



RESTAURANT/RETAIL/MEDICAL
HAMPTON BAYS, NY

HAMPTON BAYS TOWN CENTER
MONTAUK HIGHWAY AND PONQUOGUE AVENUE

SIZE
 4,500 SF

ASKING RENT
 Upon Request

EXTRAS
 \$8.76 PSF

CO-TENANTS
 King Kullen, Starbucks, Mattress Firm, Rite Aid, Bridgehampton Bank, Verizon Wireless

COMMENTS
 In the heart of downtown Hampton Bays

Walking distance to the train

Convenient access to town beaches

Parking for over 430 cars

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

Can be approved for restaurant use

CONTACT EXCLUSIVE AGENTS

TOM RETTALIATA
 trettaliata@ripcony.com
 516.933.8880

JAMES VALENTI
 jvalenti@ripcony.com
 516.933.8880

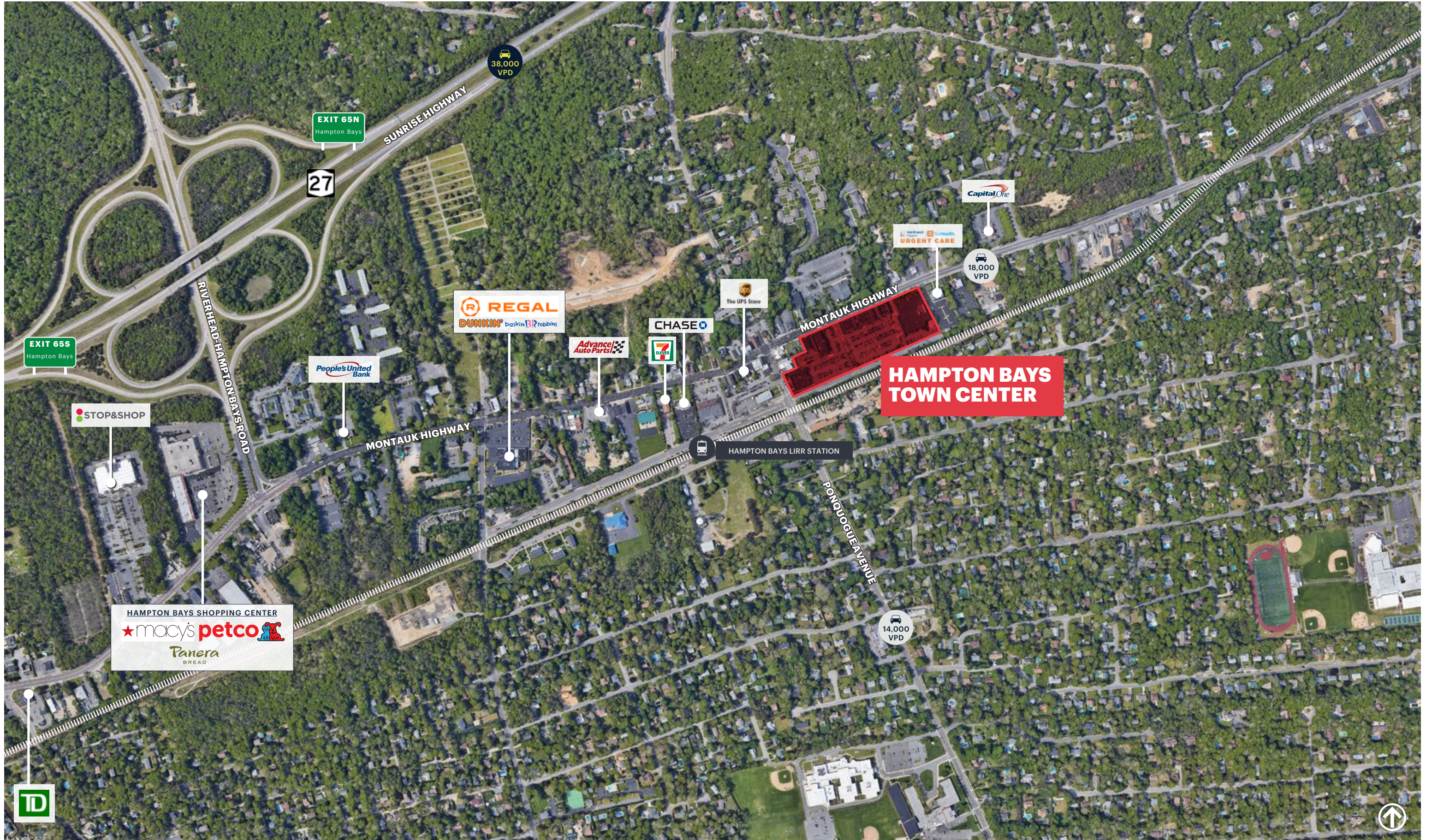


100 Jericho Quadrangle
 Suite 120
 Jericho, NY 11753
 516.933.8880

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.

