

15 HILL ST & 17 WINDMILL LN, SOUTHAMPTON

Southampton Village Specialty Market Opportunity

Premier Retail Space in the Heart of Southampton's Expanding Commercial Core



COMPASS
COMMERCIAL



Prime Village Location Within a Newly Renovated Complex - Positioned at the signalized intersection of Hill Street, Windmill Lane, and Jobs Lane, this retail property totaling **over 5,000sf** occupies one of Southampton Village's most visible and high-traffic corners, directly across from Agawam Park. The location benefits from public parking on all sides, steady year-round pedestrian flow, and unmatched accessibility within the Village's primary business corridor.

Integrated Market & Wet Retail Space - This combined **5,087sf** offering includes a **4,000sf grocery market** and an adjoining **1,087sf wet retail unit** currently operating as a bakery, together forming a highly visible corner presence with **dual exposure along Windmill Lane and Hill Street**. The market features soaring central ceilings and clerestory windows that fill the space with natural light, while the bakery occupies the eastern end-cap position with a front retail area, rear kitchen and bakery workspace, side delivery entrance, high ceilings, and abundant corner windows. The two spaces can operate independently or be connected through the rear of the building, allowing for a **unified market-bakery concept or expanded retail operation under one brand**.

Contemporary Design with Turnkey Infrastructure - Both spaces have been **recently renovated** and are supported by modern mechanical systems, high ceilings, and efficient layouts. The bakery's end-cap position offers outstanding visibility from Hill Street and Windmill Lane, while the market's central footprint provides ideal flexibility for merchandising across multiple categories—fresh food, specialty grocery, prepared items, or café-style retail.

Evolving Village Neighborhood with Strong Demand Drivers - This section of Southampton Village is experiencing **significant reinvestment and revitalization**. Nearby, Aby Rosen's newly opened **Southampton Playhouse** has re-established the area as a cultural anchor, while the **Southampton Inn** is undertaking a major expansion, adding hospitality energy and year-round activity. Together with established shops, restaurants, and amenities, the area represents the core of Southampton's next wave of commerce and hospitality growth.

Modern Complex Offering Long-Term Value - As part of a recently redeveloped property, the building benefits from a renewed façade, updated infrastructure, and strong co-tenancy synergy. The **Village Business zoning** allows for a wide range of retail and food uses, offering investors and operators a turnkey platform with enduring flexibility. This is a rare opportunity to secure a premier Village asset combining visibility, versatility, and long-term market strength in the heart of the Hamptons.

Combined Lease Asking Price: \$400,000 / yr + NNN

Combined Key Money Asking Price: \$425,000

Surrounding Businesses:

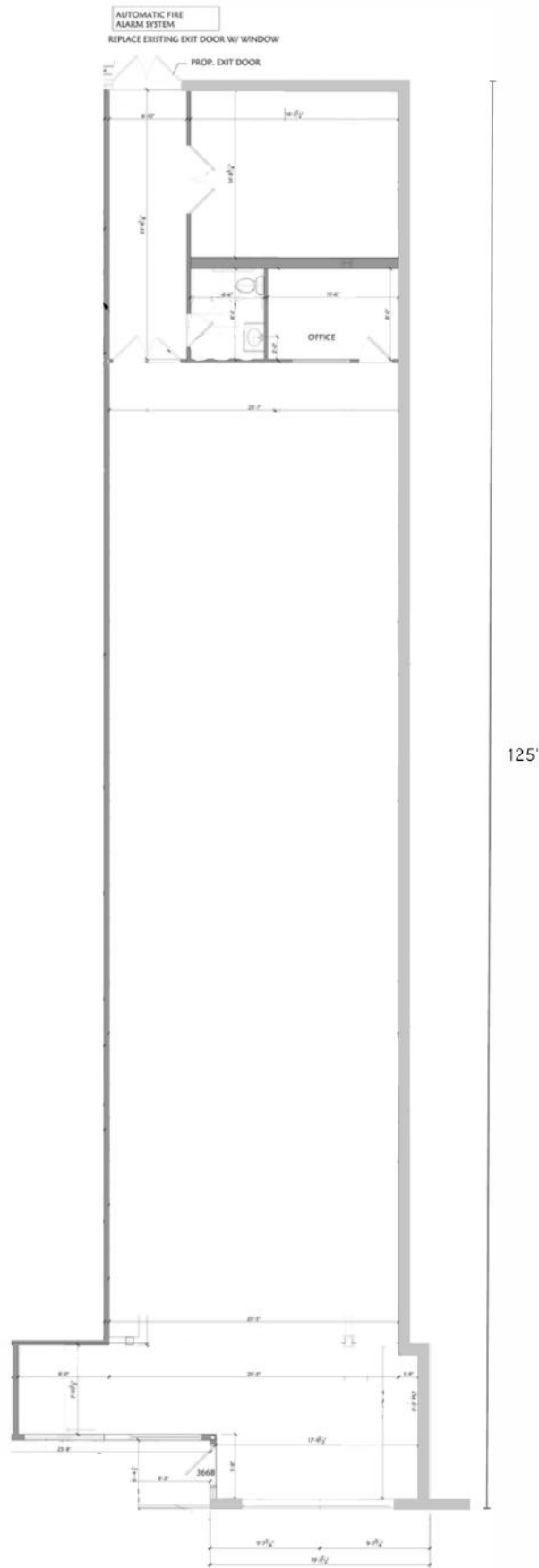
El Verano, Shippy's, Limoncello Ristorante, Southampton Playhouse,
Southampton Cultural Center, Southampton Arts Center







