

95 CARL FISHER PLZ, MONTAUK

Freestanding Montauk Retail

One of the Most Visible Downtown Montauk Properties



COMPASS
COMMERCIAL



Rare Freestanding Retail Opportunity in Montauk, New York

Highly Visible Montauk Core Location – This 4,150sf free standing retail building has been a beloved fixture in Downtown Montauk, occupied by the same department store for decades. Overlooking Carl Fisher Plaza, Montauk's bustling Downtown Core, the property enjoys premier visibility as traffic flows naturally toward its striking A-frame design and large, sun-lit facade. The space also benefits from stunning evening sunlight, further enhancing the usability of the space.

Flexible Central Business (CB) Zoning – Zoned for CB – Central Business, the building is ideal for a range of uses, including gallery, bank, personal services, and retail. Its clear-span A-frame structure and expansive front wall of windows provide an open, adaptable interior perfect for showcasing products or creating an inviting retail environment.

Globally Recognized Beach Town – Montauk's Downtown is the epitome of a relaxed beach town with upscale appeal, drawing high-spending locals and visitors. Known for its vibrant community events, Carl Fisher Plaza regularly hosts weekly farmers markets, live music, and holiday celebrations, bringing waves of pedestrian traffic and creating a lively atmosphere. This prime location allows tenants to capture Montauk's unique blend of laid-back coastal charm and high-energy commerce.

Rare Lease Opportunity – With its historic presence, excellent sun exposure, and position at the center of Montauk's thriving downtown, this building is ideally suited for businesses looking to establish a prominent brand footprint in the Hamptons. The property's flexible zoning, spacious layout, and seasonal crowd draw make it a valuable opportunity for retail or service establishments eager to capture Montauk's high-demand market.

Surrounding Neighbors:

Streetfood on the Green, Tauck at Trail's End, FedEx, Homeport, Becker Home Center, Landshark, Naturally Good, Alimentari Beach Montauk, M&T Bank, SoulCycle, Montauk Brewing Co.

Price Upon Request

Inquire with the Hamptons Commercial RE Team for additional information.