MARKET AERIAL

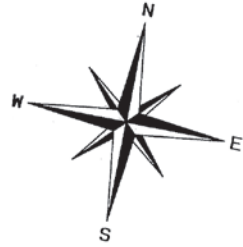


AERIAL



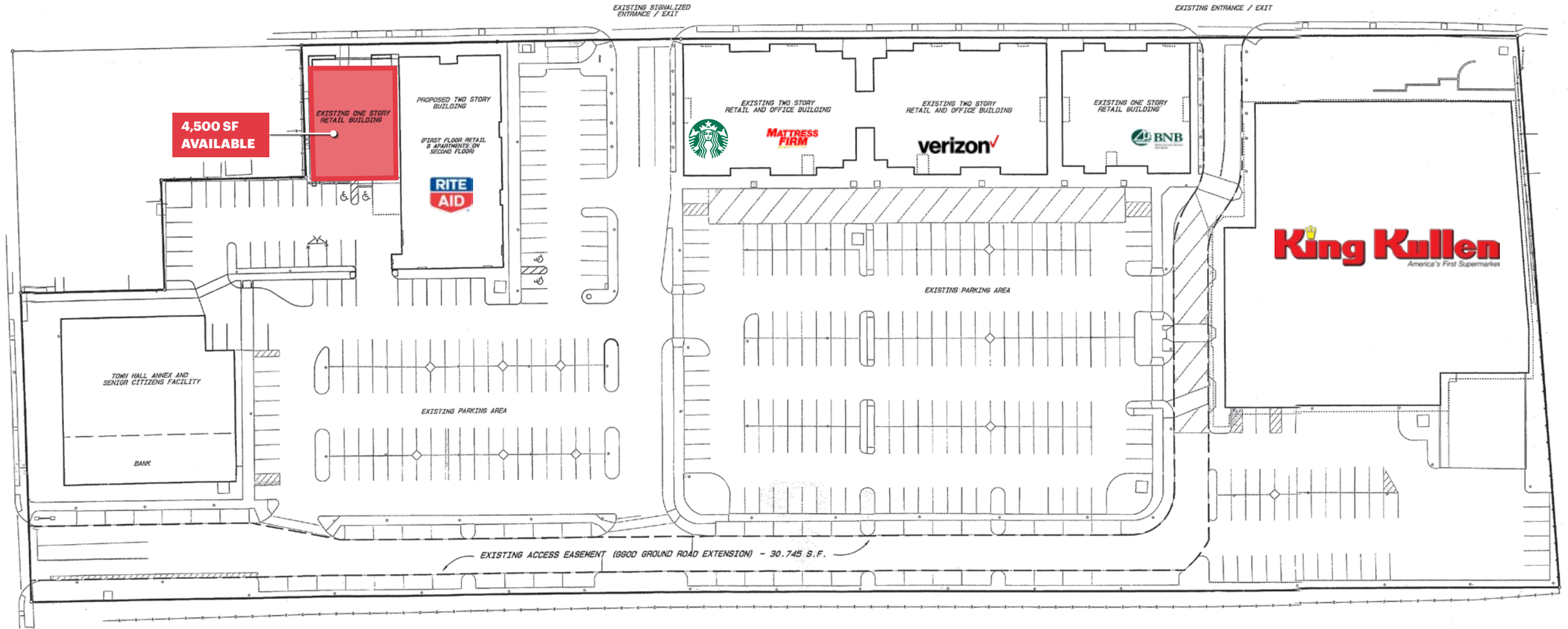
HAMPTON BAYS TOWN CENTER HAMPTON BAYS, NEW YORK

