

412 MONTAUK HWY, EAST QUOGUE

# East Quogue's Most Visible Restaurant Site



COMPASS  
COMMERCIAL



## Key Details

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*Restaurant building with astounding vehicle exposure being offered for sale.*

412 Montauk Hwy is located where Old Country Road and Montauk Highway merge; making it the most visible restaurant in the entirety of Quogue / East Quogue. Recent addition of outdoor decking, lighting, seating, and serving facilities offer a true indoor/outdoor dining experience.

Turn-key renovation of the interior dining space. Clean kitchen and exterior.

Approximately 1,844sf of retail space w/ basement on a 0.59-acre parcel.

Surrounding stores include; Barth's Pharmacy, 7Eleven, Hampton Fruit & Vegetable, Hamptons Shipyards, Ryder Hardware, and Planet Fitness.

Offered exclusively at \$1,800,000

**Inquire with the Hamptons Commercial RE Team for additional information.**



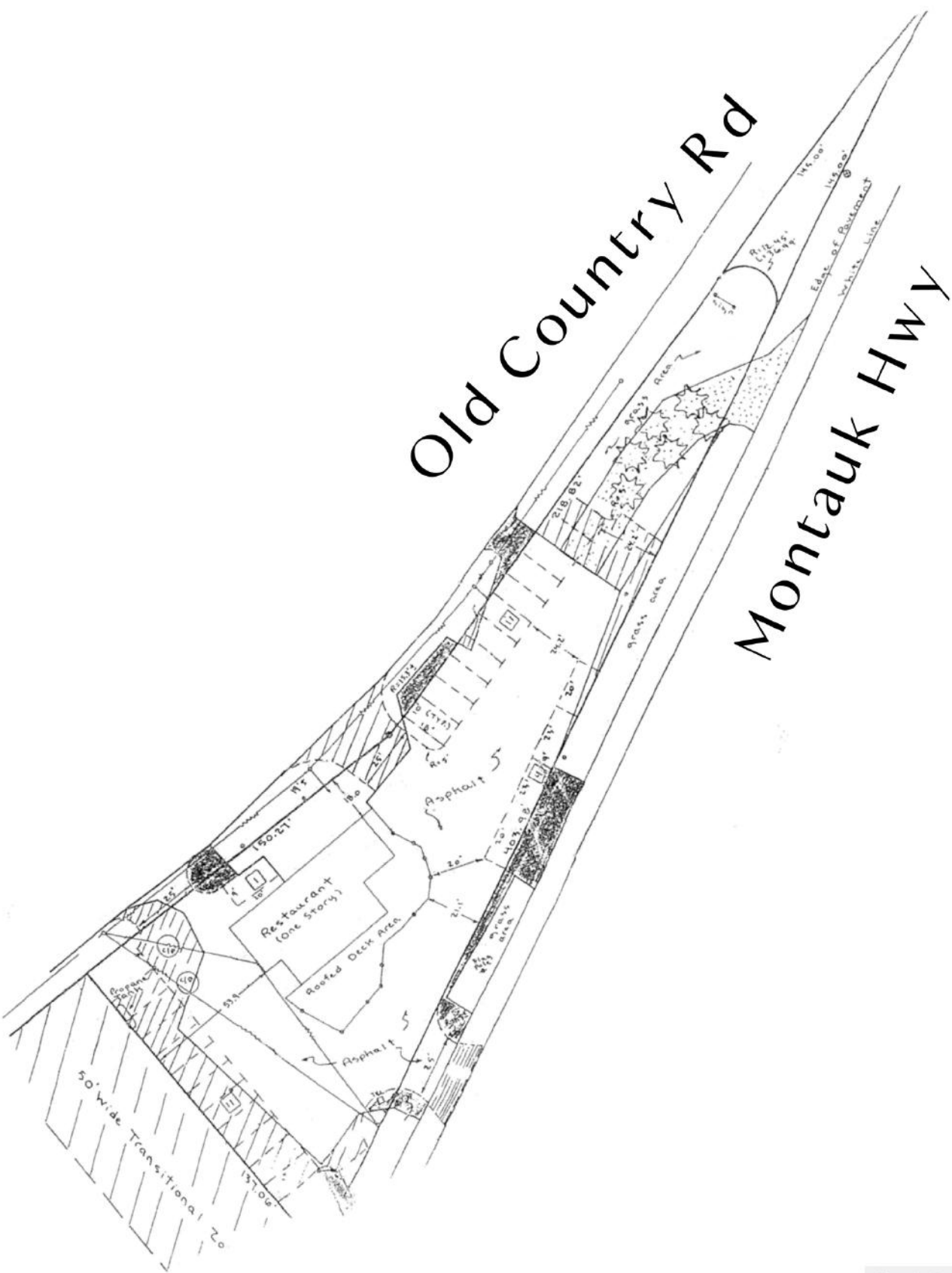












Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Apprx Acreage:  
0.59**



## East Quogue

East Quogue is a hamlet within the Town of Southampton located just 77 miles east of Manhattan. The 11 square mile area to the east of the Village of Quogue got a Post Office in 1863 and slowly developed its own distinct character from Quogue Village; both of which are named after the Native American word for “bordering the water.” Today, East Quogue is a vibrant and thriving community with a rich history and a strong sense of tradition.

