

1399 MAIN ROAD, JAMESPORT, NY 11947

The Shorewood Inn



Hotel For Sale

PROPERTY DESCRIPTION

Shorewood Inn presents the opportunity to acquire a 20-room independent hotel with the real estate included in the heart of Long Island's North Fork. Located on Main Road in Jamesport, the property benefits from strong visibility, corner positioning, and direct access to one of the region's most established leisure and hospitality corridors. The asset consists of an approximately 11,024 square foot, one-story hotel on roughly 0.93 acres and was renovated in 2016, offering a clean, functional layout with 22 on-site surface parking spaces.

From an operating standpoint, the property produced approximately \$813,059 in 2025 revenue and \$410,072 in cash flow / EBITDA based on the seller's add-back analysis, equating to a reported cash flow margin of approximately 50.44%. At a 9.1% cap rate, the offering represents an attractive yield profile for investors seeking a hospitality asset with in-place operations, identifiable add-backs, and additional upside through revenue management, branding, and operational optimization.

Positioned within a highly desirable East End destination market, Shorewood Inn is well located to capture demand from wine tourism, weekend leisure travel, family visitation, and regional getaways. This is a rare chance to acquire a boutique lodging property with real estate in a supply-constrained hospitality market. Qualified buyers should inquire for financials, property details, and offering terms.

PROPERTY HIGHLIGHTS

- 20-room independent hotel with real estate included
- Located at 1399 W Main Street, Jamesport, NY in Long Island's North Fork market
- Approximately 11,024 SF, one-story building
- Renovated in 2016



HedgeStone
COMMERCIAL
REAL ESTATE

DANIEL DENIRO

347.224.3037

daniel.deniro@hedgestone.com

Hedgestone Commercial Real Estate
164 Main Street, Huntington, NY 11743
<http://www.hedgestonecre.com>

Property Summary

1399 MAIN ROAD, JAMESPORT, NY 11947

THE SHOREWOOD INN | HOSPITALITY OFFERING FOR SALE



PROPERTY DESCRIPTION

Shorewood Inn presents the opportunity to acquire a 20-room independent hotel with the real estate included in the heart of Long Island's North Fork. Located on Main Road in Jamesport, the property benefits from strong visibility, corner positioning, and direct access to one of the region's most established leisure and hospitality corridors. The asset consists of an approximately 11,024 square foot, one-story hotel on roughly 0.93 acres and was renovated in 2016, offering a clean, functional layout with 22 on-site surface parking spaces.

From an operating standpoint, the property produced approximately \$813,059 in 2025 revenue and \$410,072 in cash flow / EBITDA based on the seller's add-back analysis, equating to a reported cash flow margin of approximately 50.44%. At a 9.1% cap rate, the offering represents an attractive yield profile for investors seeking a hospitality asset with in-place operations, identifiable add-backs, and additional upside through revenue management, branding, and operational optimization.

Positioned within a highly desirable East End destination market, Shorewood Inn is well located to capture demand from wine tourism, weekend leisure travel, family visitation, and