SITE PLAN



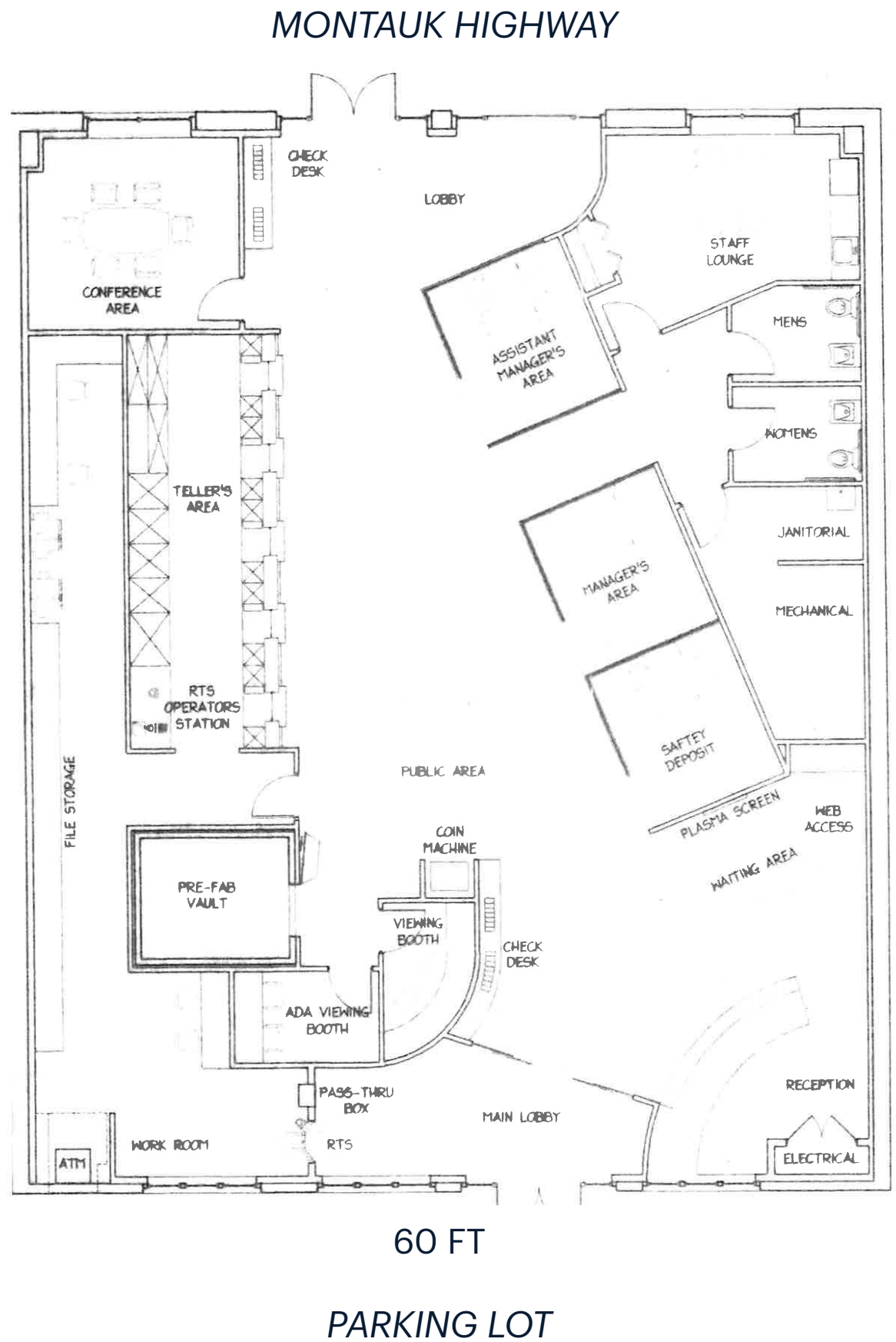
MONTAUK HIGHWAY (S.R. 27A)

PONGUOGUE AVENUE



LONG ISLAND RAILROAD (M.T.A.)

