



HAMPTONS COMMERCIAL RE  
ADVISORY TEAM

# FOR LEASE

## 70 Main St, Floor 1 Southampton

### Flagship-Ready Main Street Retail in Southampton Village

**\$355,000 + NNN**  
LISTING PRICE

**2,365**  
SQUARE FEET

**Dry Retail**  
OR Modified Wet Use

**\$150/sf/yr**  
BASE RENT

- FRONTAGE: 26'
- CEILING HEIGHT: 12-13'
- BASEMENT: 1,300sf
- REAR ACCESS: Staff & Deliveries

Positioned in the heart of Southampton Village, this **2,365sf** flagship-ready space offers **26ft** of prime frontage with two expansive west-facing display windows and soaring **12-13ft ceilings**. A rear entrance via public driveway provides easy deliveries / staff access, while a **±1,300sf basement** offers abundant storage or operational space.

Currently configured as an organic grocery and coffee shop, the space will be delivered as **dry retail** but retains existing wet infrastructure, allowing for food-adjacent or hybrid formats.

### Surrounded By Premier Neighbors:

Henry Lehr, SIMKHAI, Johnny Was, Faherty, J.Crew,  
Sant Ambroeus, ba&sh, Elyse Walker, Jenni Kayne, 75 Main



### The Hamptons Commercial Real Estate Team

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