

Bayfront Restaurant & Inn

Significant Hospitality Property - Restaurant, 9 Bungalows, 3 Suites, Staff House

32 LIGHTHOUSE RD, HAMPTON BAYS



COMPASS
COMMERCIAL



Key Details

Iconic Restaurant & Inn sitting directly on Shinnecock Bay with incredible sunset views.

The renovated complex consists of a waterfront restaurant (indoor / outdoor dining), four guest rooms in the main house, and nine units in cottages on the grounds. The large grass lawn overlooking the water is a perfect setting for events as well. A staff house and a private dock on the bay complement the site. Laundry, storage, bath, & office in the basement of the main house.

A pre-existing gem that is impossible to recreate!

This unique .89-acre waterfront property has 140ft of bulkhead, a 125ft dock, and unobstructed views of the bay. A paddle board rental office and accessory boat rental permit maximize the potential revenue streams / offerings of this waterfront property.

Restaurant	-	92 Dining Seats & 25 Bar Seats
Inn	-	4 Guest Suites
Cottages	-	9 Guest Suites in 6 Cottages
Catering Lawn	-	250 to 300 Guests
Parking	-	45 Spaces
Staff House	-	3 Bedrooms

Price Upon Request

Please inquire with the Hamptons Commercial RE Team for additional information.