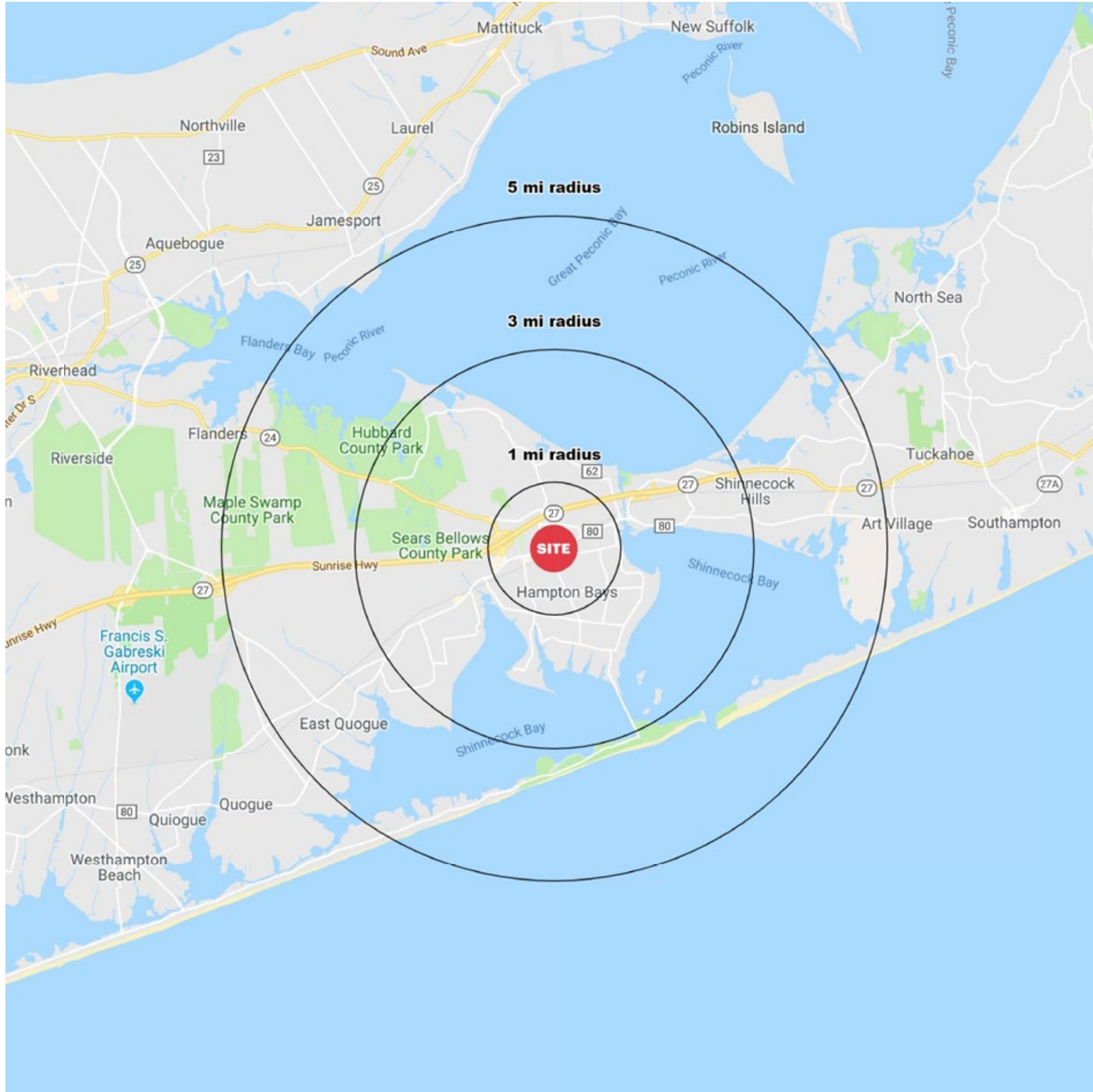
FLOOR PLAN | INTERIOR PHOTOS



75 FT



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

