

EAST HAMPTON, NEW YORK

Fully Approved Mixed-Use Office / Retail Opportunity



Conceptual Rendering

LOCATION

44 Three Mile Harbor Road
East Hampton, NY

AVAILABLE

± 15,100 SF Building, Includes:

- ± 6,600 SF Commercial Space on the 1st Floor
- ± 3,200 SF Office Space on the 2nd Floor
- ± 5,300 SF Basement

PARKING

48 Parking Spaces Planned

TRAFFIC

15,000 total vehicles per day

NEARBY RETAIL

Starbucks, United Artists Movie Theater, Stop & Shop, IGA, Tesla Dealership, Restoration Hardware, CVS Pharmacy, YMCA, True Value, J. Crew, Lululemon, and more

PRICE UPON REQUEST

COMMENTS

- Project Under Development - Delivery Estimated for Q2 2025
- Located on East Hampton's Restaurant Row along the South Fork of Long Island, and just under 1 Mile from the area's major shopping district on Main Street (NY-27). A new housing development of 50 units is also currently under construction down the street on Three Mile Harbor Road.



DEMOS	3 MILE	5 MILE	7 MILE
POPULATION	15,333	22,586	29,625
HOUSEHOLDS	5,800	8,801	11,708
M.H.H.I.	\$153,115	\$159,471	\$150,879

Breslin Realty
DEVELOPMENT CORP.

Justin Breslin

(516) 741-7400 ext. 290

jbreslin@breslinrealty.com

EAST HAMPTON, NEW YORK

Fully Approved Mixed-Use Office / Retail Opportunity



Surrounding Retail Market

Breslin Realty
DEVELOPMENT CORP.

Justin Breslin

(516) 741-7400 ext. 290

jbreslin@breslinrealty.com

EAST HAMPTON, NEW YORK

Fully Approved Mixed-Use Office / Retail Opportunity



Conceptual Elevation



Conceptual Rendering

Breslin Realty
DEVELOPMENT CORP.