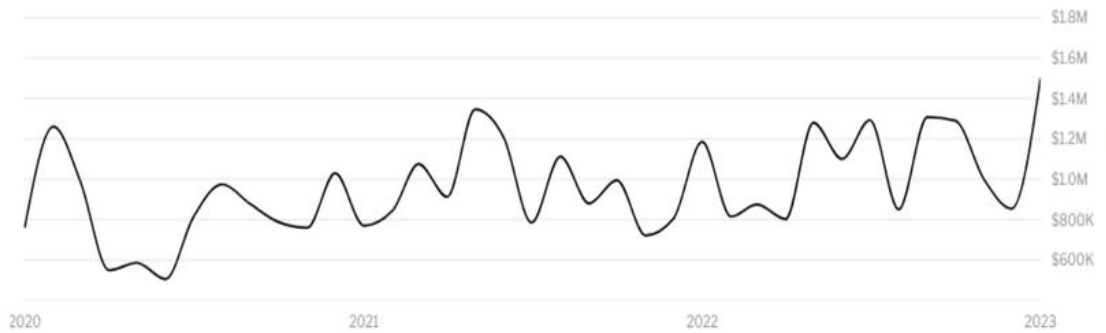
In 2020, East Quogue, NY had a population of 5.05k people with a median age of 47.9 and a median household income of \$90,107. Between 2019 and 2020 the population of East Quogue, NY declined from 5,343 to 5,053, a -5.43% decrease and its median household income declined from \$93,958 to \$90,107, a -4.1% decrease.

The 5 largest ethnic groups in Hampton Bays, NY are:

- White (Non-Hispanic) (87.4%)
- White (Hispanic) (6.51%)
- Asian (Non-Hispanic) (3.46%)
- Two+ (Non-Hispanic) (1.22%)
- Other (Non-Hispanic) (0.99%)

Historically, East Quogue was primarily a farming and fishing community, with some summer homes for wealthy residents. Today, it is a suburban community with a diverse economy that includes small businesses, tourism, and residential development, as well as some continued agricultural and fishing activity.

East Quogue is served by several major roads, including New York State Route 27 and County Road 104, which provide easy access to nearby towns and cities. Public transportation options are limited, but the hamlet is served by the Hampton Jitney and the Long Island Rail Road, both of which provide connections to New York City and other destinations on Long Island. Taxis and ride-sharing services are also available for local transportation.