15 Hill St, Southampton



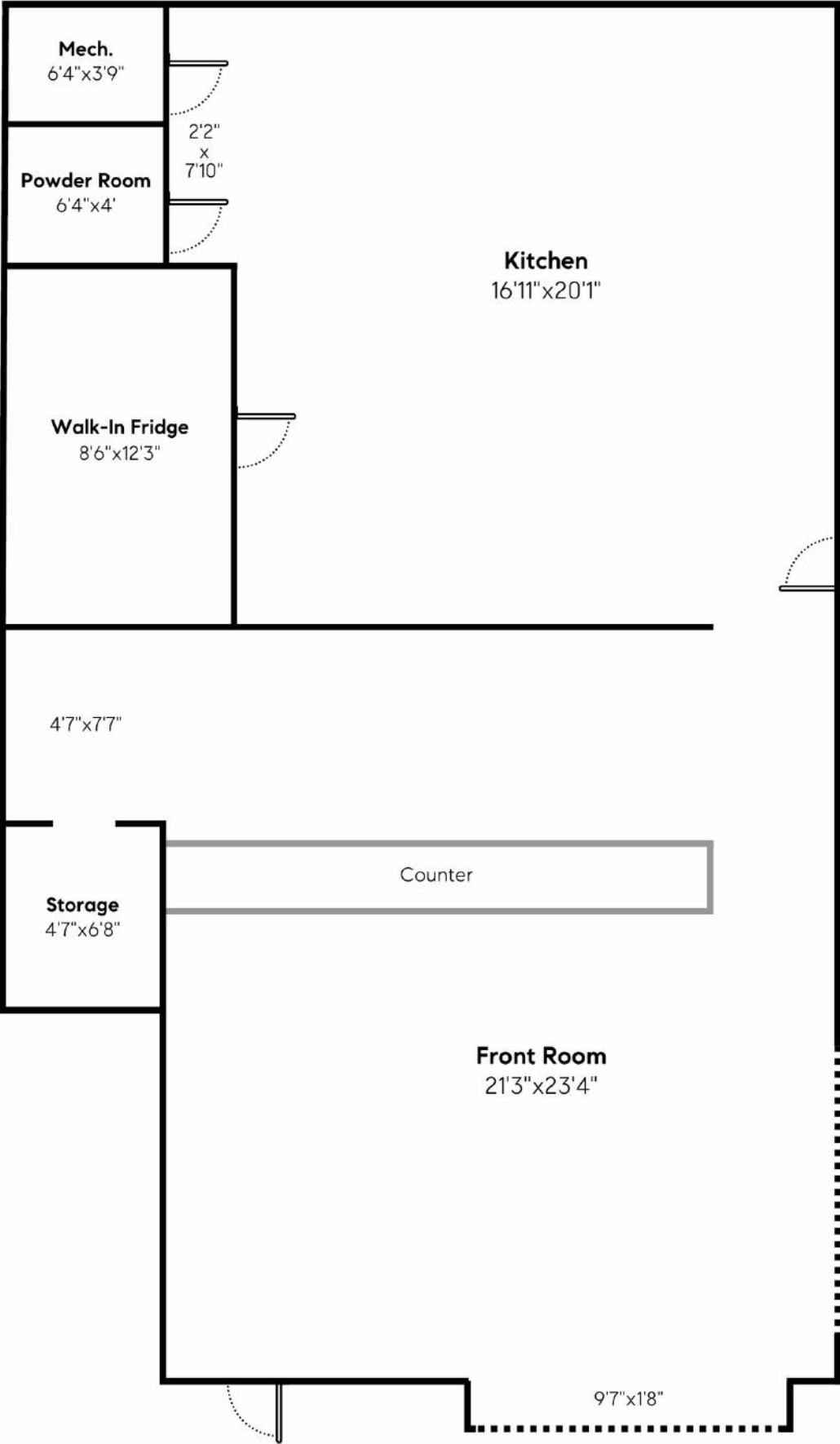
Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Apprx SqFt:
4,000





