

# Large Commercial Property in Southampton

## Approved Plans for Medical / Office Build Out



## Key Details

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### *Approved 15,000sf Medical Building Bordering Southampton Village*

Vacant land with approved development plans located just outside of the Village (to the west of the intersection of North Sea Rd & County Rd 39). Proposed 15,000sf office / medical building on a 2.49-acre lot.

The population boom on the East End has brought many more year-round residents who have demanded improved healthcare offerings within proximity to their residences. Similar new medical developments have secured national and local healthcare providers to meet this growing need for healthcare services.

### **Proposed Development at 103 County Rd 39, Southampton:**

- 15,000sf Medical Office
- 2.49-Acres
- 84 Parking Spots
- 30% Max Lot Coverage
- 35ft Max Building Height
- Office District Zoning

#### **Proposed Building #1 - - 6,475sf**

3,465sf First Floor & 3,010sf Second Floor

#### **Proposed Building #2 - - 6,621sf**

3,650sf First Floor & 2,971sf Second Floor

#### **Proposed Lobby Atrium - - 1,904sf**

952sf First Floor & 952sf Second Floor

#### *Surrounding Businesses:*

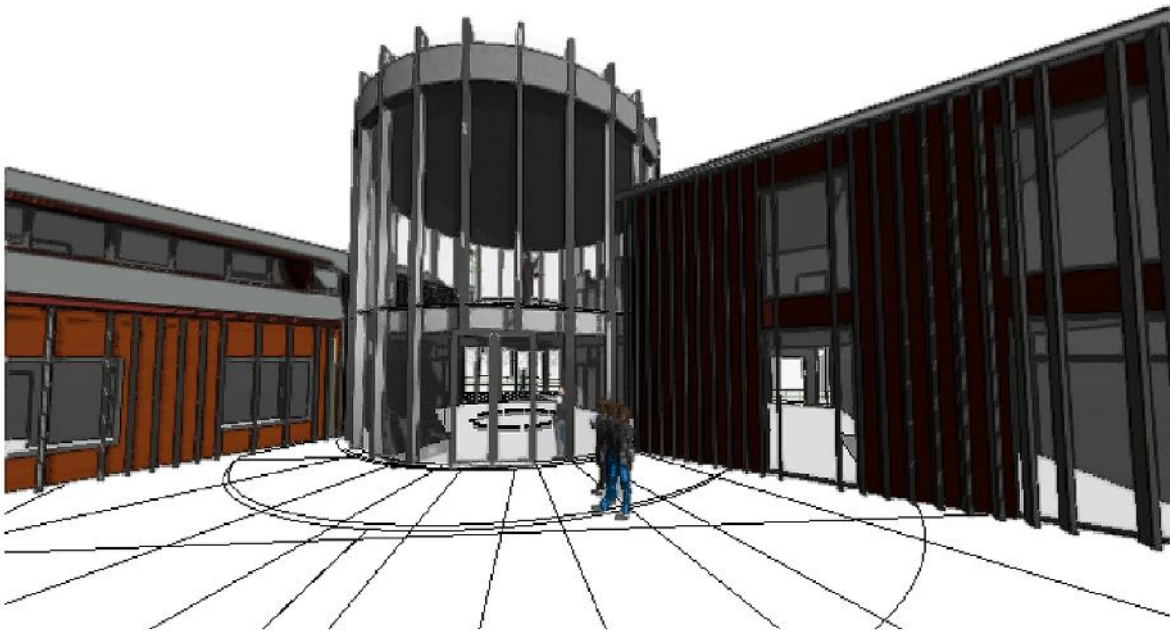
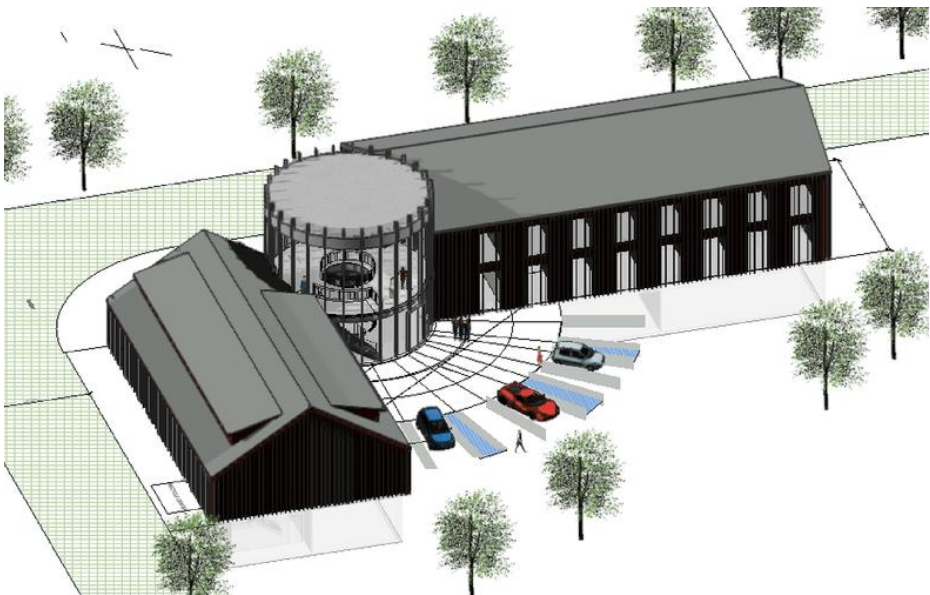
Dunkin', Meineke Car Center, Southampton Tire, Burger King, Zabi's Wines, DiLandro Andrews Engineering, Peconic Beverage, Sandoval Landscaping, Lynch & Bak PLLC, M&T Bank, Clamman Seafood Market, P.C. Richard & Son, Tate's Bake Shop

