



RETAIL SPACE

SOUTHAMPTON, NY

850 COUNTY ROAD 39

SIZE

±2,000 SF Available

ASKING RENT

Upon Request

CO-TENANTS

Suffolk County Federal Credit Union, Club Pilates, Bottle Hampton

NEIGHBORS

Speedway, Ace Hardware, Shinnecock Hills Golf Club, Mercedes-Benz of Southampton

COMMENTS

All uses considered

Tesla Supercharging Stations on site

Busiest route in Southampton

CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](https://www.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.

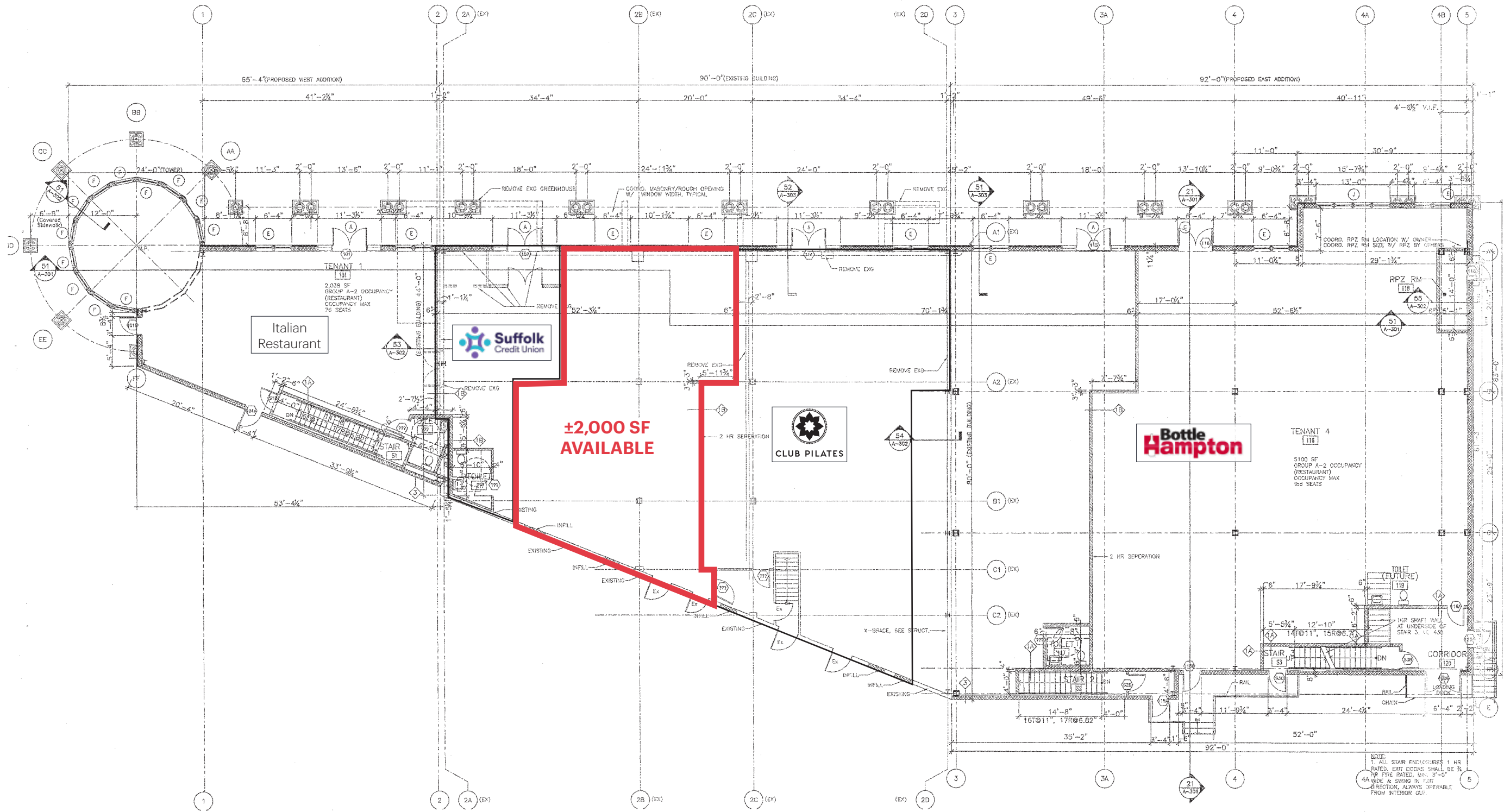
MARKET AERIAL



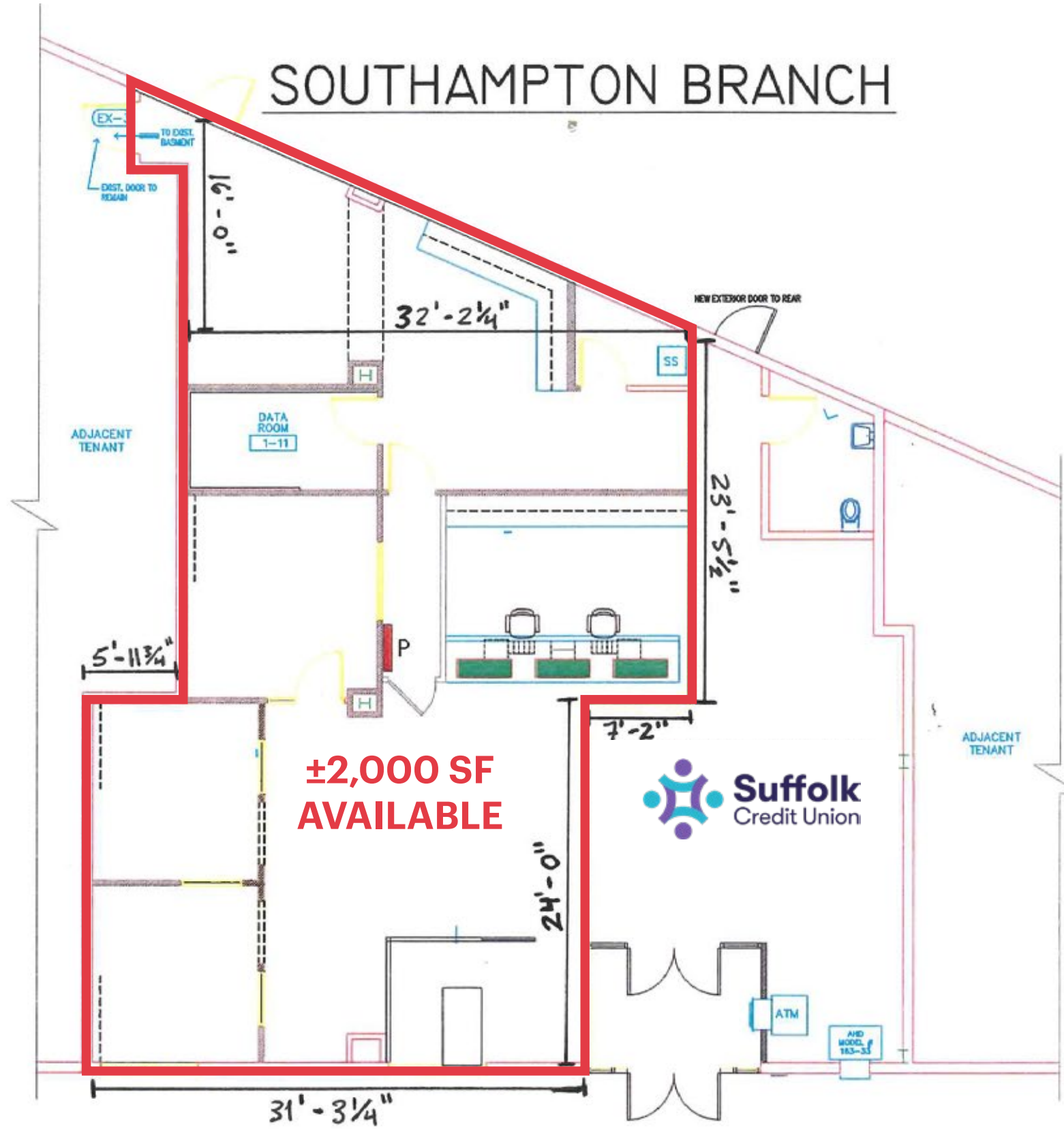
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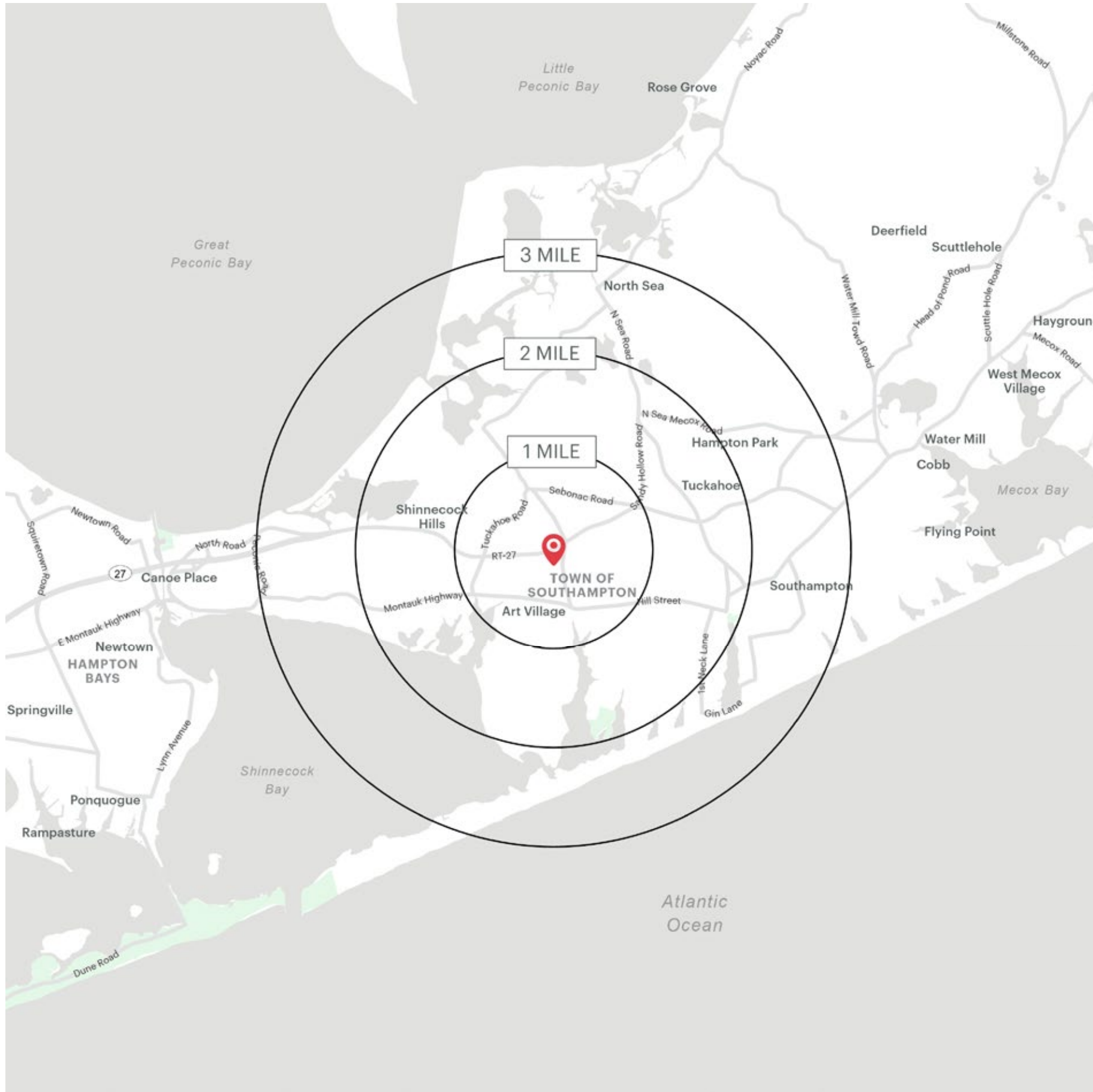
SITE PLAN