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Staff
Rear
Access



17
Windmill Ln

15 Hill St
Organic
Grocery
Market

15
Hill St

WINDMILL LANE

HILL STREET

Southampton Village



MAIN ST

- 1 Stop & Shop
- 2 CVS Pharmacy
- 3 Golden Pear Cafe
- 4 Omare
- 5 Boujarian Rugs
- 6 Steve Madden
- 7 Ranna Gill
- 8 Juice Press
- 9 Tenet
- 10 Mint Clothing Boutique
- 11 Brandy Melville
- 12 Edward Archer
- 13 Hampton Arrow Cleaners
- 14 Veronica Beard
- 15 Aerin
- 16 Main Street Optics
- 17 Flying Point Surf & Sport
- 18 75 Main
- 19 Southampton Chamber
- 20 Henry Lehr
- 21 Xanadu
- 22 Main Street Market
- 23 Tennis East
- 24 Verizon
- 25 Katherine Tess
- 26 Ralph's Barber Shop
- 27 The Fudge Company
- 28 Moscot
- 29 Corwin's Jewelers
- 30 SpaUnique
- 31 Ever After
- 32 The Westside
- 33 Hildreth's
- 34 Piccola Bella
- 35 London Jewelers
- 36 Bluemercury
- 37 Luxury Fashion Group

- 38 Breezin Up
- 39 Urban Soul
- 40 Herrick Hardware
- 41 Therapy Life & Style
- 42 Le Charlot
- 43 Club Monaco
- 44 Jorge L. Gómez Studio
- 45 Sharis Place
- 46 Sant Ambroeus
- 47 Handvaerk
- 48 Michael Kors
- 49 Brown Harris Stevens
- 50 Tamara Comoli
- 51 Zimmermann
- 52 Village Hall
- 53 Gorjana
- 54 Dopo Argento
- 55 Brachu Walker
- 56 LoveShackFancy
- 57 Cheese Shoppe
- 58 Contessa Gallery
- 59 Collette's Basement
- 60 Jenni Kayne
- 61 Peter Millar
- 62 Tate's Bake Shop

JOBS LN

- 63 Southampton Publick House
- 64 Bamboo
- 65 Coldwell Banker
- 66 Little Lucy's Accessories
- 67 Aloof Icon
- 68 Breezy Breeze
- 69 Hamptons Hot Yoga
- 70 J. McLaughlin
- 71 Everything But Water
- 72 Michelle Farmer Collaborate

- 73 Southampton Arts Center
- 74 Glenn Bradford Fine Jewelry
- 75 Charleston Shoe Co.
- 76 Eres
- 77 Carleen Ligozio
- 78 Asprey
- 79 Shoe-Inn
- 80 Carvel
- 81 Ruby & Jenna
- 82 Jennifer Miller Jewelry
- 83 Arthur T. Kalaher Fine Art
- 84 Ann Madonna Antiques
- 85 La Vie Style House
- 86 Ric Michel Fine Art
- 87 Polo Ralph Lauren
- 88 Marina St Barth
- 89 Jade Trau
- 90 Kevin Maple Salon
- 91 SFerra
- 92 Oscar Molina Gallery
- 93 Dazzelle
- 94 ToRoo
- 95 Hound Hill Design
- 96 Topiaire Flower Shop
- 97 Hidden Gem
- 98 Cashmere Emporium
- 99 Fivestory
- 100 Jetsam Studio
- 101 Roller Rabbit
- 102 Herbert & Rist Wine
- 103 Coco Cabana
- 104 Twin Hearts Vintage
- 105 Sea Green Designs
- 106 Stevenson's Toys
- 107 Bean 2 Tween
- 108 Douglas Elliman
- 109 Sean's Place
- 110 J & G Happy Feet

HAMPTON RD

- 111 Citarella
- 112 Starbucks
- 113 Alex Vinash
- 114 27 Hamptons Salon
- 115 The Perfect Purse
- 116 White's Apothecary
- 117 James Christian Cosmetics
- 118 Town & Country Real Estate
- 119 BuddhaBerry
- 120 Farm & Forage Market
- 121 Sip N Soda
- 122 AT&T
- 123 Uno Mas
- 124 Kelly's Cafe & Deli
- 125 Morphew World
- 126 Mattress Firm
- 127 Wells Fargo Advisors
- 128 Merrill Lynch
- 129 Runrunner Home

HILL ST

- 130 SLT
- 131 Little Bird Healing Spa
- 132 Gym Tech
- 133 Sorella Hair Design and Spa
- 134 Charles Schwab
- 135 The UPS Store
- 136 Gubbins Running Ahead
- 137 Hill Street Boxing
- 138 Optimum
- 139 Revolve Hair
- 140 Sunrise To Sunset Surf-Spot
- 141 Luxe Specialty Market
- 142 Bestie Nail Spa
- 143 Cosmic Nails & Spa