**Inquire with the Hamptons Commercial RE Team for additional information.**

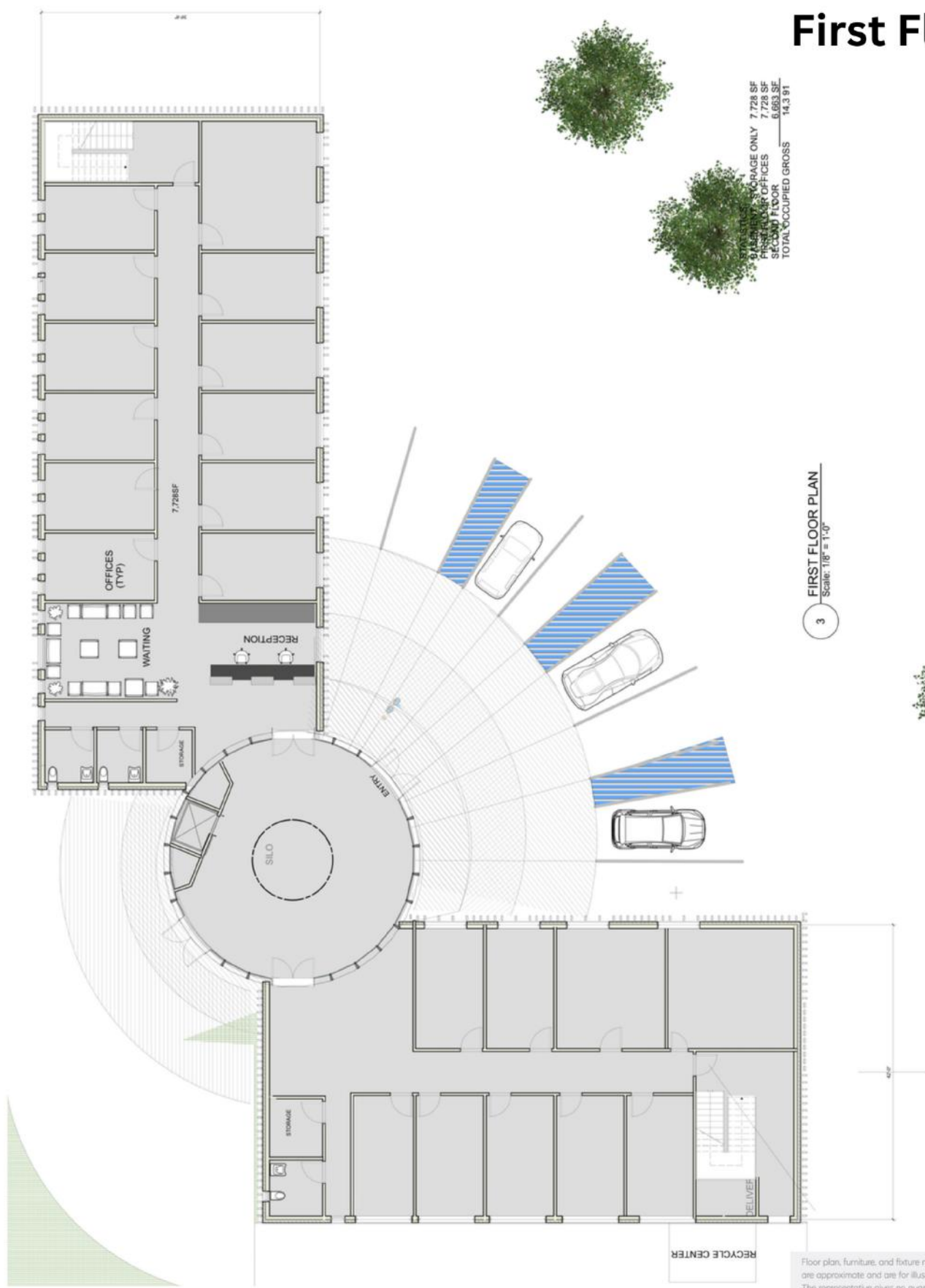








## First Floor

