

FOR LEASE

55 County Rd 48, #7
Mattituck, NY 11952



Prime North Fork Retail Opportunity

Exceptional retail space located in the heart of Mattituck's prestigious North Fork wine country. High-traffic location surrounded by successful businesses offering strong visibility and customer flow.

- 1,800 SF Retail Space
- Fully Built-Out Salon
- Hair, Nails, Lashes & Facials Setup
- Multiple Styling Stations & Wash Area
- Open Layout with Modern Finishes
- Ample Parking
- Excellent Signage Opportunity
- Available for Immediate Occupancy

PROPERTY PHOTOS



LEASE DETAILS

Base Rent: \$3,900/month (\$26 per square foot base rent)

Lease Type: Triple Net (NNN)

Tenant Responsibilities: 20% share of taxes, insurance & maintenance, electric & heat **on separate meter**

Heating: Propane heat with option to convert to gas at tenant's expense

Availability: Immediate Occupancy



Emily Kaplan

Licensed Associate Real Estate Broker

GRI Designee 2019

E-Pro Certified 2021

ABR Designee 2021

SRES Designee 2022

SFR Designee 2022

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