



HAMPTONS COMMERCIAL
REAL ESTATE 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

\$60,000/season + NNN

LISTING PRICE

744

SQUARE FEET



The Hamptons Commercial Real Estate Team

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