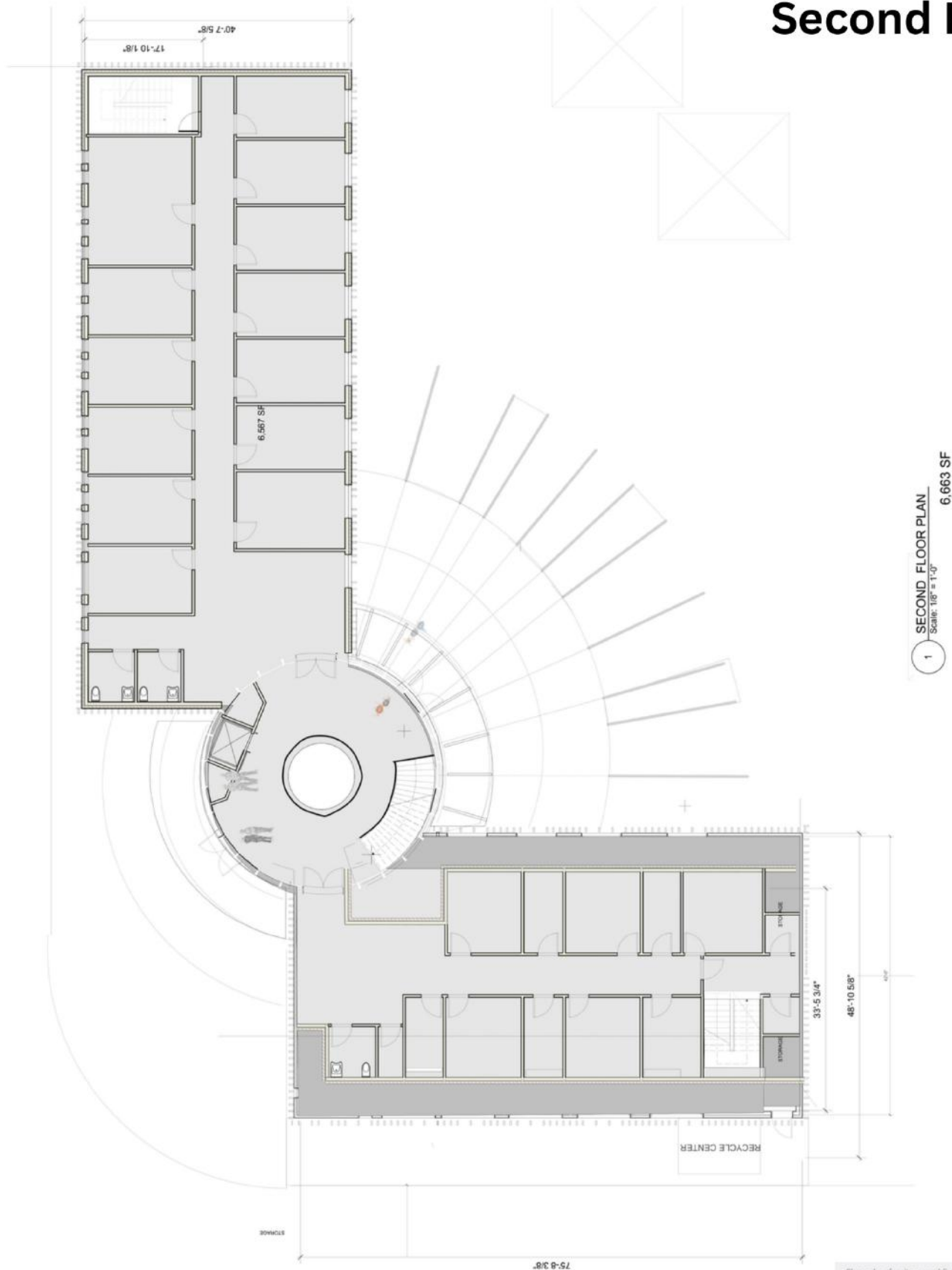


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Apprx Sq. Ft.:  
7,728

Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