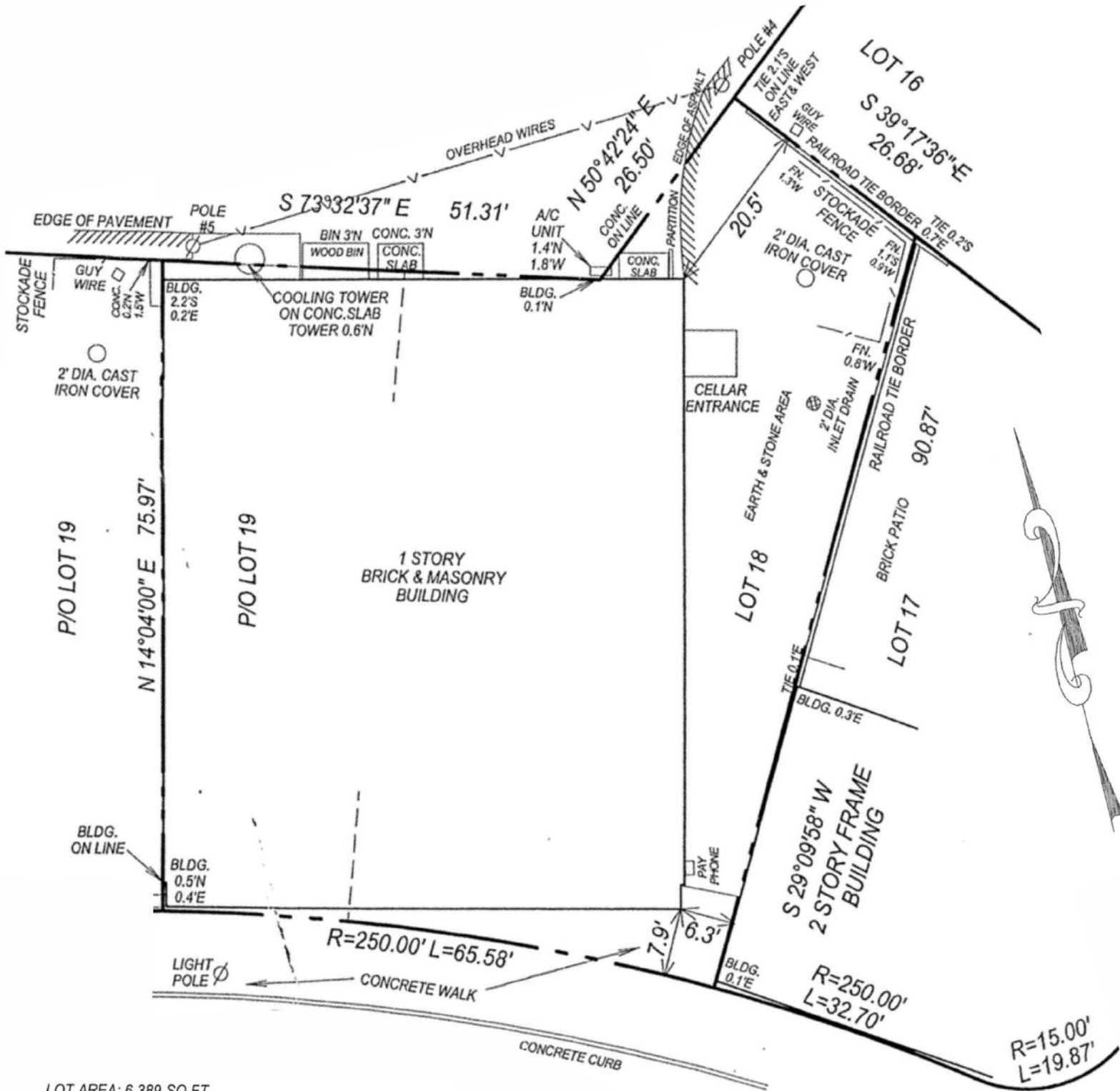












LOT AREA: 6,389 SQ.FT.
 CURRENT ZONING: CB - CENTRAL BUSINESS

ALLOWABLE BUILDING COVERAGE: 3,195 SQ.FT. = 50%
 EXISTING BUILDING COVERAGE: 4,483 SQ.FT. = 70.2%

ALLOWABLE TOTAL LOT COVERAGE: 5,111 SQ.FT. = 80%
 EXISTING TOTAL LOT COVERAGE: 4,546 SQ.FT. = 71.2%



**HAMPTONS COMMERCIAL
 REAL ESTATE TEAM**

**Apprx Acreage:
 0.147**

List of Businesses

MONTAUK HWY NORTH SIDE

- 1 New York Pilates Montauk
- 2 7-Eleven
- 3 Strawberry Fields Flowers & Gifts
- 4 Puff & Putt Family Fun Center
- 5 Montauk General Store
- 6 John's Drive-In
- 7 John's Pancake House
- 8 The Candied Anchor
- 9 Harbor Pet Montauk
- 10 Chase Bank
- 11 Whites Liquor
- 12 Becker Home Center Inc.

MONTAUK HWY SOUTH SIDE

- 13 IGA - Montauk
- 14 Balsam Farms Montauk Market
- 15 Memory Motel & Bar
- 16 Naturally Good
- 17 Pizza Village
- 18 Montauk Corner Store
- 19 Anthony's Pancake House
- 20 Sundae Donuts Montauk
- 21 MTK Lobster House
- 22 M&R DELI
- 23 Hampton Coffee Company
- 24 The Record Shop

SO. ELMWOOD AVE NORTH SIDE

- 25 Left Hand Coffee
- 26 Round Swamp Farm Montauk
- 27 Montauk Beer & Soda
- 28 Montauk Laundromat
- 29 The Montauk Beach House