FLOOR PLAN



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

1,377

HOUSEHOLDS

552

AVERAGE HOUSEHOLD INCOME

\$147,777

MEDIAN HOUSEHOLD INCOME

\$103,285

COLLEGE GRADUATES (BACHELOR'S +)

529 - 52.0%

TOTAL BUSINESSES

140

TOTAL EMPLOYEES

910

DAYTIME POPULATION (W/ 16 YR +)

1,702

2 MILE RADIUS

POPULATION

6,682

HOUSEHOLDS

2,395

AVERAGE HOUSEHOLD INCOME

\$137,476

MEDIAN HOUSEHOLD INCOME

\$98,904

COLLEGE GRADUATES (BACHELOR'S +)

2,541 - 52.0%

TOTAL BUSINESSES

655

TOTAL EMPLOYEES

4,004

DAYTIME POPULATION (W/ 16 YR +)

7,862

3 MILE RADIUS

POPULATION

10,225

HOUSEHOLDS

3,805

AVERAGE HOUSEHOLD INCOME

\$142,048

MEDIAN HOUSEHOLD INCOME

\$101,831

COLLEGE GRADUATES (BACHELOR'S +)

4,105 - 55.0%

TOTAL BUSINESSES

1,228

TOTAL EMPLOYEES

8,373

DAYTIME POPULATION (W/ 16 YR +)

14,163

AREA DEMOGRAPHICS