Justin Breslin
(516) 741-7400 ext. 290
jbreslin@breslinrealty.com

EAST HAMPTON, NEW YORK

Fully Approved Mixed-Use Office / Retail Opportunity



Conceptual Rendering



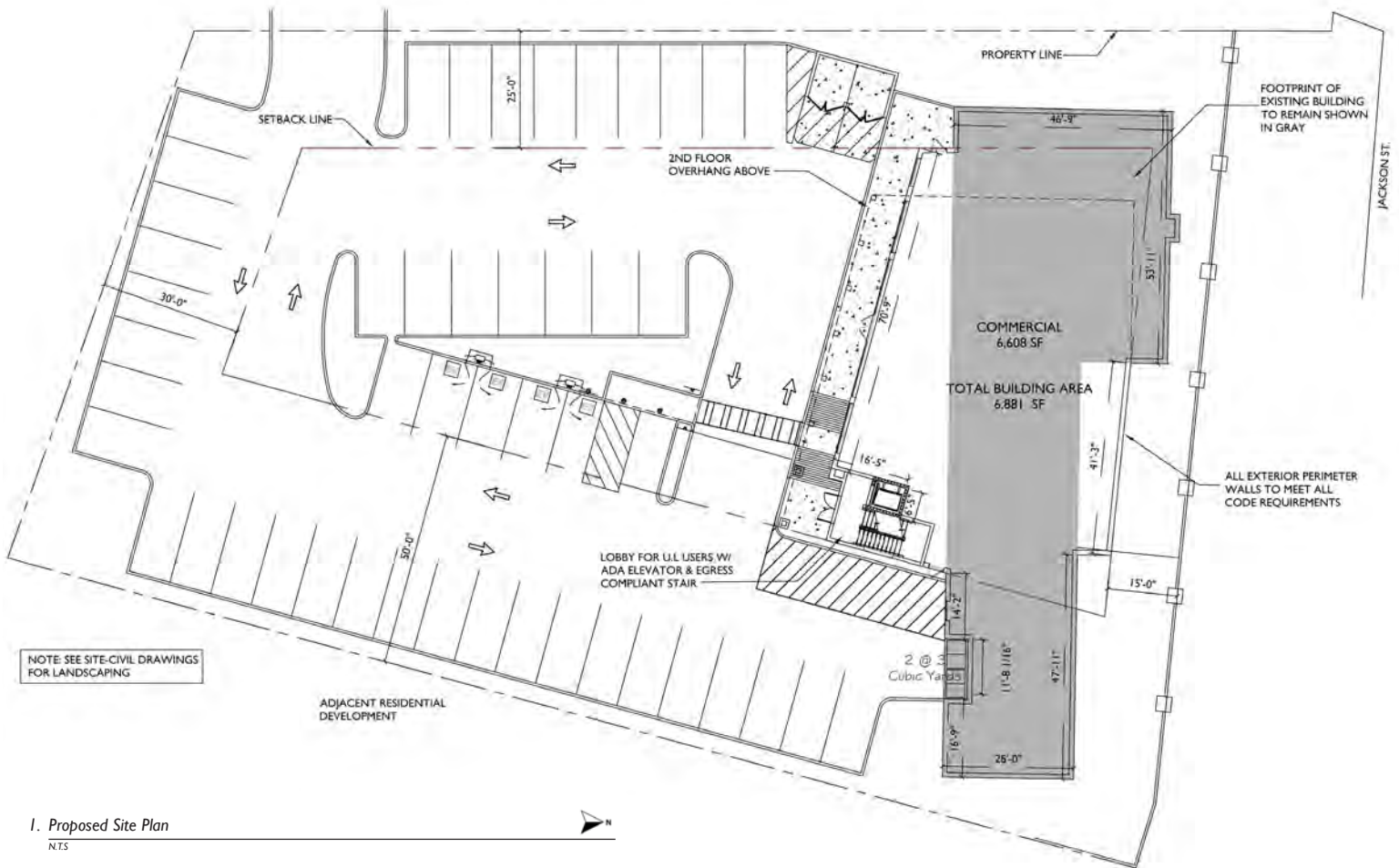
Conceptual Rendering

Breslin Realty
DEVELOPMENT CORP.

Justin Breslin
(516) 741-7400 ext. 290
jbreslin@breslinrealty.com

EAST HAMPTON, NEW YORK

Fully Approved Mixed-Use Office / Retail Opportunity



Proposed Site Plan

Breslin Realty
DEVELOPMENT CORP.