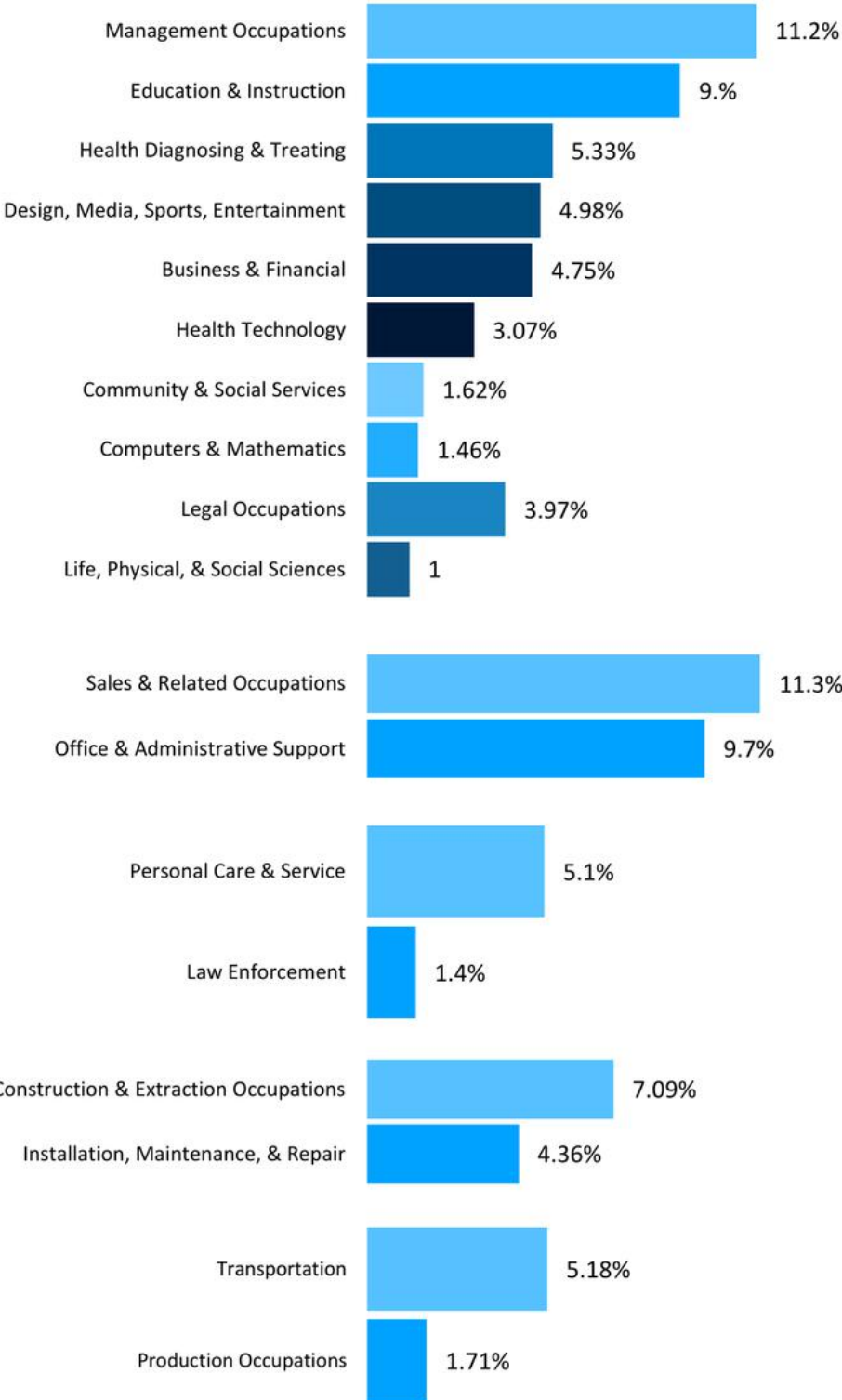
HOME VALUE



INCOME DISTRIBUTION

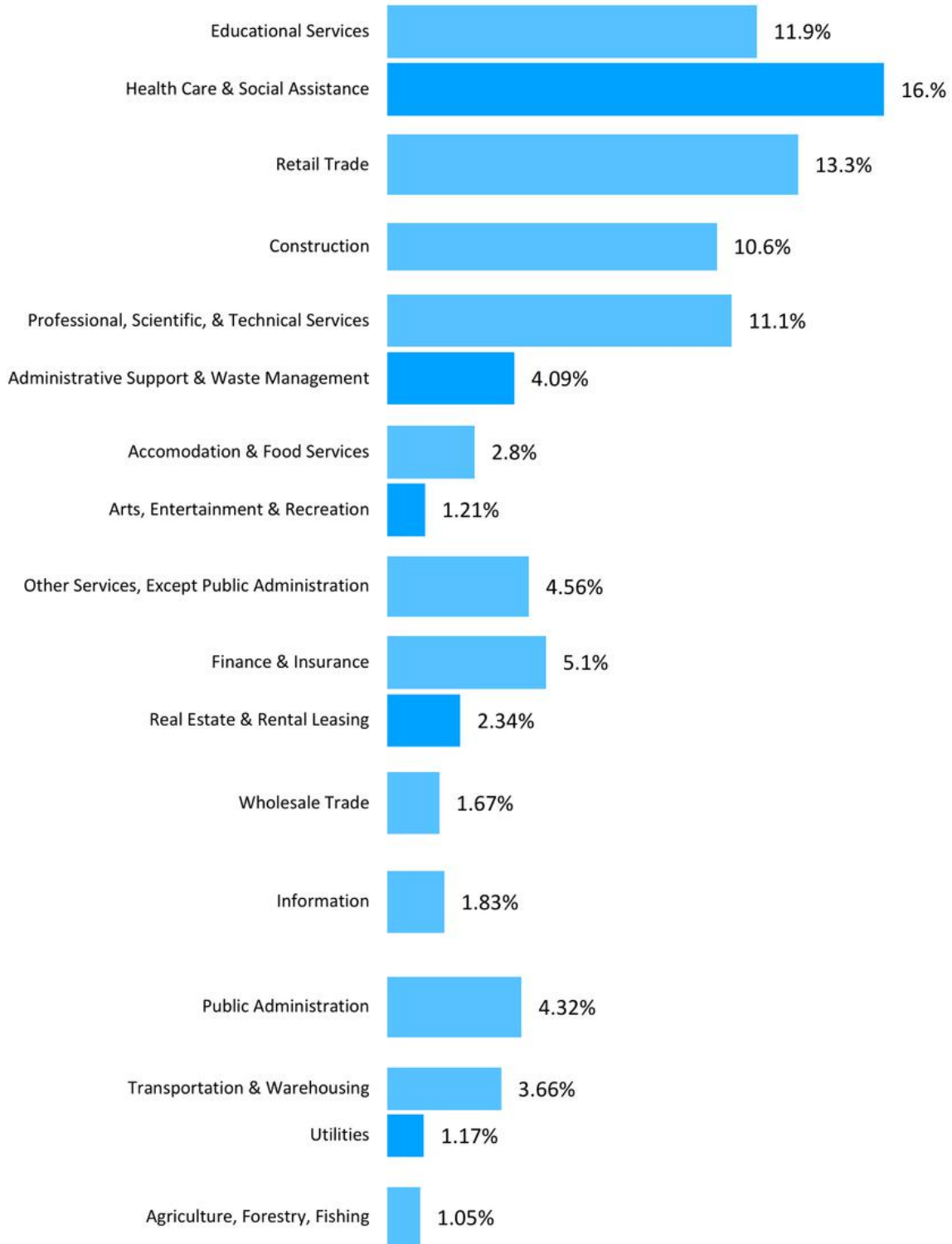
# Workforce Highlights

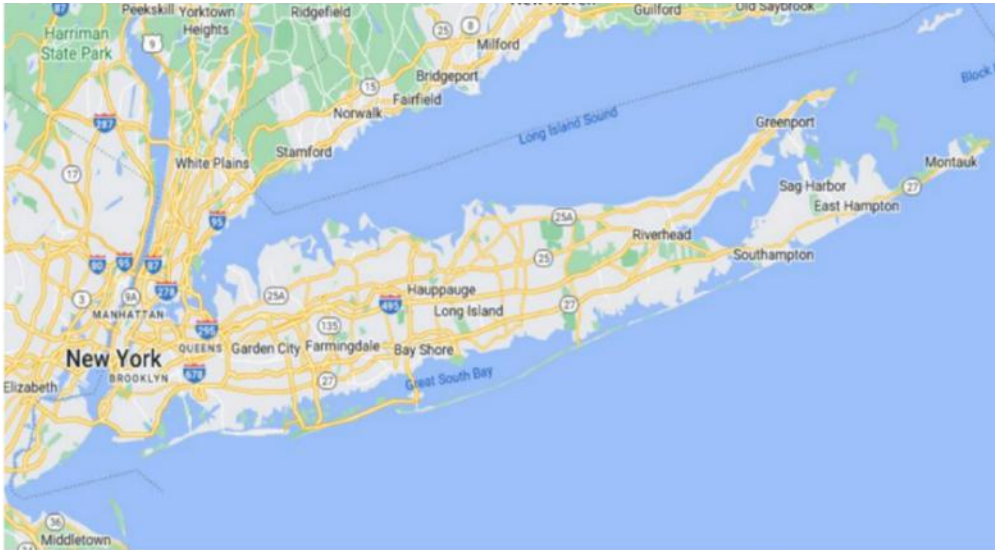
## OCCUPATIONS



# EAST QUOGUE

## INDUSTRIES





## Long Island

Nassau and Suffolk counties share a rich history, diverse geography, and dynamic economy that bring many benefits to the residents 2.8 million inhabitants of Long Island. As the first suburban region in the United States, Long Island has been on the forefront of many of the Nation's most important efforts / initiatives; such as the early space programs, aerospace defense, biomedical research, pharmaceuticals, and more. With such a strong mix of workforce, education, leisure, and culture, Long Island has grown to an economic output of \$197 billion in 2019.

To its west, New York City's economic engine spills over into Nassau and Suffolk Counties—not only serving as a bedroom community, but also attracting businesses who see the benefits of extra space and educated workforce. To its east, the Hamptons and North Fork bring international spectacle thanks to its agro-tourism and second home economy.