BEFORE RENOVATIONS



BEFORE RENOVATIONS



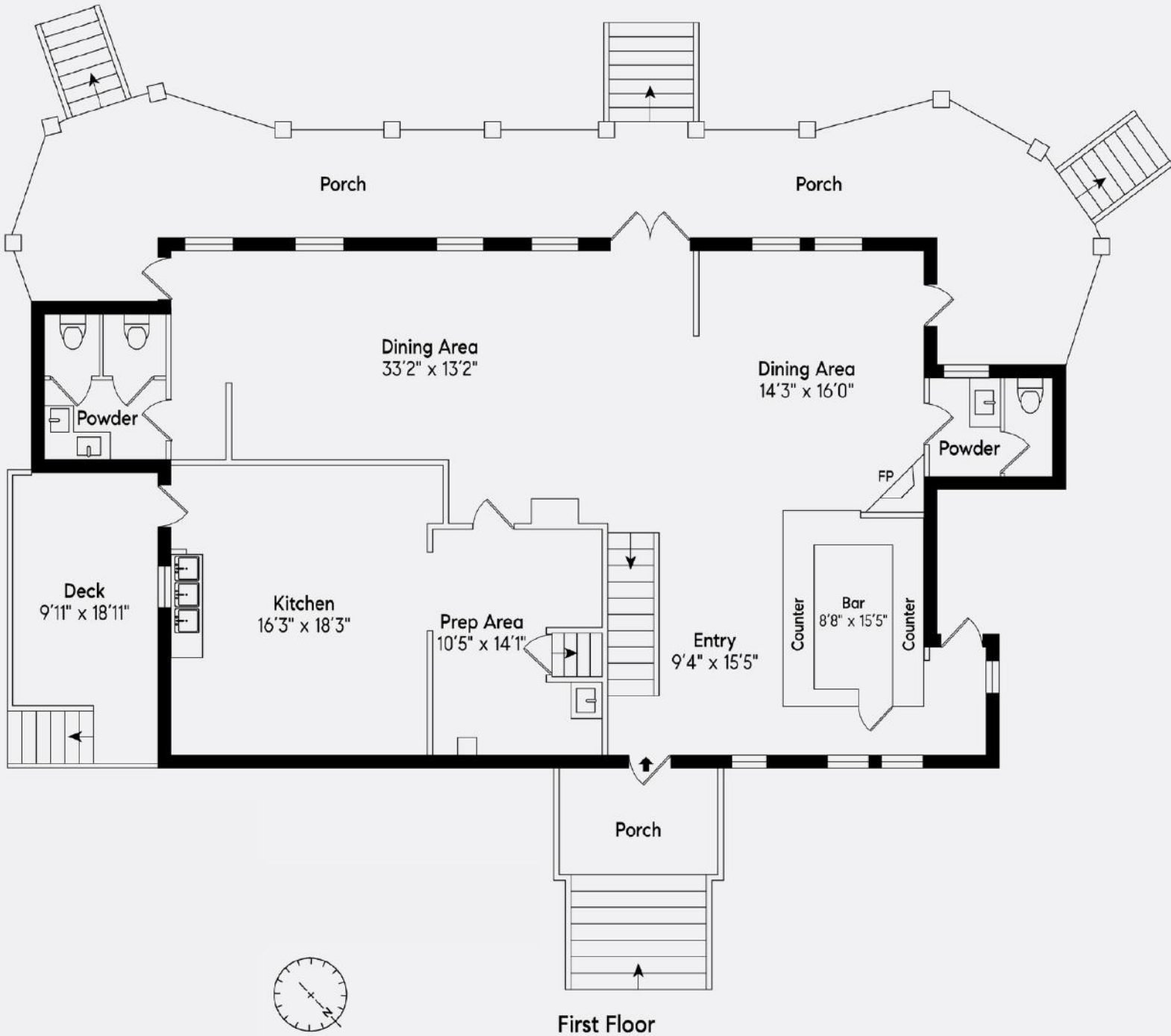












Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

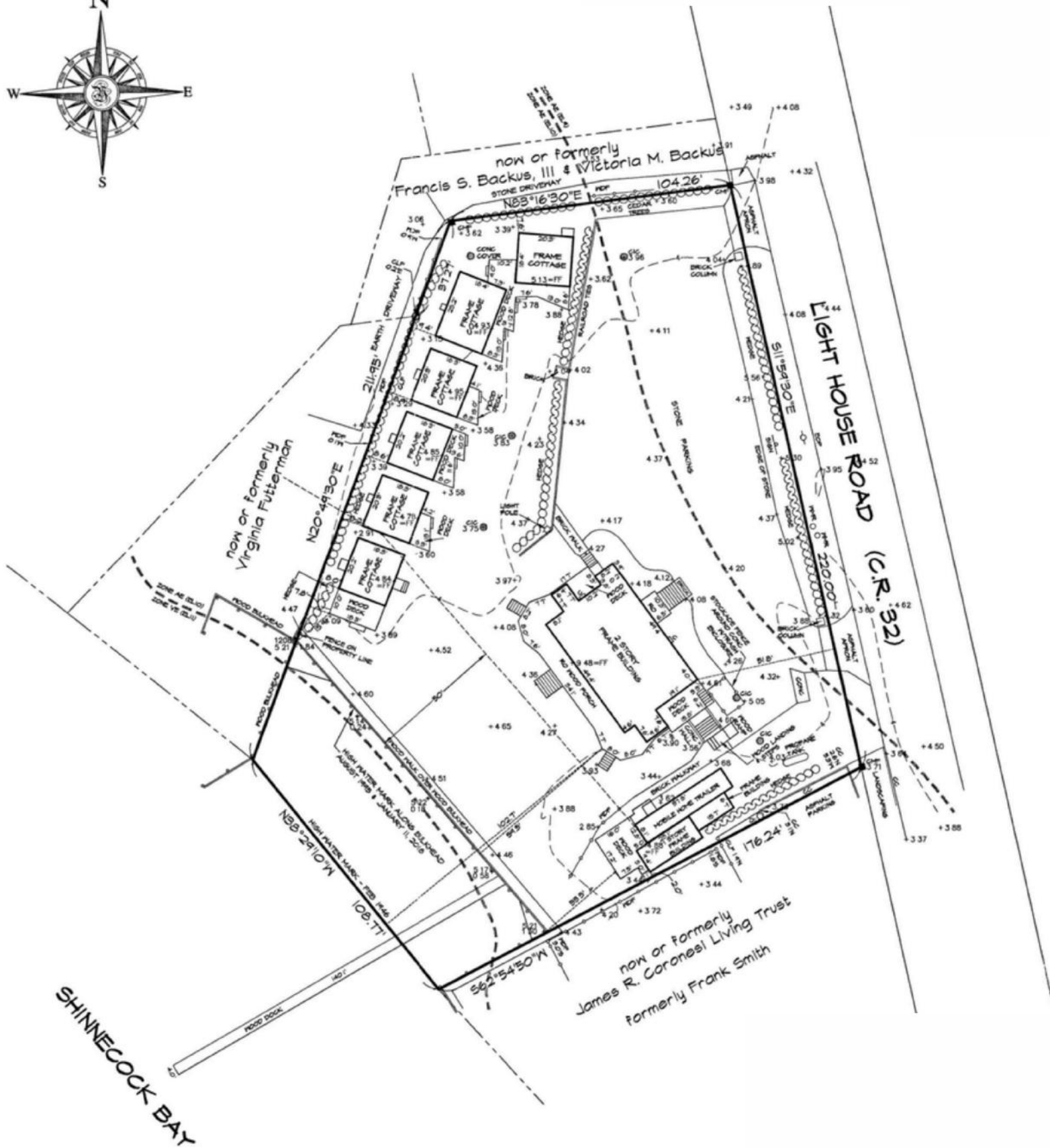


**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx SqFt:
1,890**

Survey

32 Lighthouse Rd, Hampton Bays



HAMPTONS COMMERCIAL
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Apprx Acreage:
0.89