SO. ELMWOOD AVE SOUTH SIDE

- 30 Malibu Motel
- 31 Sunset Surf Shack
- 32 Aqualina Inn Montauk

EMBASSY ST

- 33 Meli G Deli
- 34 Buongiorno Bakery

SO. EMERSON AVE NORTH SIDE

- 35 Paulie's Tackle
- 36 Sole East Beach

SO. EMERSON AVE SOUTH SIDE

- 37 Ocean Surf Resort
- 38 Montauk Blue Hotel
- 39 Royal Atlantic Beach Resort

SO. EMERY ST

- 40 Harvest on Fort Pond

SO. ERIE AVE

- 41 Blade + Salt Pizza and Good Food
- 42 Montauk Brewing Company
- 43 Street Food



Montauk

SO. ETNA AVE

- 44 Montauk Distilling Co. Tasting Space
- 45 Montauk Seafood Co Inc
- 46 Joni's Cafe
- 47 Goldberg's Bagels
- 48 Continental Market
- 49 Naturally Good Sushi
- 50 Ralph's Italian Ices & Ice Cream

SO. EUCLID AVE

- 51 Fro-Yo & Gelato
- 52 Taok at Trail's End
- 53 United States Postal Service
- 54 Pete's Potting Shed
- 55 Pamela's New Beginning Hair

THE PLAZA

- 56 Montauk Bake Shoppe
- 57 Montauk Liquors & Wines Inc.
- 58 Dime Community Bank
- 59 Deborah Thompson Day Spa
- 60 Fudge N Stuff
- 61 Munch Box
- 62 Henry's Hair Design
- 63 Montauk Flight House
- 64 Homeport
- 65 Whites of Montauk

COMPASS

Montauk

Montauk is the furthest point east on Long Island located just 111 miles east of Manhattan in the Town of East Hampton. The area was settled in 1614 and has held important roles such as; strategic location during WW2, having the oldest cattle ranch in America, and endless recreational opportunities. The estates, beaches, restaurants, shops, parks, preserves, farms, wineries, and proximity to New York City that Montauk has attracts international appeal.

In 2019, Montauk, NY had a population of 3.69k people with a median age of 56.8 and a median household income of \$96,389. Between 2018 and 2019 the population of Montauk grew from 3,655 to 3,685, a 0.821% increase, and its median household income grew from \$95,278 to \$96,389, a 1.17% increase.

The 5 largest ethnic groups in Montauk, NY are:

White (Non-Hispanic) (78.3%)

White (Hispanic) (11.6%)

