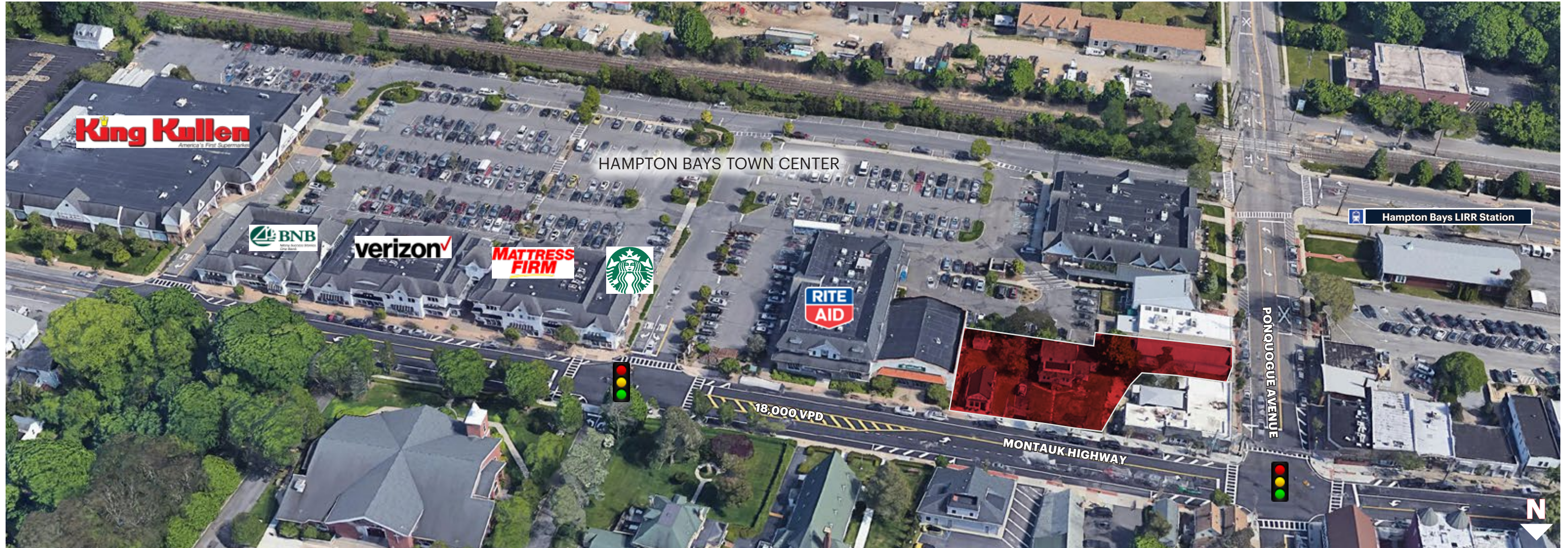


RETAIL SPACE AVAILABLE

HAMPTON BAYS, NY

10-14 EAST MONTAUK HIGHWAY & 5 PONQUOGUE AVENUE



SIZE

Two-story house: 1,735 SF
Attached garage: 760SF
Retail store: 686 SF

Total: 12,123 SF

SALE PRICE

Upon Request

NEIGHBORS

King Kullen, Starbucks, Mattress Firm, Rite Aid, Bridgehampton Bank, Verizon Wireless, The UPS Store, 7-Eleven, Dunkin', Petco, Macy's Panera Bread, Stop & Shop, McDonald's

COMMENTS

3 lots totalling 12,123 SF Available for Sale In the heart of downtown Hampton Bays

Walking distance to the train with convenient access to town beaches

Located on Montauk Highway (County Road 80) with dedicated traffic signals and multiple access points