For all its beauty and economic vibrancy, Long Island is a unique market in how local governance is. There are two counties, two cities, 13 towns, 94 villages, and 127 school districts that each have oversight on parcels in their jurisdiction. This increases the importance of dealing with local market experts who understand the dynamics in their region.

The 933,000 households in Nassau and Suffolk County have a median income of \$118,149 with an average household size of 2.99 persons. The overall population is 65% White, non-Hispanic and 35% minority, but this past year Long Island's schools became over 50% minority students—showing a shift in demographics. Projections for the population in 2040 show an increase in the number of seniors and a slight decrease in the number of children and retirement-aged persons.

## ECONOMIC HIGHLIGHTS

- Major employers include; Northwell Health, NY Community Bancorp, Henry Schein, Winthrop-University Hospital, LIRR, Walmart, CVS, Broadridge, MSC Industrial Direct, KIMCO, Chembio Diagnostics, and thousands more.
- Renowned research facilities include; Brookhaven National Lab, Cold Spring Harbor Lab, Feinstein Institute, Stony Brook University, Hofstra University, and more.
- Highway networks include three main East-West arteries; Long Island Expressway, Northern State Parkway, Southern State Parkway.
- Transit networks include; the Long Island Railroad (nation's largest commuter rail system), 2 county bus systems, and ferries to New York City, Connecticut, and other barrier islands.
- Transformative developments include; downtown revitalizations, transit oriented development, quantum computing, smart grids, regional accelerators, pharmaceutical manufacturing, transit/innovation hubs, LIRR East Side Access, and Belmont Park / Ronkonkoma Hub / Nassau Hub / EPCAL redevelopments.
- Home to the second-largest industrial park in the Nation - the Innovation Park at Hauppauge - with 1,350 companies, 55,000 employees, \$13 Billion in annual sales, and 58% of jobs affiliated with exporting sectors.
- Entertainment and sporting venues that include the Nassau Coliseum, Jones Beach, Belmont Park, the Westbury Music Fair, 100 museums and 46 golf clubs.
- The five Long Island One-Stop Career Centers serve approximately 90,000 jobseekers and 1,200 businesses annually