### Second Floor



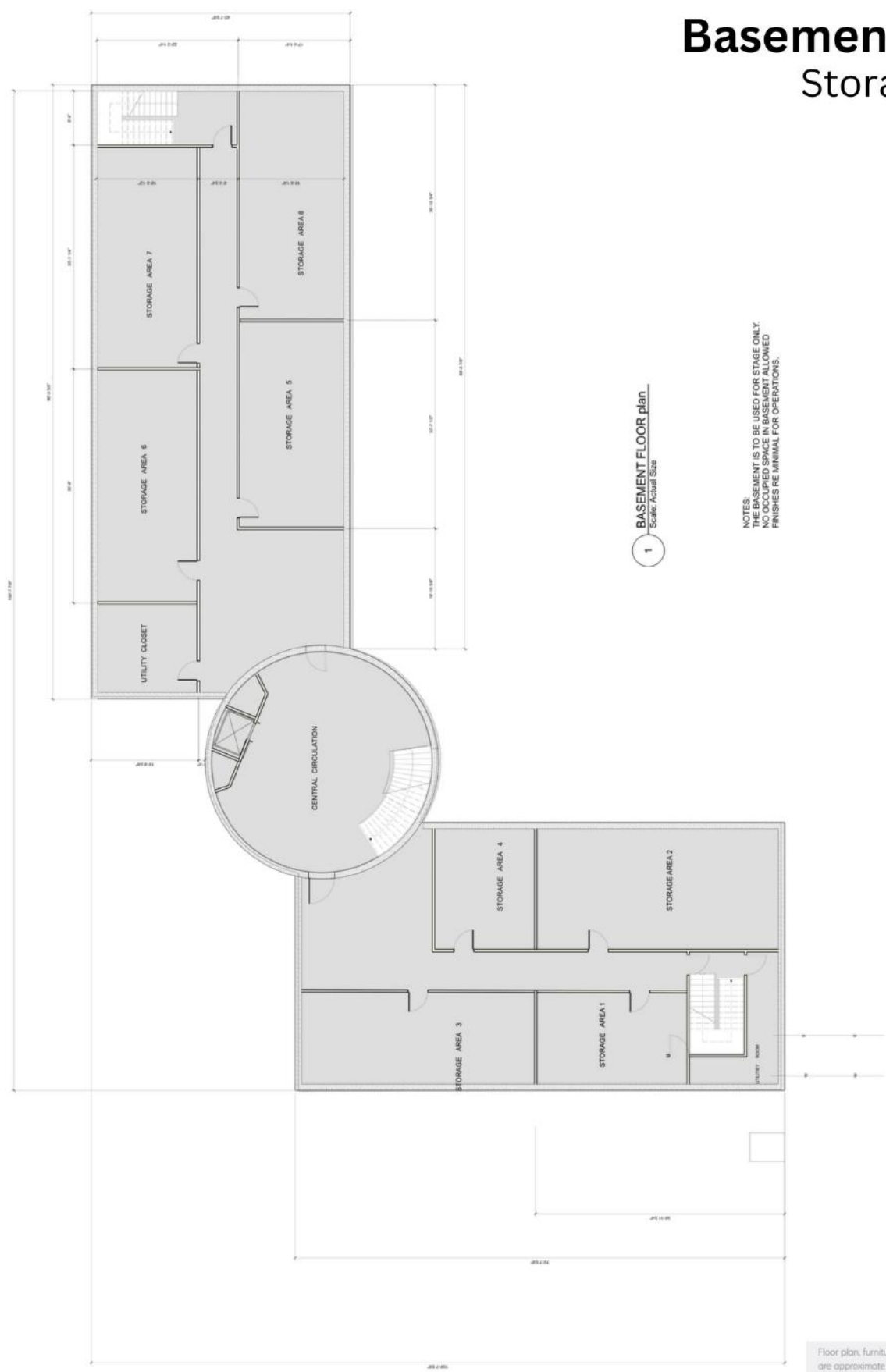
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**Apprx Sq. Ft.:  
6,663**

