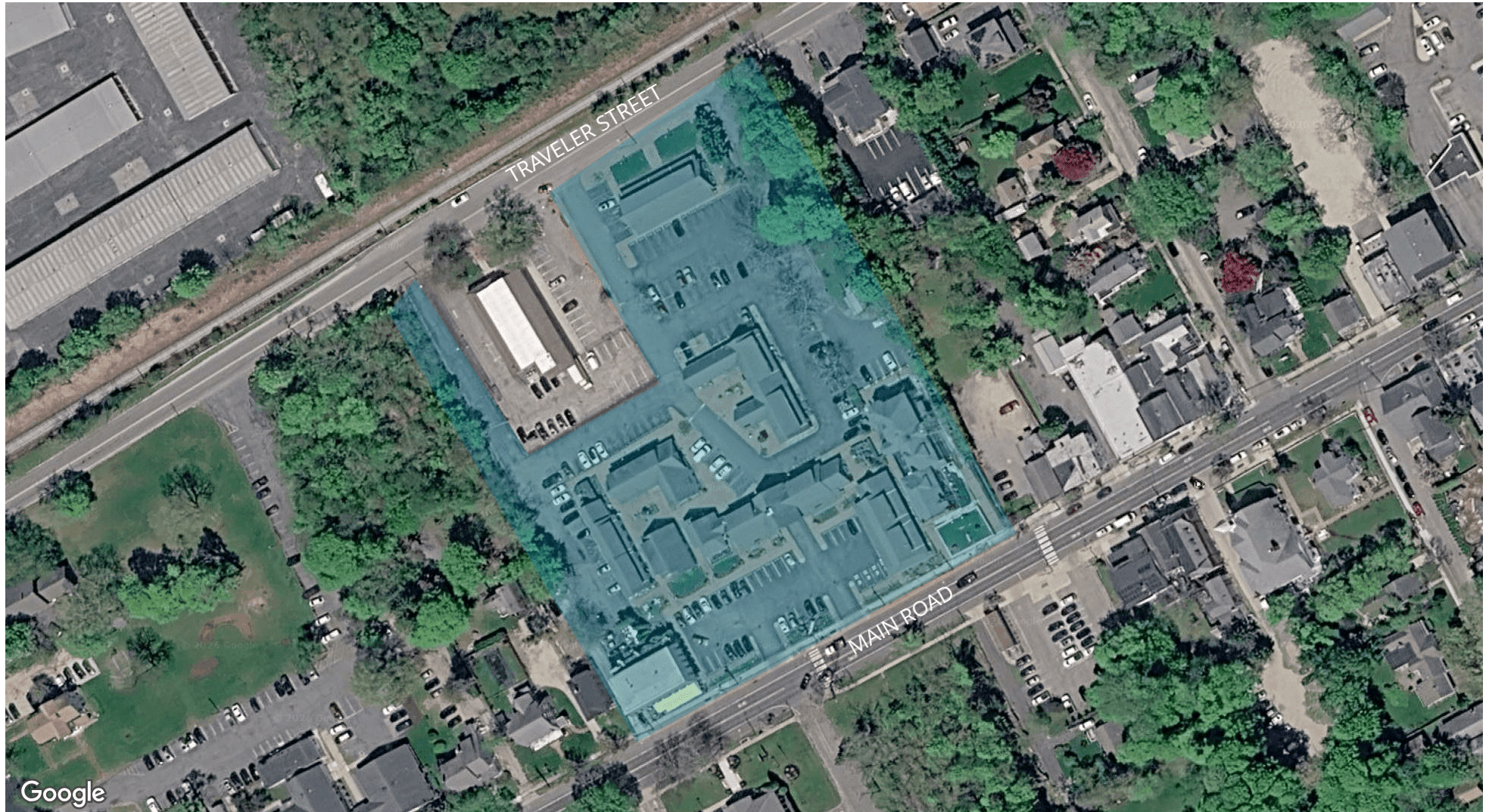
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AERIAL VIEW OF PROPERTY



