

For lease

157 W Montauk Highway, Hampton Bays, NY 5,942 SF Office / Medical / Retail Building



Property specifications

Address

157 W Montauk Highway, Hampton Bays, NY

Availabilty

Building 1: 8,000 SF (Leased) Building 2: 5,942 SF

Use

Office, Medical or Retail

Possession

Q1 2026

Rental rate

Office: \$43.00 PSF NNN | Medical: \$48.00 PSF NNN

Building features

- Part of a spacious beautifully landscaped
 2-building campus
- Building 1 is fully leased; building 2 is available
- Building can be divided
- Have your own identity and signage on Montauk Highway
- 103 parking spaces (Ratio of 6.1/1,000 SF)

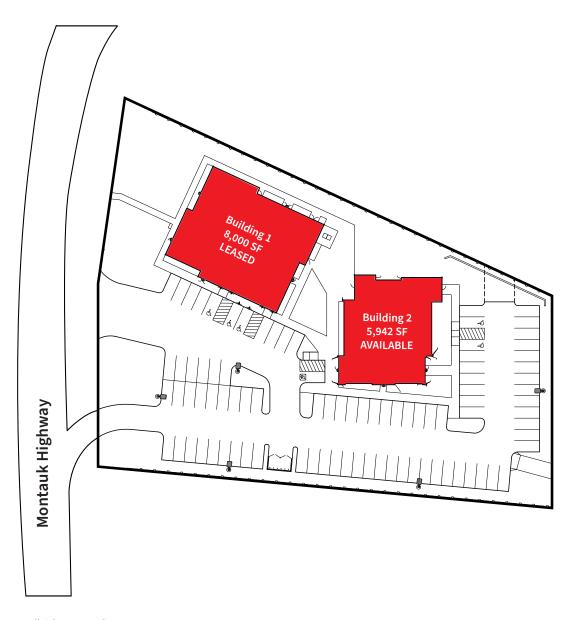
Location

- Equi distant from 3 major markets: Westhampton, Southampton, and Riverhead
- Immediate access to the campus off Sunrise Highway Exit 65S
- Direct link to Riverhead on County Road 24
- Numerous restaurants and shopping nearby
- Hampton Bays LIRR Station nearby
- 9 miles from Stony Brook Southampton Hospital
- 10 miles from Peconic Bay Medical Center North Shore Hospital, Riverhead
- Direct access to suffolk county transit bus S92





Site plan





JLL SEE A BRIGHTER WAY



Demographics

2024 Population

2 miles 5 miles 10 miles 17,373 32,226 105,114

Average Household Income

2 miles 5 miles 10 miles \$140,314 \$139,336 \$133,990

Medium Home Value

2 miles 5 miles 10 miles \$718,309 \$730,912 \$751,852

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