18,000 Vehicles pass this site daily on Montauk Highway



100 Jericho Quadrangle
Suite 120
Jericho, NY 11753
516.933.8880

Please visit us at ripcony.com for more information

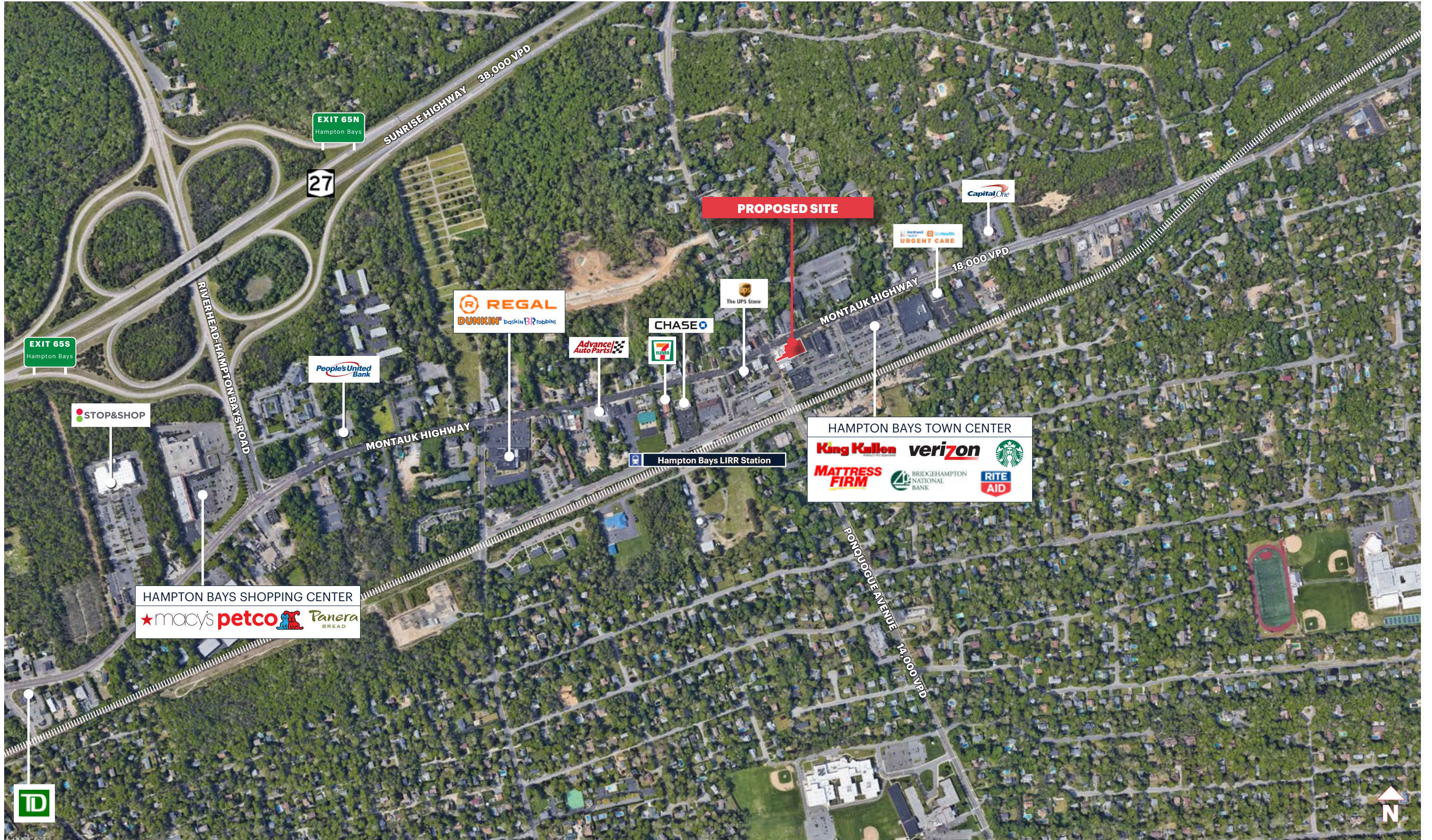
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

CONTACT EXCLUSIVE AGENTS

TOM RETTALIATA
trettaliata@ripcony.com
516.933.8880

JAMES VALENTI
jvalenti@ripcony.com
516.933.8880

MARKET AERIAL



AERIAL



HAMPTON BAYS TOWN CENTER HAMPTON BAYS, NEW YORK

SITE PLAN



SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"



SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

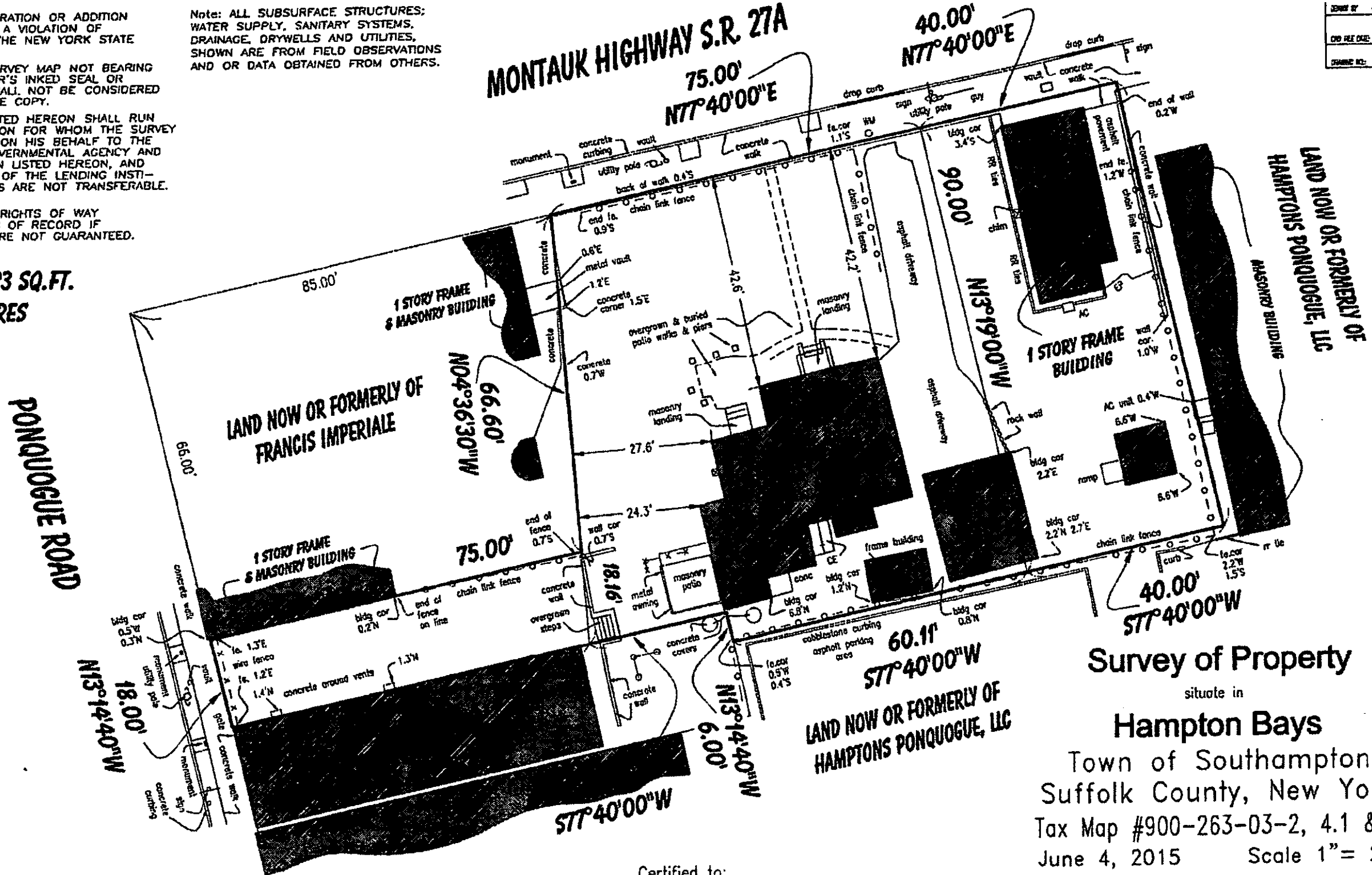
GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES ARE NOT TRANSFERABLE.

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

Note: ALL SUBSURFACE STRUCTURES; WATER SUPPLY, SANITARY SYSTEMS, DRAINAGE, DRYWELLS AND UTILITIES, SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

**AREA = 12,123 SQ.FT.
0.28 ACRES**

DATE BY: JIM	CHECKED BY: JIM
DATE: JUNE 2015	
SCALE: ponquogue	



Survey of Property

situate in
Hampton Bays
 Town of Southampton
 Suffolk County, New York
 Tax Map #900-263-03-2, 4.1 & 5
 June 4, 2015 Scale 1" = 20'