Feather Hill Village | 53345 Main Road Southold, NY 11971



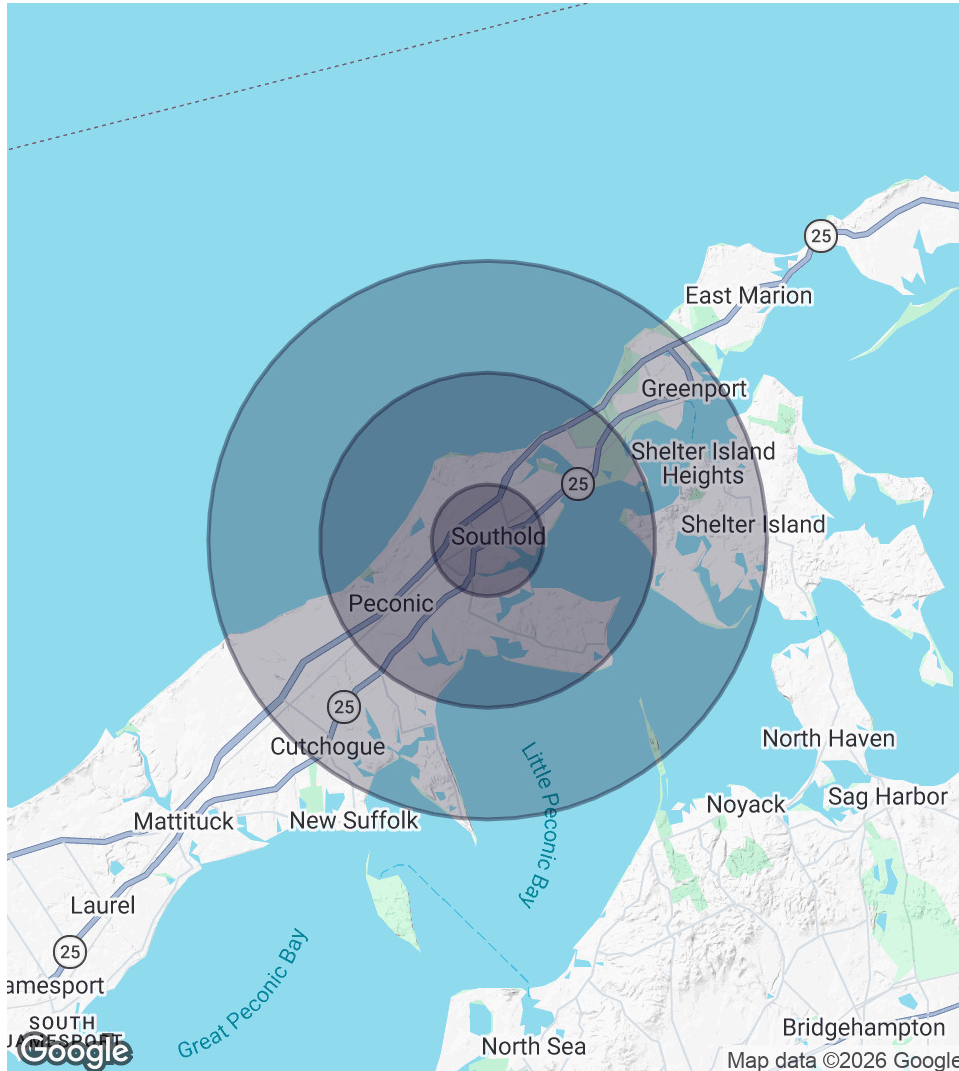
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DEMOGRAPHICS MAP & REPORT

Feather Hill Village | 53345 Main Road Southold, NY 11971



1 Mile Radius

Population

1,569

Households

653

Average HH Income

\$156,574

3 Miles Radius

Population

6,748

Households

2,791

Average HH Income

\$169,223

5 Miles Radius

Population

15,017

Households

6,235

Average HH Income

\$168,050

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We Are Commercial Real Estate

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