

13500 MAIN RD, MATTITUCK

# Mattituck Mixed-Use Investment Property

Multi-Tenant Complex in the North Fork's Commercial Core



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**Prime Route 25 Location in Mattituck's Business District** – Positioned on a **0.5-acre** parcel along New York State Route 25 (locally known as Main Road), this property sits at the heart of Mattituck's commercial corridor—just one block from Love Lane, the North Fork's most recognizable retail destination. With HB (**Hamlet Business**) zoning, strong visibility, and direct frontage on Route 25, the site offers exceptional accessibility and exposure for both retail and service-based businesses.

**Multi-Building Complex with Parking & Storage** – The property totals approximately **5,250sf** across **three structures** with **20 parking spaces** (including two street spots). The front building offers **two ground-floor storefronts**—a long-standing pizzeria and an adjacent vacant retail or office space ready for new tenancy. A **two-story building at the rear includes one apartment per floor**, both connected to the front structure by an extensive deck system that enhances livable space and functionality. Behind the main buildings, a **two-car garage** with a second-story storage area provides additional operational flexibility, complemented by a rear parking and outdoor storage area.

**Flexible Use & Investment Potential** – A business owner could occupy the vacant storefront for office or showroom use while utilizing the back buildings for staff housing, storage, or vehicle parking. Alternatively, the site's existing tenant mix and zoning provide a balanced investment opportunity with both retail and residential income streams.

**Zoning & Site Details** – The HB Hamlet Business zoning allows for a broad range of uses including retail, office, restaurant, and service businesses. Its central location, on-site parking, and storage capabilities make it one of the most versatile properties within Mattituck's growing business district.

Asking Price - \$2,795,000

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

TAX ID #: 473889 114.-11-5

2024 TOWN TAX BILL: \$22,473.31





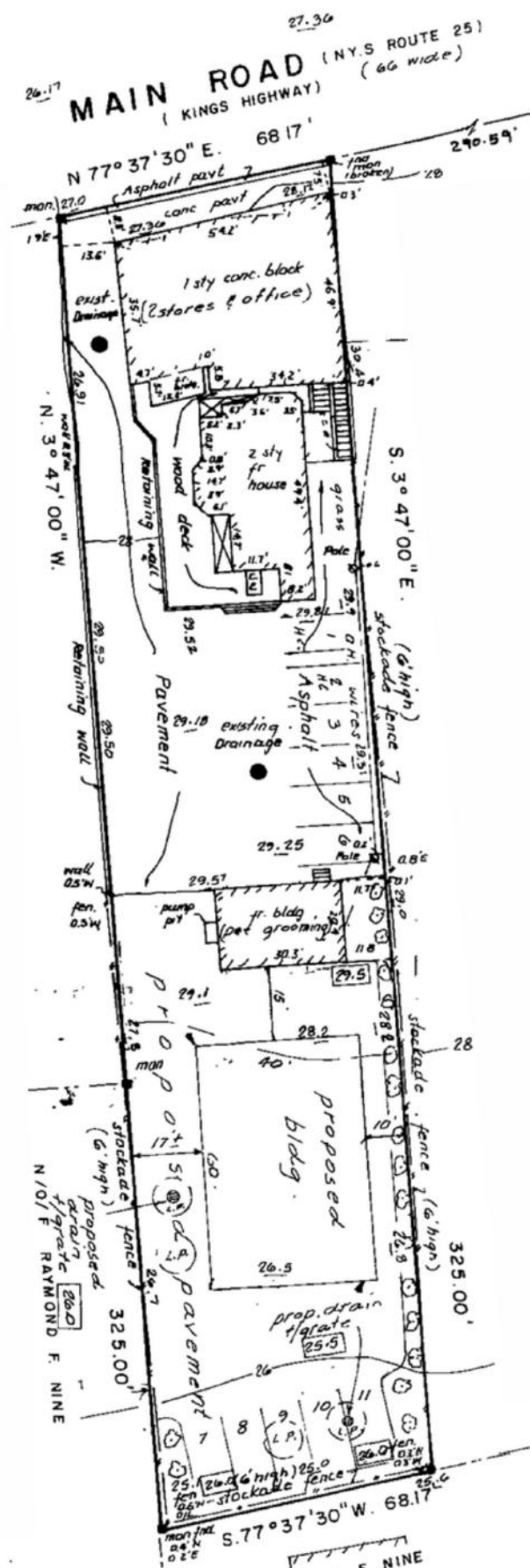












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Apprx Acreage:  
0.50





# NORTH FORK

The North Fork is a region of Long Island, NY, located just over 70 miles east of Manhattan. It was originally settled in the 1600s and is known for its agricultural heritage, particularly its vineyards and farms. The name "North Fork" reflects its location on the northernmost part of the East End, bordered by the Long Island Sound to the north and the Peconic Bay to the south. As of 2024, the North Fork has an approximate population of ~44,000, with an approximate average household income of ~\$149,000.

Today, the North Fork attracts visitors with its picturesque landscapes, renowned wineries, and charming villages, making it a popular destination for those seeking a more tranquil escape from city life. Its rich history is preserved in landmarks such as the Greenport Village Maritime Museum, Jamesport Farmstead, and the Horton Point Lighthouse. Nature enthusiasts can enjoy hiking at the Long Island Greenbelt Trail or kayaking along the Peconic Bay. For those exploring food and drink choices, options range from local seafood restaurants like The Clam Bar to farm-to-table eateries such as The Frisky Oyster, along with numerous vineyards and breweries that offer tastings and tours.

The Town of Southold, which encompasses much of the North Fork, is home to many of the North Fork's cultural, recreational, and historical attractions. Main Road features an assortment of farm stands, wineries, and art galleries. Orient Beach State Park, a preserved coastal habitat, is the perfect day-trip location for hiking, kayaking, and birdwatching. Further west, the Town of Riverhead—the gateway to the North Fork—features family-friendly destinations such as the Long Island Aquarium and the Hallock State Park Preserve, a vast retreat with trails leading to a quiet Sound-front beach. Riverhead is also known for its thriving craft beverage scene, with stops like Long Island Spirits and Lieb Cellars offering a taste of the region's renowned wine and spirits.

PARKS	ACCOMODATION	ATTRACTIONS	SHOPPING
<ul style="list-style-type: none"><li>• Orient Beach State Park</li><li>• Cedar Beach County Park</li><li>• Laurel Lake</li><li>• Veterans Beach</li><li>• Bailie Beach Park</li><li>• Goldsmith's Inlet Park</li><li>• Tasker Park</li></ul>	<ul style="list-style-type: none"><li>• Sound View Greenport</li><li>• Aqua Beach Hotel</li><li>• American Beech</li><li>• Rose Hill Vineyards &amp; Inn</li><li>• Jedediah Hawkins Inn</li><li>• The Harborfront Inn</li><li>• The Shoals</li></ul>	<ul style="list-style-type: none"><li>• Cross Sound Ferry</li><li>• East End Seaport Museum</li><li>• Kontekosta Winery</li><li>• Lavender By The Bay</li><li>• Croteaux Vineyards</li><li>• Greenport Carousel</li><li>• Claudio's Waterfront</li></ul>	<ul style="list-style-type: none"><li>• Orient Country Store</li><li>• Jamesport Country Store</li><li>• The Times Vintage</li><li>• North Fork Chocolate</li><li>• Burton's Bookstore</li><li>• The Weathered Barn</li></ul>



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HAMPTONS COMMERCIAL RE  
ADVISORY TEAM



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