



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

**117 Main St,
Sag Harbor**

Highly visible 1,100sf retail space in the center of Sag Harbor's Main Street shopping district. Historic façade, strong pedestrian flow, and exceptional brand exposure.

Modified wet-use permitted. Formerly operated as both a fashion boutique and a specialty coffee shop, offering excellent flexibility for retail, lifestyle, or light food concepts. Bright interior with a versatile footprint suited for creative merchandising.

Two separate entrances on either side of the grand residential staircase allow seamless access, multi-concept configurations, or enhanced customer flow. A rare chance to secure a premier Main Street location with strong year-round demand.

SURROUNDING TENANTS:

Page at 69 Main, Provisions Market, American Hotel, Sylvester and Co, Satori, Carissa's Bakery

\$190,000/y + NNN
LISTING PRICE

1,100
SQUARE FEET

The Hamptons Commercial Real Estate Team

(631) 903-5022 (631) 678-2460
hamptonscommercialre@compass.com
@hamptonscommercialre
hamptonscommercialre.com

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