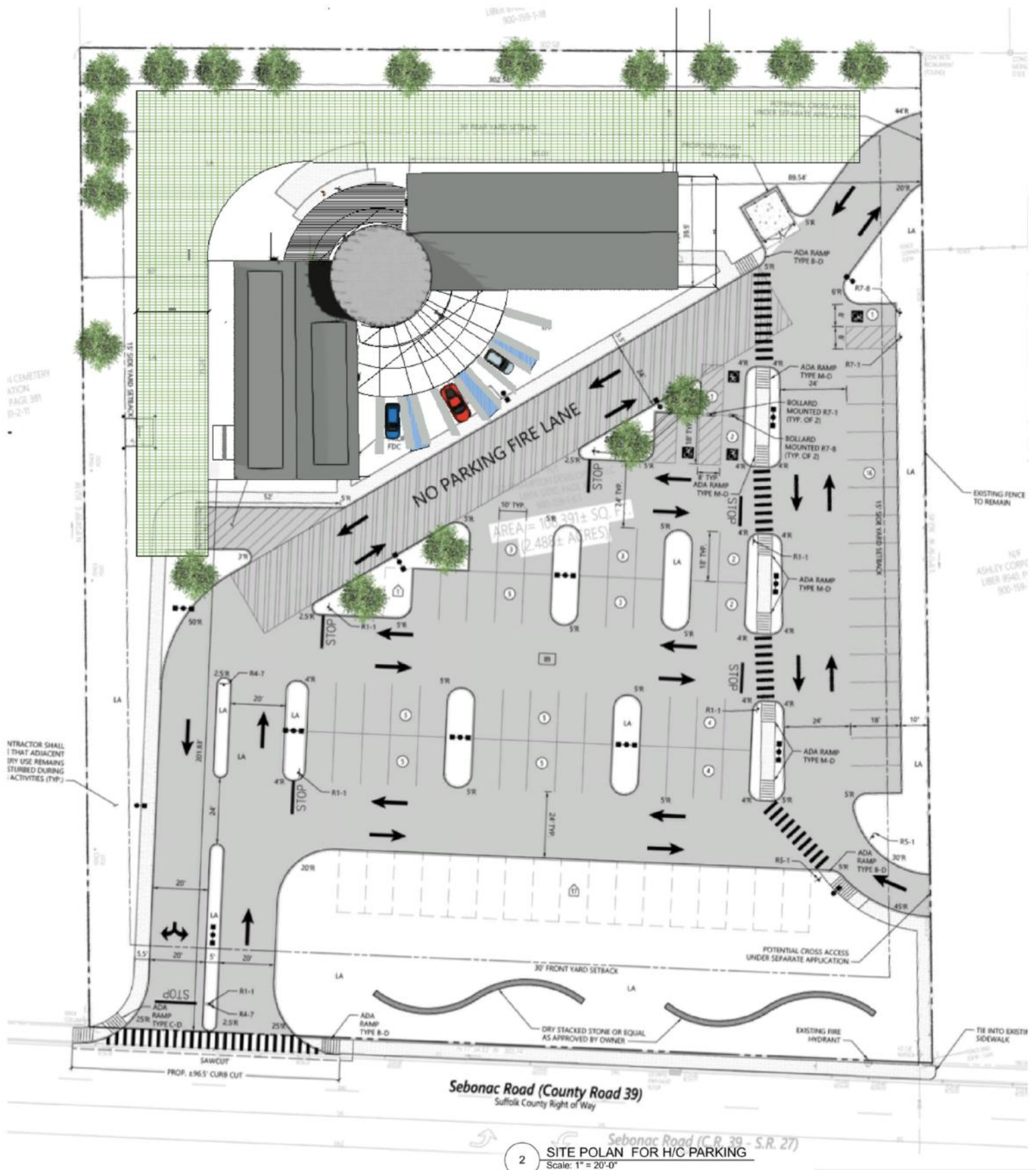
## Basement Floor Storage Only





103 County Rd 39, Southampton

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**Apprx Acreage:**  
2.49



## Southampton

## List of Businesses

## HAMPTON RD SOUTH SIDE

- 1 Citarella Gourmet Market - Southampton
- 2 Sean's Place
- 3 La Parmigiana
- 4 Sip 'N Soda
- 5 China Garden
- 6 Mattress Firm Southampton
- 7 Foray Golf Clubhouse
- 8 AT&T Store
- 9 White's Apothecary Southampton
- 10 Southampton Books

## HAMPTON RD NORTH SIDE

- 11 Starbucks
- 12 Aboff's Paints
- 13 27 Hampton Salon
- 14 Pospisil & Brown Architects, P.C.
- 15 Low Vision Optometry

## HILL ST SOUTH SIDE

- 16 Sunrise To Sunset Surf-Sport
- 17 The UPS Store
- 18 Marilyn Katz Interior Designs

## HILL ST NORTH SIDE

- 19 Paul's Italian American Restaurant
- 20 The Plaza Café
- 21 Hometown Taxi
- 22 Hamptons Virtual Office Center
- 23 Southampton Inns