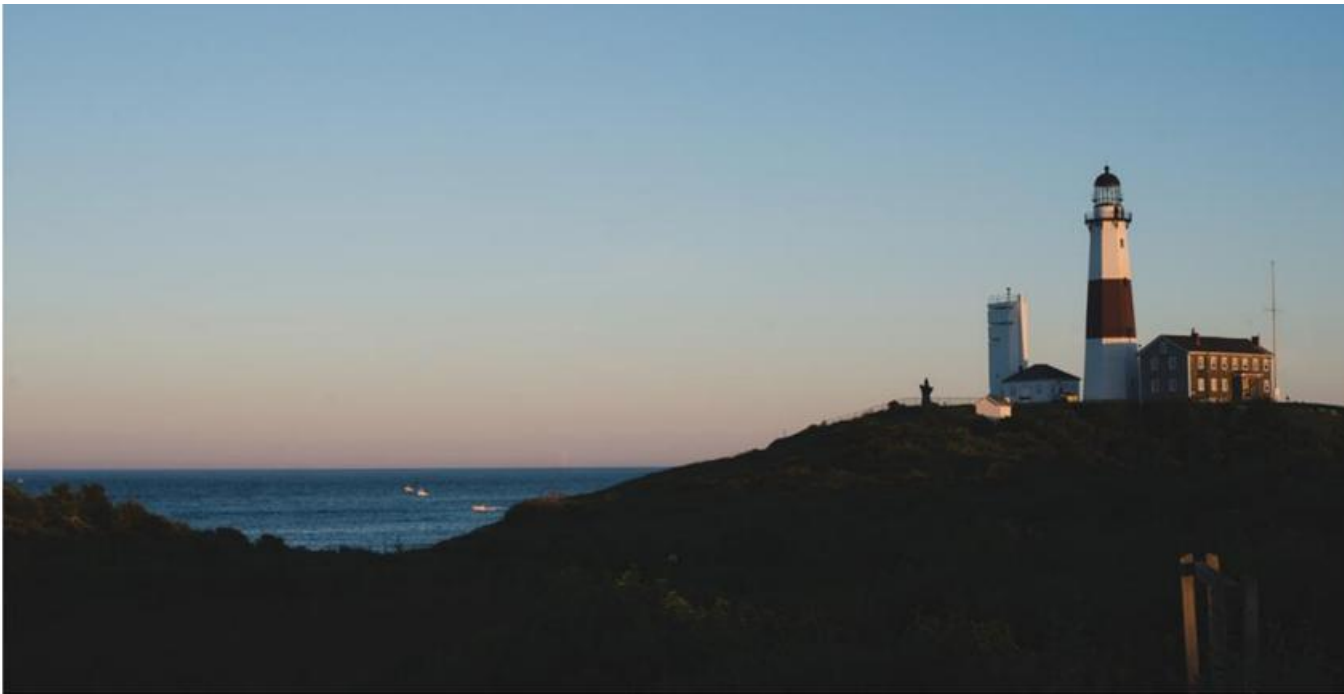
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

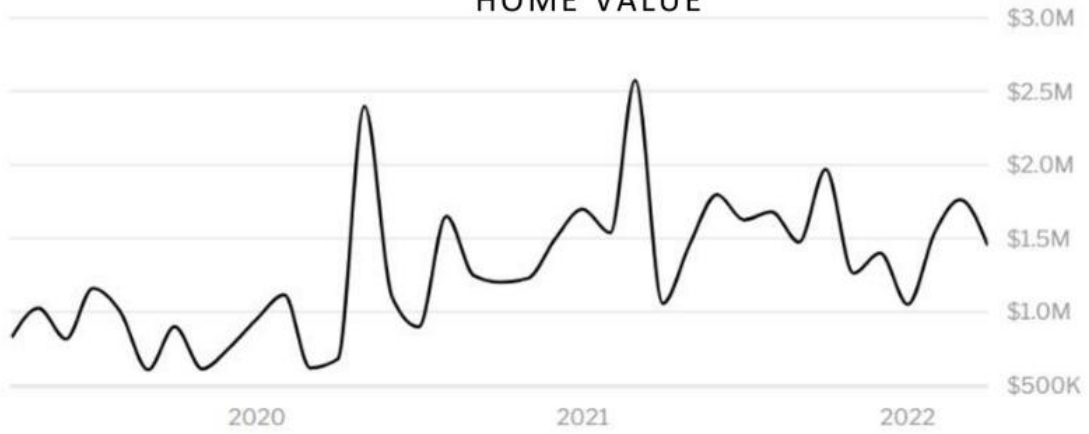
Two+ (Non-Hispanic) (0.974%)

During the 18th and 19th centuries, fishing, farming and ranching were the predominant industries. Montauk was almost turned into an English Style Resort by then-owner Carl Fisher – who designed the Downtown and general layout of Montauk Point. Today, Montauk has the highest concentration of hotels and preserved land in the Hamptons; giving visitors and residents reason to attend the local music festivals, food services, and recreation.

Montauk is served by 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 Montauk and New York City. There is also a small regional airport.



HOME VALUE



INCOME DISTRIBUTION



COMPASS COMMERCIAL



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