



HAMPTONS COMMERCIAL RE
ADVISORY TEAM

FOR LEASE

11 Bridge St, Sag Harbor



Retail End Cap - Prime Location

This **700sf end-cap** occupies a rare 1.05-acre lot in Sag Harbor Village, situated just one block from Main St. Highly visible, the storefront offers max brand exposure in the heart of the village. It serves as a high-impact retail anchor, capturing consistent traffic from both pedestrians and drivers entering the downtown core.

The space features soaring **high ceilings** and an **end-cap** position facing a **serene garden area**, providing a more prominent façade and signage presence than typical units. The **street-facing** orientation is flooded with natural light, creating an inviting atmosphere for a custom build-out. This versatile layout is designed for a premium concept looking to establish a sophisticated storefront.

Uniquely equipped with a private parking lot plus proximity to public lots, the location ensures seamless access for clients. Secure Sag Harbor's most strategic small-format footprint and tailor the space to your brand before the season starts.

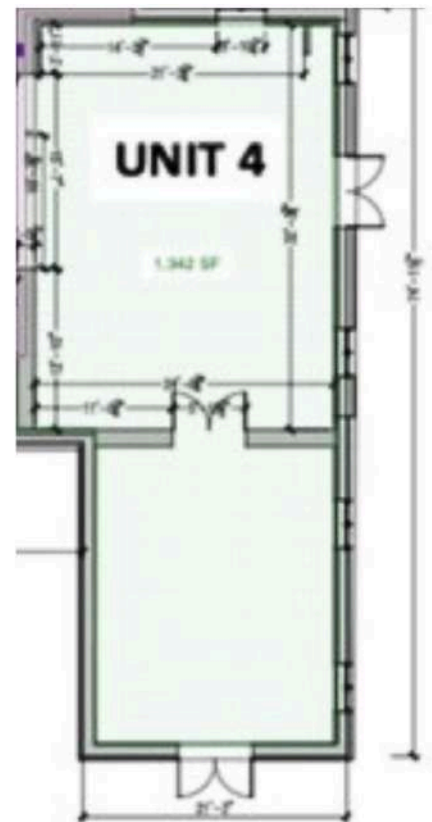
SURROUNDING TENANTS:

USPS, Post House Gym, Cluckman's, Tutto il Giorno, Grindstone Donuts, The American Hotel, Yoga Shanti

700
SQUARE FEET

1.05
LOT SIZE

\$40,000 / season + NNN
LISTING PRICE



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