## JAGGER LN SOUTH SIDE

- 24 Bank of America
- 25 La Hacienda Mexican Grill
- 26 Lamplighter Wines & Liquors Co
- 27 Besim's Fine Cigars
- 28 Southampton Village Dry Cleaners
- 29 Lorenzo's Barbershop Unisex Corp
- 30 Hampton Poster & Framing

## JOBS LN NORTH SIDE

- 31 Stevenson's Toys & Games
- 32 Round Hill Interior Design
- 33 Southampton Vacuum & Sewing Center, Inc.
- 34 Hamptons Hot Yoga
- 35 Southampton Arts Center

## JOBS LN NORTH SIDE

- 36 Carvel
- 37 Southampton Publick House
- 38 American Colors Clothing
- 39 Sequin Jewelry
- 40 Charleston Shoe Co.

## MAIN ST WEST SIDE

- 41 Catena's Food Market
- 42 The Golden Pear Cafe
- 43 Stop & Shop
- 44 75 Main
- 45 CVS
- 46 W.B. Mason
- 47 Flying Point Surf & Sport
- 48 Verizon Authorized Retailer - TCC
- 49 The Fudge Company
- 50 Southampton Cheese Shoppe
- 51 Ace Hardware
- 52 Hildreth's Home Goods
- 53 SpaUnique
- 54 Village of Southampton