Hampton Bays

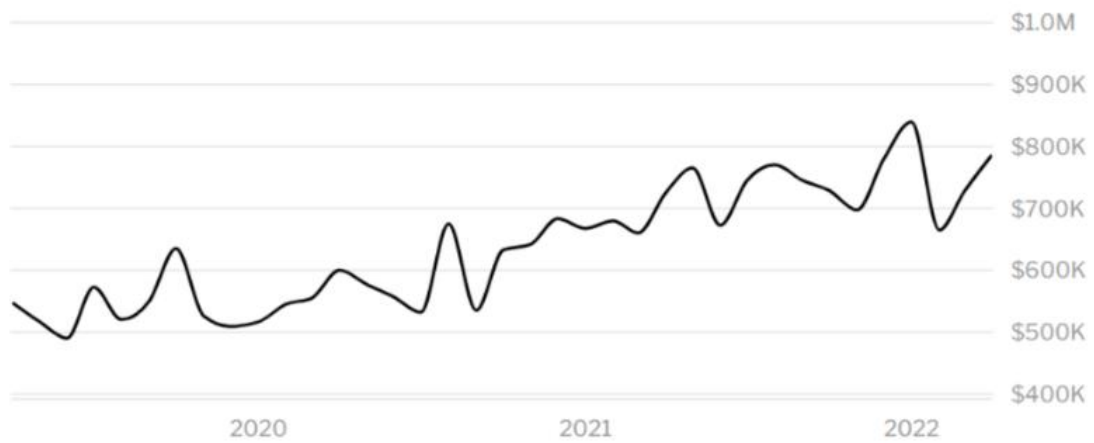
Hampton Bays is a Hamlet in the Town of Southampton, NY just 78 miles east of Manhattan. It was originally settled as "Good Ground" in 1740 right where the downtown sits today. The name "Hampton Bays" was taken up in 1922 to resemble the names of neighboring hamlets - Southampton, Westhampton, and more - which draw international appeal.

In 2019, Hampton Bays, NY had a population of 14.8k people with a median age of 44.1 and a median household income of \$81,250. Between 2018 and 2019 the population of Hampton Bays, NY grew from 14,280 to 14,848, a 3.98% increase and its median household income grew from \$78,344 to \$81,250, a 3.71% increase.

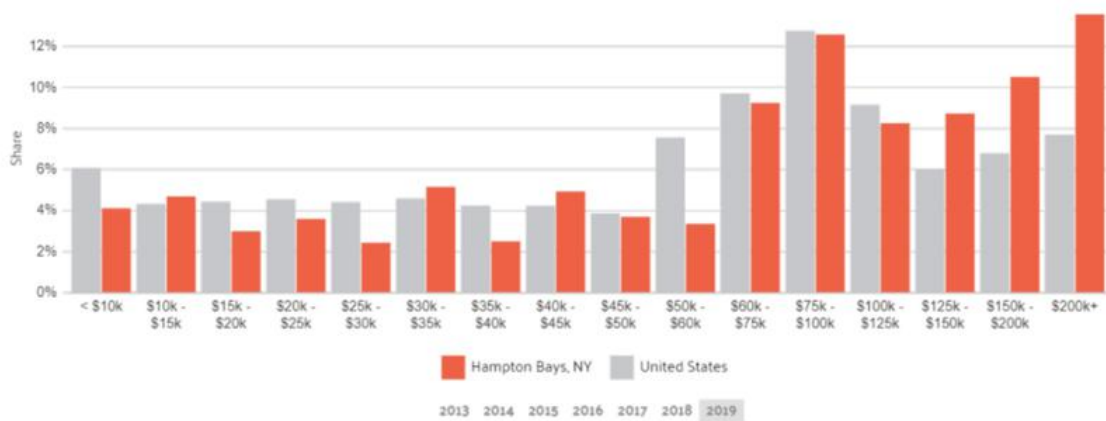
The 5 largest ethnic groups in Hampton Bays, NY are
White (Non-Hispanic) (63.6%),
White (Hispanic) (24%),
Other (Hispanic) (8.8%),
Black or African American (Non-Hispanic) (1.14%)
and Two+ (Non-Hispanic) (1.14%)

Commercial fishing remains a vital part of the Hampton Bays economy, centered on the fishing station at Shinnecock Inlet. After Montauk, Hampton Bays is the second-busiest commercial fishing port in the state of New York - taking in \$5.5 million of catch.

Hampton Bays is served by Sunrise Highway (NY 27) and Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The Long Island Rail Road provides limited rail service seven days per week via the Montauk Branch connecting Hampton Bays to Montauk and New York City. The Town of Southampton and Town of East Hampton work with the MTA to offer the South Fork Commuter Connection service for reduced fair commuting trains that stop in Hampton Bays during work commuting hours.



HOME VALUE



INCOME DISTRIBUTION



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