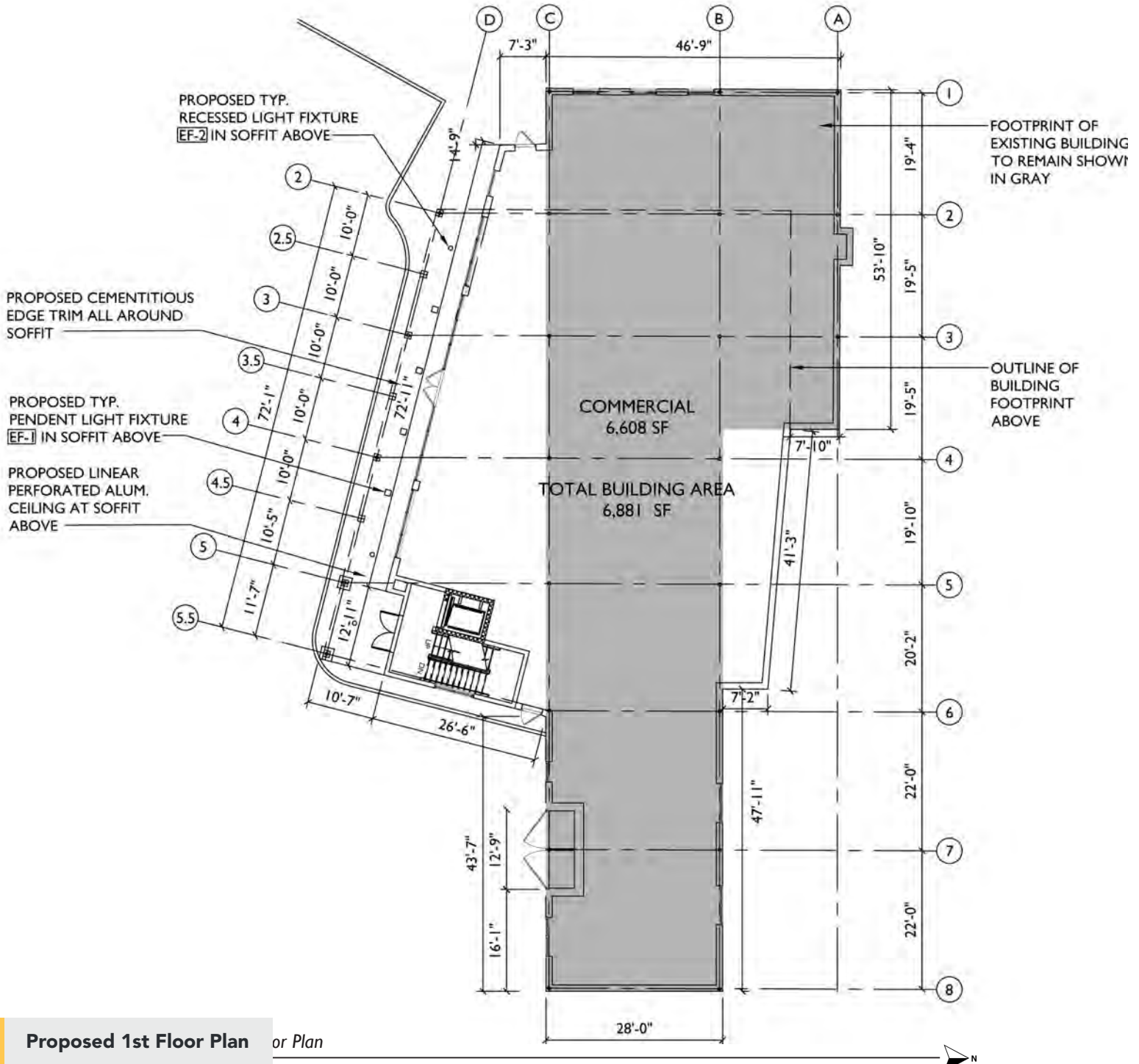
Justin Breslin

(516) 741-7400 ext. 290

jbreslin@breslinrealty.com

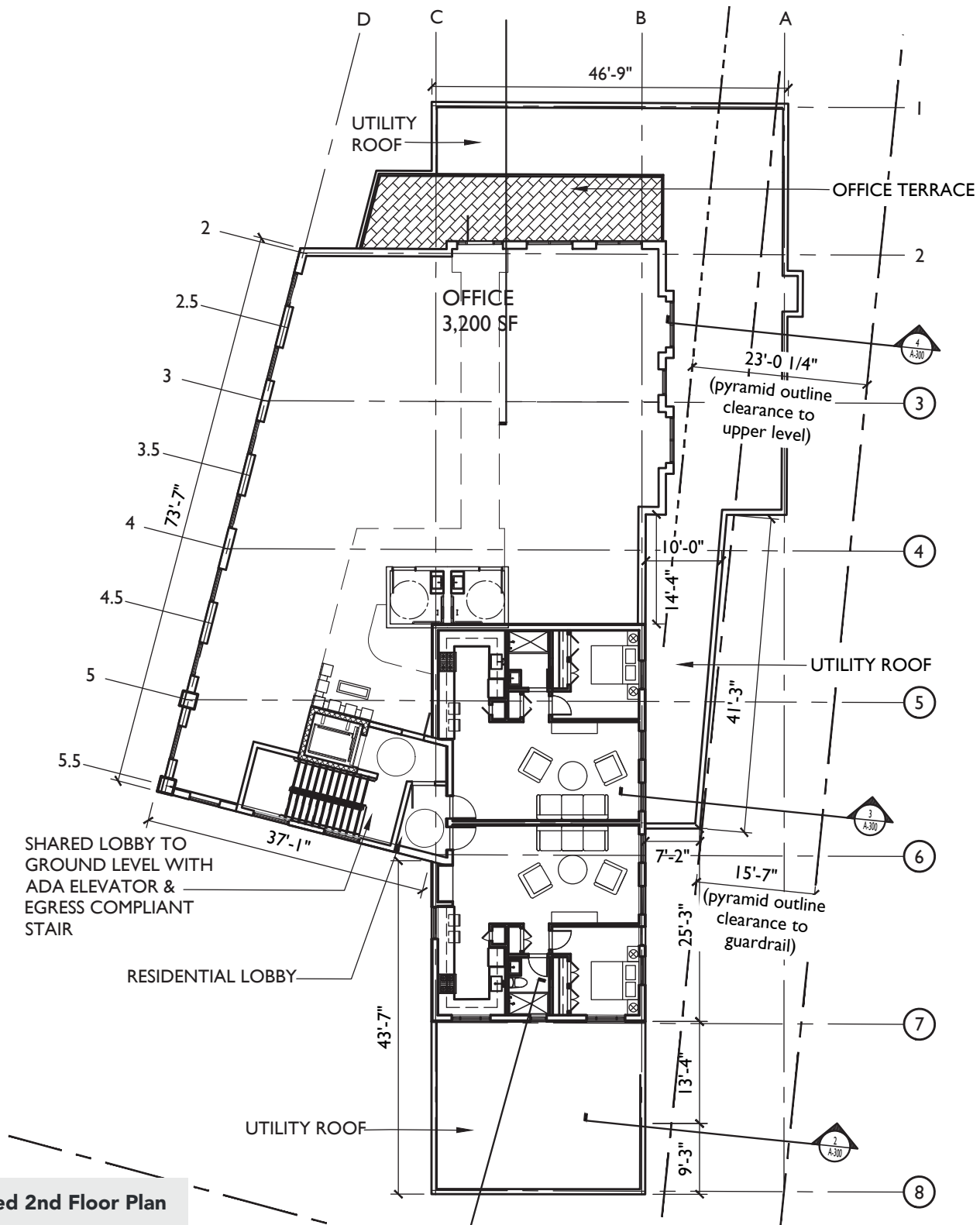
EAST HAMPTON, NEW YORK

Fully Approved Mixed-Use Office / Retail Opportunity



EAST HAMPTON, NEW YORK

Fully Approved Mixed-Use Office / Retail Opportunity



Proposed 2nd Floor Plan