

Highly Desirable Retail Compound in the Heart of Water Mill

COMPASS



“The Mill:” A diversified commercial real estate compound in the heart of Water Mill on RT 27 East, one of the most desirable retail centers in the Hamptons investment marketplace.

This compound is a 29,500 sq ft retail shopping center with 6 individual buildings positioned in a village square setting with prime visibility on Montauk Highway in the Water Mill enclave, Town of Southampton NY. The property is a sprawling and level 3.64 acres offering parking for 154 vehicles and a traffic light in front for convenient access. Tesla charging stations complement the large rear parking lot. This area has seen tremendous growth and is continuing to be enhanced with a massive condo development directly next door. There is a built-in customer base with Water Mill Station directly adjacent to this site, one of the most high-end office developments on the East End. The book of tenants at The Mill is extremely high quality for this geography. The anchor tenants are Soul Cycle (approx. 4,544 sq ft) and Provisions Natural Foods Market (approx. 7,168 sq ft.) along with a desirable mix of other tenants. Village Business (VB) Town of Southampton zoning which is some of the most flexible commercial/ retail zoning within Town Code. The buildings are turnkey as the entire property is in pristine condition. The mix of wet use and dry retail tenants truly insulates this investment.

RE Taxes: \$30,764. Price upon request.





Hal Zwick

Lic. R.E. Salesperson
(631) 678-2460
hal.zwick@compass.com

@hamptoncommercialrealestate
hamptonscommercialre.com



Jeffrey Sztorc

Lic. R.E. Salesperson
(631) 903-5022
jeffrey.sztorc@compass.com



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