## GEOGRAPHIC HIGHLIGHTS

- Land mass of 1,198 square miles from Nassau / Queens border to Montauk Point and 1,180 miles of shoreline
- 139 square miles of public open space that includes 14 state parks, 26 country parks, and 37 preserves
- Unique ecological system that includes rich soil for agriculture, a massive fresh water aquifer, and diverse wildlife, flora and fauna.
- 26 of Long Island's high schools appear in Newsweek's list of America's (Top 500) Best High Schools

# Long Island Market Overview

## Number of Business Establishments

Nassau-Suffolk	2014	2019	Growth 2014-2019
Forestry, Fishing, Hunting, and Agriculture Support	364	320	-12%
Mining, Quarrying, and Oil and Gas Extraction	187	196	5%
Utilities	4,113	5,318	29%
Construction	68,883	83,268	21%
Manufacturing	69,440	68,493	-1%
Wholesale Trade	72,759	67,346	-7%
Retail Trade	160,196	158,994	-1%
Transportation and Warehousing	37,167	41,274	11%
Information	26,839	20,393	-24%
Finance and Insurance	57,149	56,979	0%
Real Estate and Rental and Leasing	17,177	18,011	5%
Professional, Scientific, and Technical Services	90,549	81,449	-10%
Management of Companies and Enterprises	25,315	26,571	5%
Admin., Support, Waste Mgmt., Remediation Services	69,266	75,203	9%
Educational Services	33,538	31,707	-5%
Health Care and Social Assistance	199,601	247,751	24%
Arts, Entertainment, and Recreation	22,285	22,914	3%
Accommodation and Food Services	97,595	109,596	12%
Other Services	55,031	58,777	7%
Unclassified Establishments	131	108	-18%
<b>Nassau-Suffolk Total</b>	<b>1,107,585</b>	<b>1,174,668</b>	<b>6%</b>

# Long Island Market Overview

## Demographics Highlights

Long Island Population - 2021	2,917,251
Population Growth 2010 - 2021	3.0%
2021 Housing Units	1,057,594
Housing Unit Growth 2010 - 2021	1.8%
2021 Median Age	41.6
U.S. Median Age	38
2021 Household Income	\$112,358
U.S. Median Income	\$79,900

### Sources

Long Island Housing Data Profiles

<https://rpa.org/work/reports/long-island-housing-data-profiles#selectCom>

Long Island Profile - Rauch Foundation

<https://s3.us-east-1.amazonaws.com/rpa-org/pdfs/RPA-Long-Island-Profile.pdf>

Long Island's Future Economy

<https://regionalcouncils.ny.gov/sites/default/files/2019-01/LongIslandsFutureEconomy.pdf>

Census Quick Facts - Nassau

<https://www.census.gov/quickfacts/fact/table/nassaucountynewyork/HSG010221#HSG010221>

Census Quick Facts - Suffolk

<https://www.census.gov/quickfacts/fact/table/suffolkcountynewyork/HSG010221>

Long Island Metro Economic Indicators

[https://www.newyorkfed.org/medialibrary/media/research/regional\\_economy/charts/Regional\\_LongIsland](https://www.newyorkfed.org/medialibrary/media/research/regional_economy/charts/Regional_LongIsland)

**Note:** Data excludes most government, railroad, and self-employed enterprises.

**Source:** U.S. Bureau of the Census: "County Business Patterns"

Prepared by Suffolk County Planning, William O'Brien, 2/4/2022

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