GRAPHIC SCALE

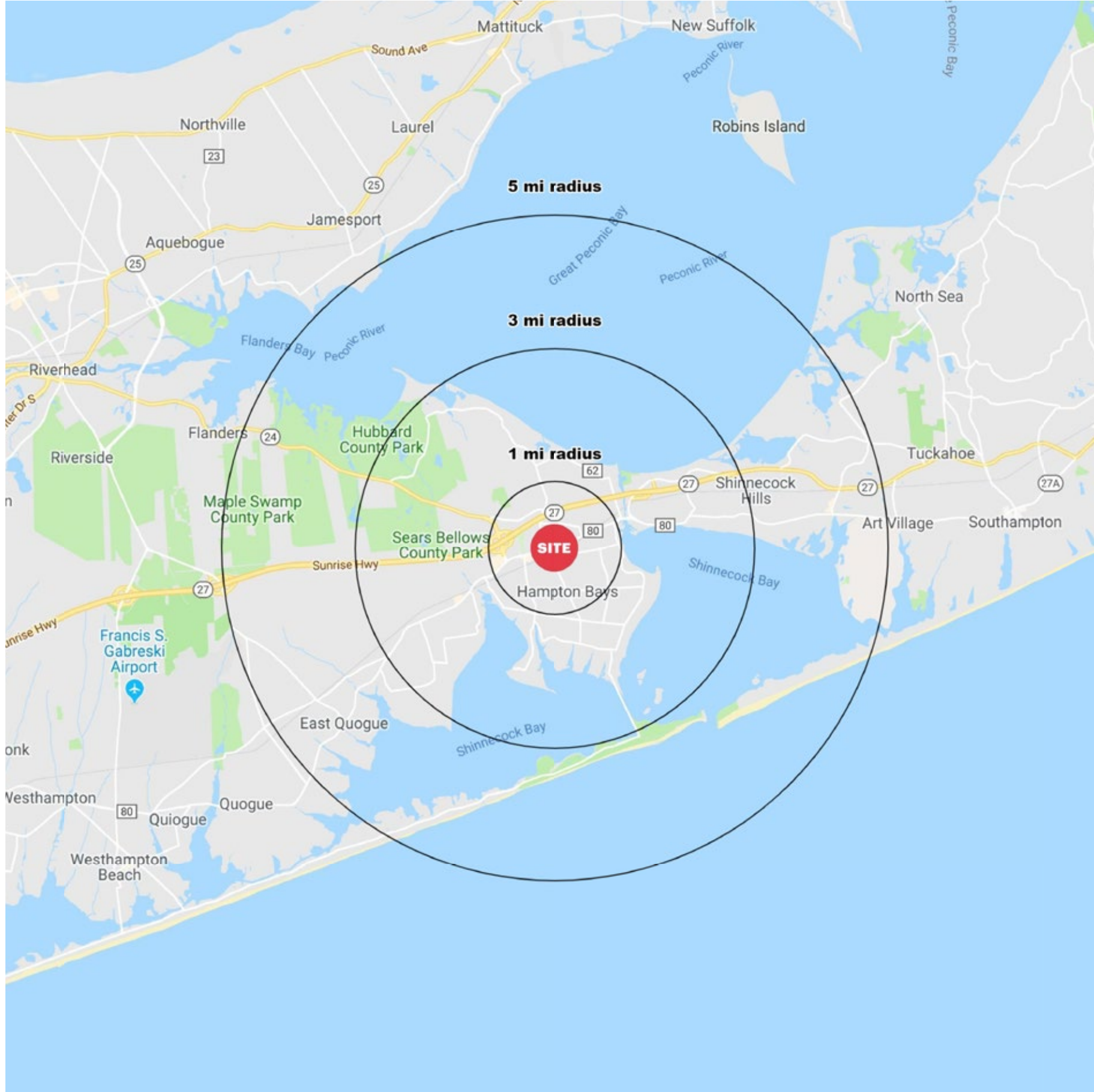


(IN FEET)
1 inch = 20 ft.

LAND SURVEYING
JOHN MINTO, L.S.
 LICENSED PROFESSIONAL LAND SURVEYOR
 NEW YORK STATE LIC. NO. 49866
 93 SMITHTOWN BOULEVARD
 SMITHTOWN, N.Y. 11787
 PHONE: (531) 724-4832

Certified to:
 5 Hampton Bays LLC
 10 Hampton Bays LLC
 14 Hampton Bays LLC
 John Rouse
 Amy Morilla
 Stewart Title Insurance Company.

AREA DEMOGRAPHICS



HAMPTON BAYS TOWN CENTER HAMPTON BAYS, NEW YORK

1 MILE RADIUS

POPULATION

6,197

HOUSEHOLDS

2,354

AVERAGE HOUSEHOLD INCOME

\$111,232

MEDIAN HOUSEHOLD INCOME

\$71,041

COLLEGE GRADUATES (Bachelor's +)

1,340 - 30.5%

TOTAL BUSINESSES

314

TOTAL EMPLOYEES

2,237

DAYTIME POPULATION (w/ 16 yr +)

4,227

3 MILE RADIUS

POPULATION

16,319

HOUSEHOLDS

6,265

AVERAGE HOUSEHOLD INCOME

\$122,891

MEDIAN HOUSEHOLD INCOME

\$82,007

COLLEGE GRADUATES (Bachelor's +)

4,059 - 35.0%

TOTAL BUSINESSES

760

TOTAL EMPLOYEES

5,569

DAYTIME POPULATION (w/ 16 yr +)

10,964

5 MILE RADIUS

POPULATION

22,466

HOUSEHOLDS

8,662

AVERAGE HOUSEHOLD INCOME

\$124,390

MEDIAN HOUSEHOLD INCOME

\$85,543

COLLEGE GRADUATES (Bachelor's +)

5,973 - 37.4%

TOTAL BUSINESSES

1,098

TOTAL EMPLOYEES

8,265

DAYTIME POPULATION (w/ 16 yr +)

15,987

AREA DEMOGRAPHICS