- 144 The Plaza Cafe
- 145 Southampton Inn
- 146 Claude's Restaurant
- 147 Lucia's Angels
- 148 Yippee Feet
- 149 LMS Design
- 150 CENTURY 21
- 151 Paul's
- 152 Barryville General Market
- 153 Corey Anderson Salon

WINDMILL LN

- 154 El Verano
- 155 New York Pilates
- 156 Pachute
- 157 Le Closet
- 158 The Beauty Bar
- 159 Biba Southampton
- 160 Le Shop x Riviera Maison
- 161 Par East Mortgage Co.
- 162 Job's Lane Jewelers
- 163 Hamptons Tan & Airbrush
- 164 Windmill Lane Bakery
- 165 Hampton Photo Arts
- 166 Johnson Fitness & Wellness
- 167 Rotations Bicycle Center
- 168 Shippy's
- 169 Nica B. Strunk, Attorney
- 170 La Corezza Salon
- 171 Capital One Bank
- 172 V&J Auto Body
- 173 Brownings Fitness

JAGGER LN

- 174 Four Oaks
- 175 Lamplighter Wines & Liquors
- 176 Pure Nail and Spa
- 177 Clean by Meurice
- 178 DeJesus Grocery
- 179 La Hacienda
- 180 Southampton Dry Cleaners

NUGENT ST

- 181 Rite Aid
- 182 Tutto il Giorno
- 183 Sotheby's Real Estate
- 184 Arai's Designs
- 185 Inter-Science Research
- 186 Chic Beauty

HAMPTON RD

- 187 Aboff's Paints
- 188 The Morley Agency
- 189 Lolly Nail Salon
- 190 La Parmagiana
- 191 Ovando

POND LN

- 192 Homenature
- 193 Southampton Cultural Center



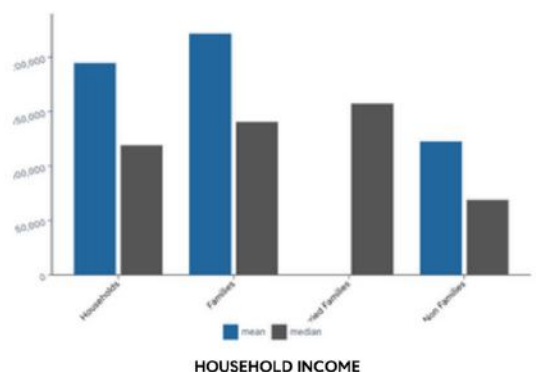
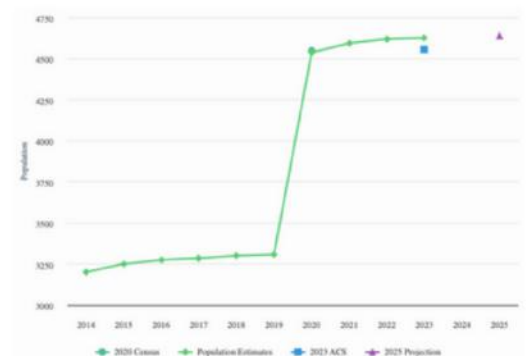
SOUTHAMPTON

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.

As of 2023, Southampton has a population of 4,627, with an average household income of \$194,861. Southampton is currently growing at a rate of 0.2% annually, and its population is projected to increase to 4,641 in 2025.

Visitors can explore the charming boutique stores of Main Street, ranging from luxury fashion retailers to quaint home decor shops. History enthusiasts can step back in time at landmarks such as the Southampton Historical Museum or the Halsey House, a beautifully preserved colonial homestead. For those who prefer outdoor activities, Coopers Beach offers stunning ocean views, while local parks such as Agawam Park provide scenic spaces for picnics, walks, and family-friendly events.

The area is home to a variety of iconic restaurants and cafés, serving everything from fresh seafood to artisanal coffee. Southampton's culinary scene is a perfect complement to its sophisticated appeal, with a broad range of options for all connoisseurs.



PARKS

ACCOMODATION

ATTRACTIONS

SHOPPING

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> • Agawam Park • Lola Prentice Memorial Park • Downs Family Park • Coopers Beach • Richard L. Fowler Nature Walk | <ul style="list-style-type: none"> • Southampton Inn • The 1708 House • Harpoon House • Villa Southampton Village • Southampton Village Motel | <ul style="list-style-type: none"> • Southampton Arts Center • Parrish Art Museum • Southampton History Museum • Southampton Cultural Center • Tate's Bake Shop | <ul style="list-style-type: none"> • Flying Point Surf & Sport • Hildreth's • TENET • London Jewelers • Ralph Lauren |
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