



RESTAURANT/RETAIL/MEDICAL HAMPTON BAYS, NY

HAMPTON BAYS TOWN CENTER
MONTAUK HIGHWAY AND PONQUOGUE AVENUE

SIZE
± 2,872 SF

ASKING RENT
Upon Request

EXTRAS
\$9.00 PSF

CO-TENANTS
King Kullen, Starbucks, Rite Aid, Dime Community Bank, Verizon Wireless, Metro Physical & Aquatic Therapy, Hampton Bays Wines & Spirits, Angel Tips Nail Spa, Bagel Place Cafe, Uncle Joe's Italian Restaurant & Pizzeria, Stony Brook Medicine Wellness Institute, Tropical Smoothie Cafe (Coming Soon)

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

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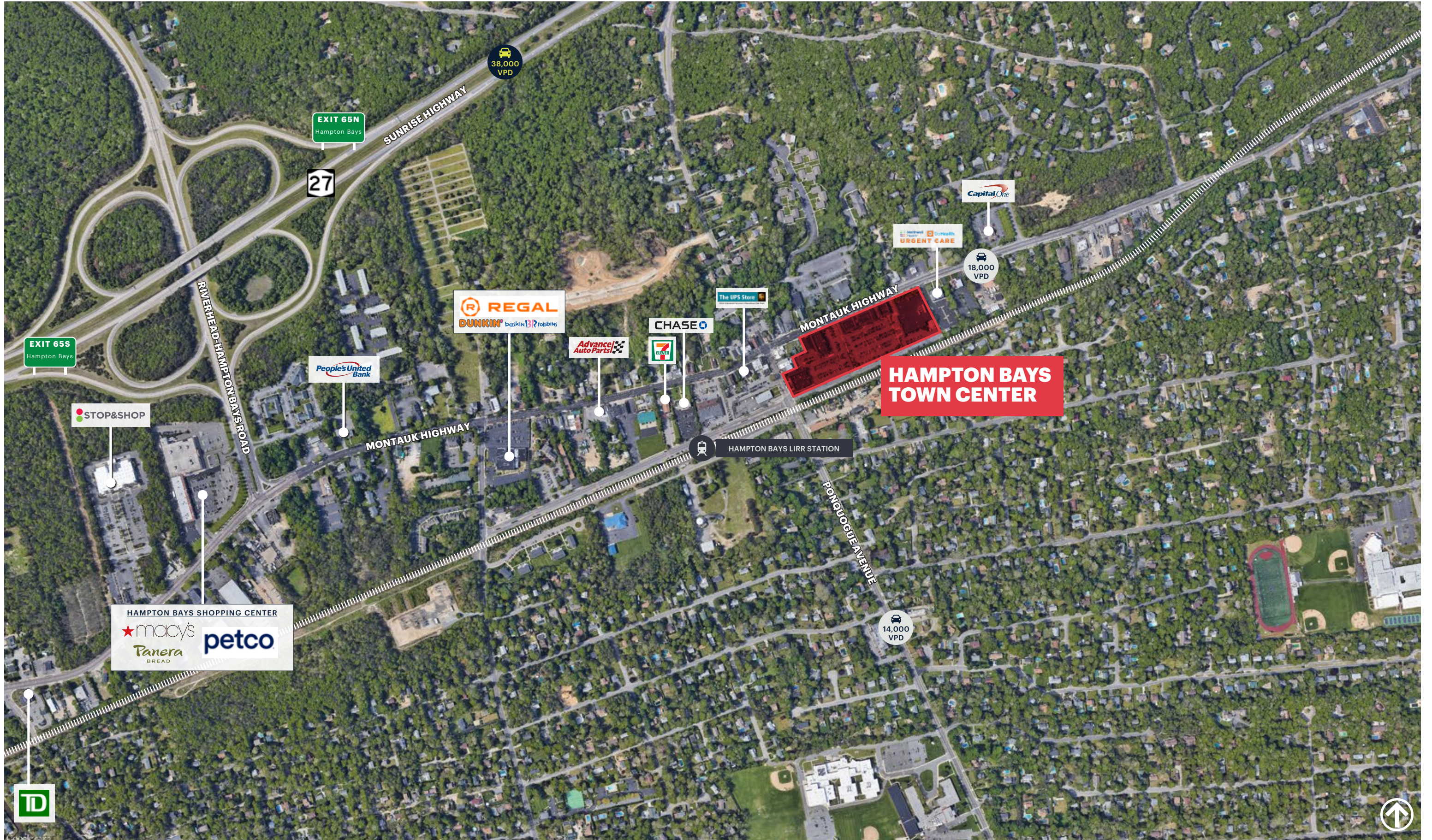
RIPCO
REAL ESTATE

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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