## MAIN ST EAST SIDE

- 55 The 1708 House
- 56 Sant Ambroeus
- 57 Blu Mar Hamptons
- 58 Therapy Life & Style
- 59 Homenature
- 60 Boujuran Rugs for Antique Rug Galleria
- 61 Chase Bank
- 62 Compass Real Estate
- 63 Southampton Chamber of Commerce

## NORTH SEA RD WEST SIDE

- 64 Fowler's Garden Center
- 65 ENGLISH COUNTRY OUTLET
- 66 Tate's Bake Shop
- 67 Investors Bank

## NORTH SEA RD EAST SIDE

- 68 Schmidts Market & Produce
- 69 Jeff Lincoln Art + Designr

## NUGENT ST SOUTH SIDE

- 70 Tutto Il Giorno South
- 71 Rite Aid Pharmacy
- 72 Nautilus Architects

## Southampton

Southampton is the largest hamlet within the Town of Southampton located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

In 2019, Southampton, NY had a population of 3.29k people with a median age of 56.1 and a median household income of \$122,614. Between 2018 and 2019 the population of Southampton, NY grew from 3,263 to 3,285, a 0.674% increase and its median household income grew from \$101,316 to \$122,614, a 21% increase.

The 5 largest ethnic groups in Southampton, NY are:

White (Non-Hispanic) (78.3%)

White (Hispanic) (11.6%)

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

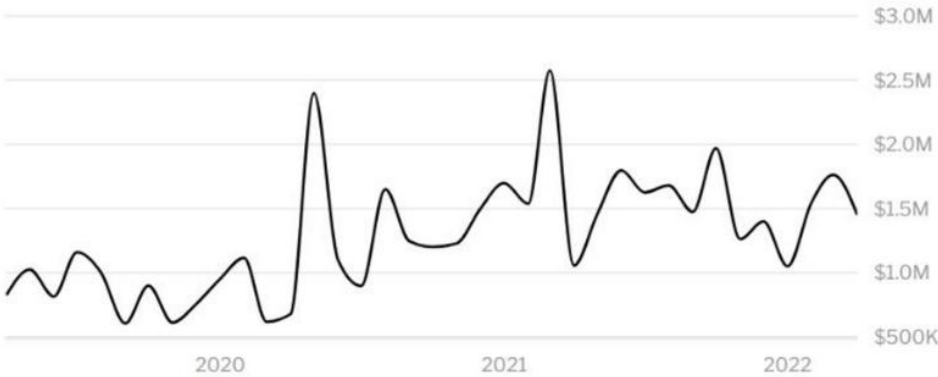
Asian (Non-Hispanic) (1.22%)

Two+ (Non-Hispanic) (0.974%)

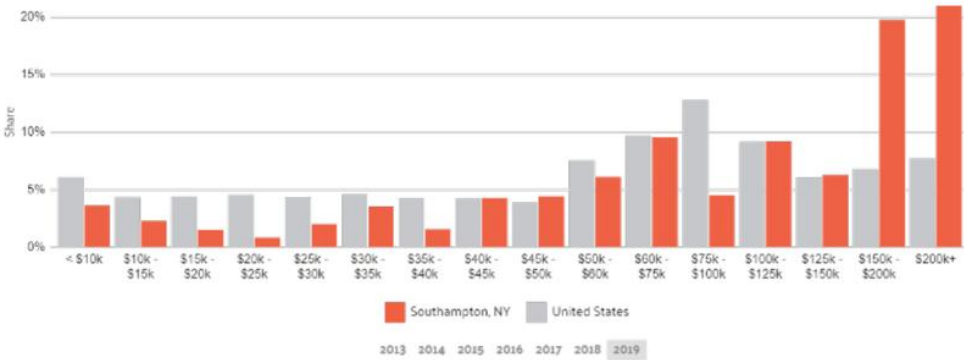
During the 18th and 19th centuries, fishing, farming (especially potatoes and the local sweet corn) and duck raising were the predominant industries. Today, Southampton Village is regarded as one of the premier summer resort areas in the country - being home to approximately half of the billionaires who have residences in the eight hamlets and villages that constitute the Hamptons.

Southampton 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 Southampton to Montauk and New York City.





HOME VALUE



INCOME DISTRIBUTION





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