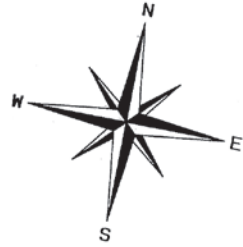


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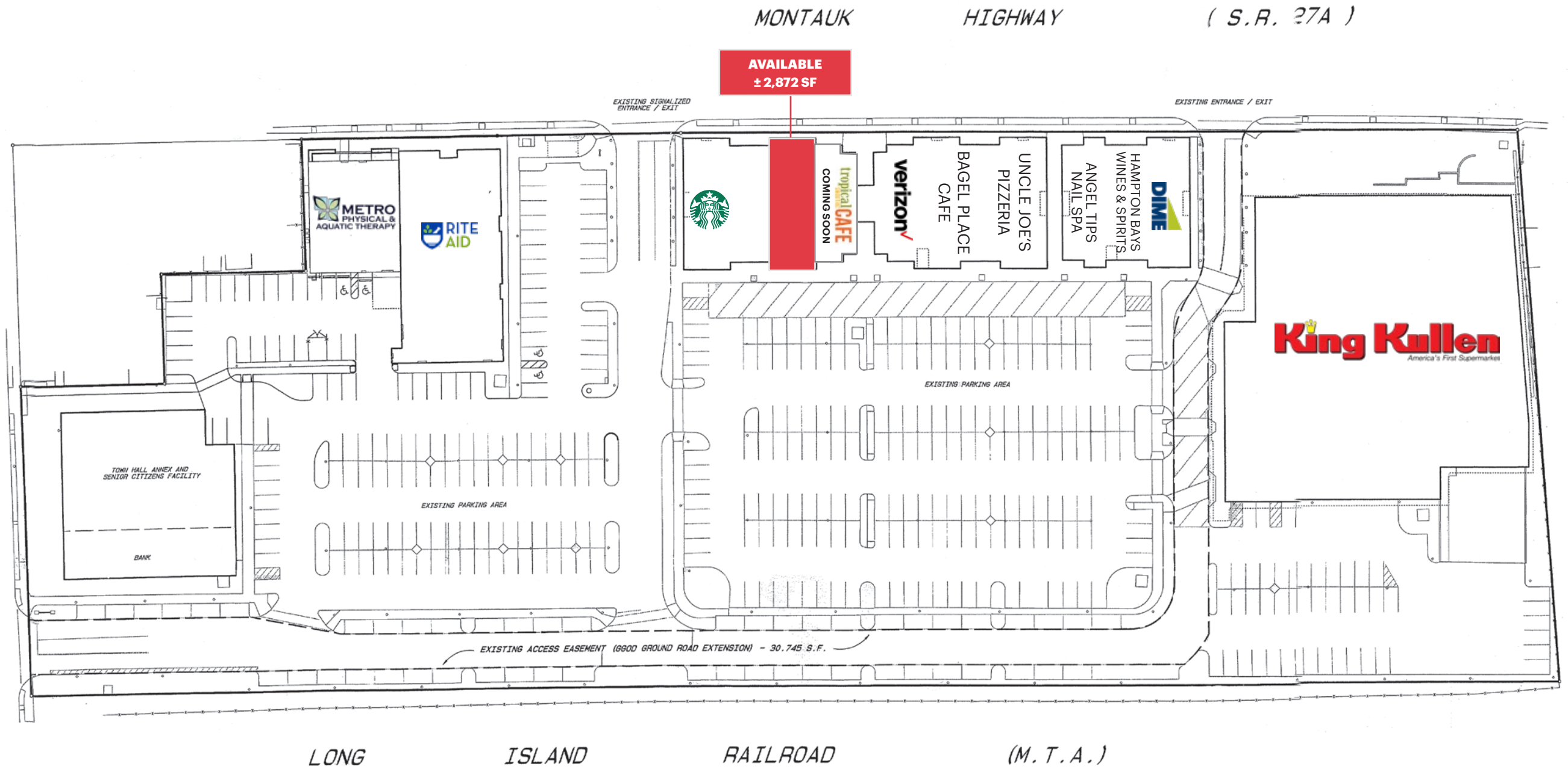


HAMPTON BAYS TOWN CENTER HAMPTON BAYS, NEW YORK

SITE PLAN



PONQUOGUE AVENUE



AREA DEMOGRAPHICS



HAMPTON BAYS TOWN CENTER

1 mile

3 miles

5 miles

3km

1 MILE RADIUS

POPULATION

6,546

HOUSEHOLDS

2,417

AVERAGE HOUSEHOLD INCOME

\$120,715

MEDIAN HOUSEHOLD INCOME

\$89,142

COLLEGE GRADUATES (Bachelor's +)

1,636 - 23.7%

TOTAL BUSINESSES

383

TOTAL EMPLOYEES

2,493

DAYTIME POPULATION (w/ 16 yr +)

5,781

3 MILE RADIUS

POPULATION

17,882

HOUSEHOLDS

6,593

AVERAGE HOUSEHOLD INCOME

\$134,534

MEDIAN HOUSEHOLD INCOME

\$98,138

COLLEGE GRADUATES (Bachelor's +)

5,006 - 24.7%

TOTAL BUSINESSES

703

TOTAL EMPLOYEES

5,099

DAYTIME POPULATION (w/ 16 yr +)

14,319

5 MILE RADIUS

POPULATION

25,125

HOUSEHOLDS

9,453

AVERAGE HOUSEHOLD INCOME

\$139,101

MEDIAN HOUSEHOLD INCOME

\$100,848

COLLEGE GRADUATES (Bachelor's +)

7,621 - 27.3%

TOTAL BUSINESSES

1,003

TOTAL EMPLOYEES

7,217

DAYTIME POPULATION (w/ 16 yr +)

20,375

AREA DEMOGRAPHICS