OFFERING SUMMARY

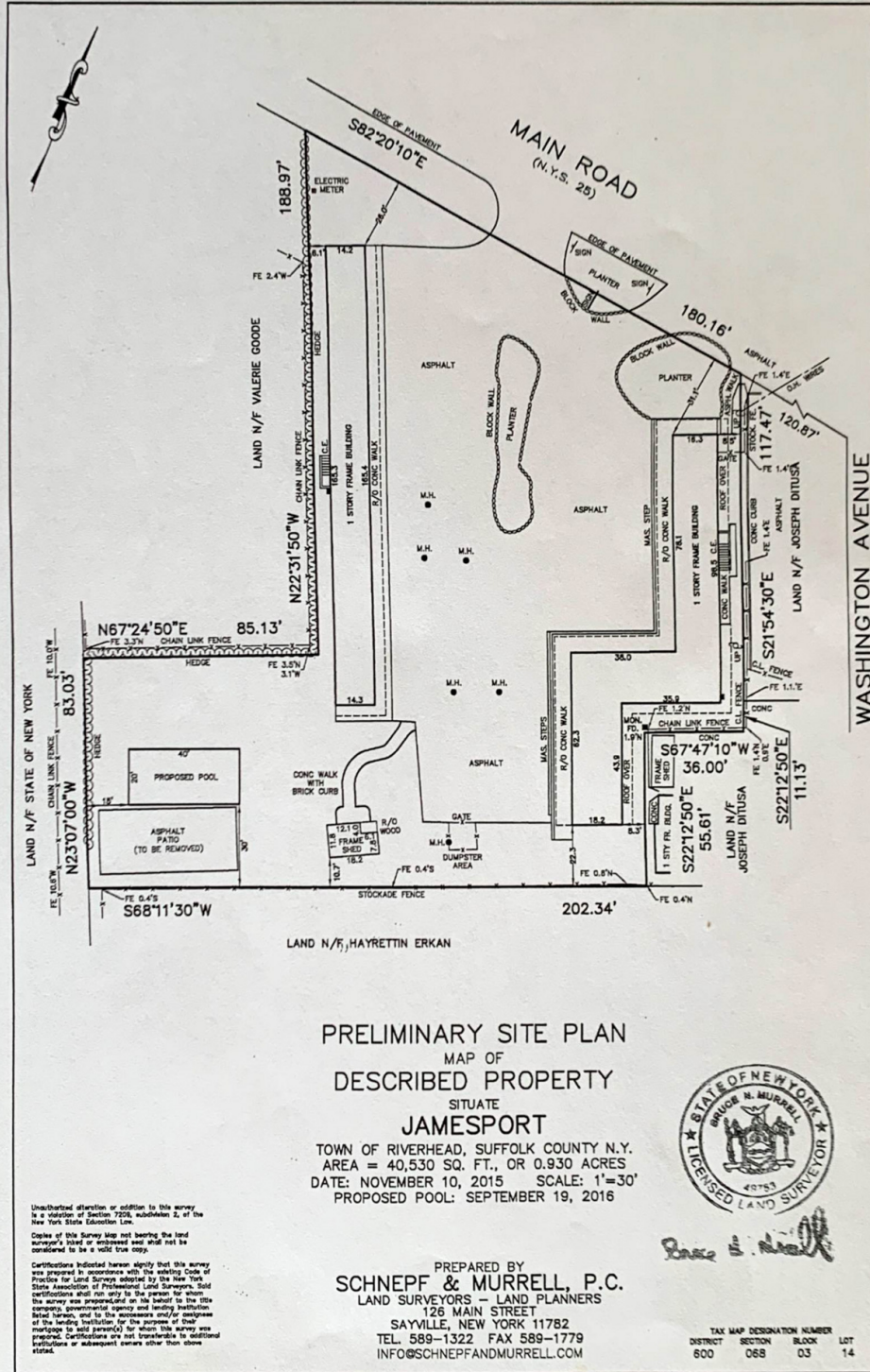
Sale Price:	\$4,500,000
Number of Rooms:	20
Lot Size:	0.93 Acres
Building Size:	11,024 SF
NOI:	\$410,072.00
Cap Rate:	9.1%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	395	3,046	10,871
Total Population	908	7,703	30,296
Average HH Income	\$135,865	\$137,784	\$122,488

Survey

1399 MAIN ROAD, JAMESPORT, NY 11947
 THE SHOREWOOD INN | HOSPITALITY OFFERING FOR SALE



PRELIMINARY SITE PLAN
 MAP OF
 DESCRIBED PROPERTY
 SITUATE
 JAMESPORT
 TOWN OF RIVERHEAD, SUFFOLK COUNTY N.Y.
 AREA = 40,530 SQ. FT., OR 0.930 ACRES
 DATE: NOVEMBER 10, 2015 SCALE: 1"=30'
 PROPOSED POOL: SEPTEMBER 19, 2016



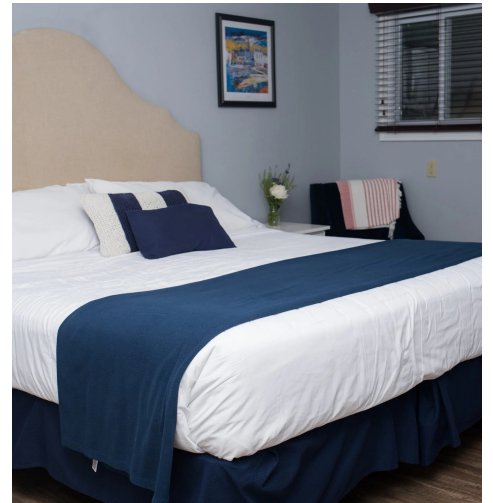
PREPARED BY
SCHNEPF & MURRELL, P.C.
 LAND SURVEYORS - LAND PLANNERS
 126 MAIN STREET
 SAYVILLE, NEW YORK 11782
 TEL. 589-1322 FAX 589-1779
 INFO@SCHNEPFANDMURRELL.COM

TAX MAP DESIGNATION NUMBER			
DISTRICT	SECTION	BLOCK	LOT
600	068	03	14

Unauthorized alteration or addition to this survey is a violation of Section 7206, subsection 2, of the New York State Education Law.
 Copies of this Survey Map not bearing the land surveyor's hand or embossed seal shall not be considered to be a valid true copy.
 Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall not apply to the surveyor when the survey was prepared on the behalf of the state, a governmental agency and lending institution, a third party, and to the necessary and/or contingent of the lending institution for the purpose of their mortgage to said party(ies) for whom this survey was prepared. Certifications are not applicable to additional institutions or subsequent owners other than those stated.

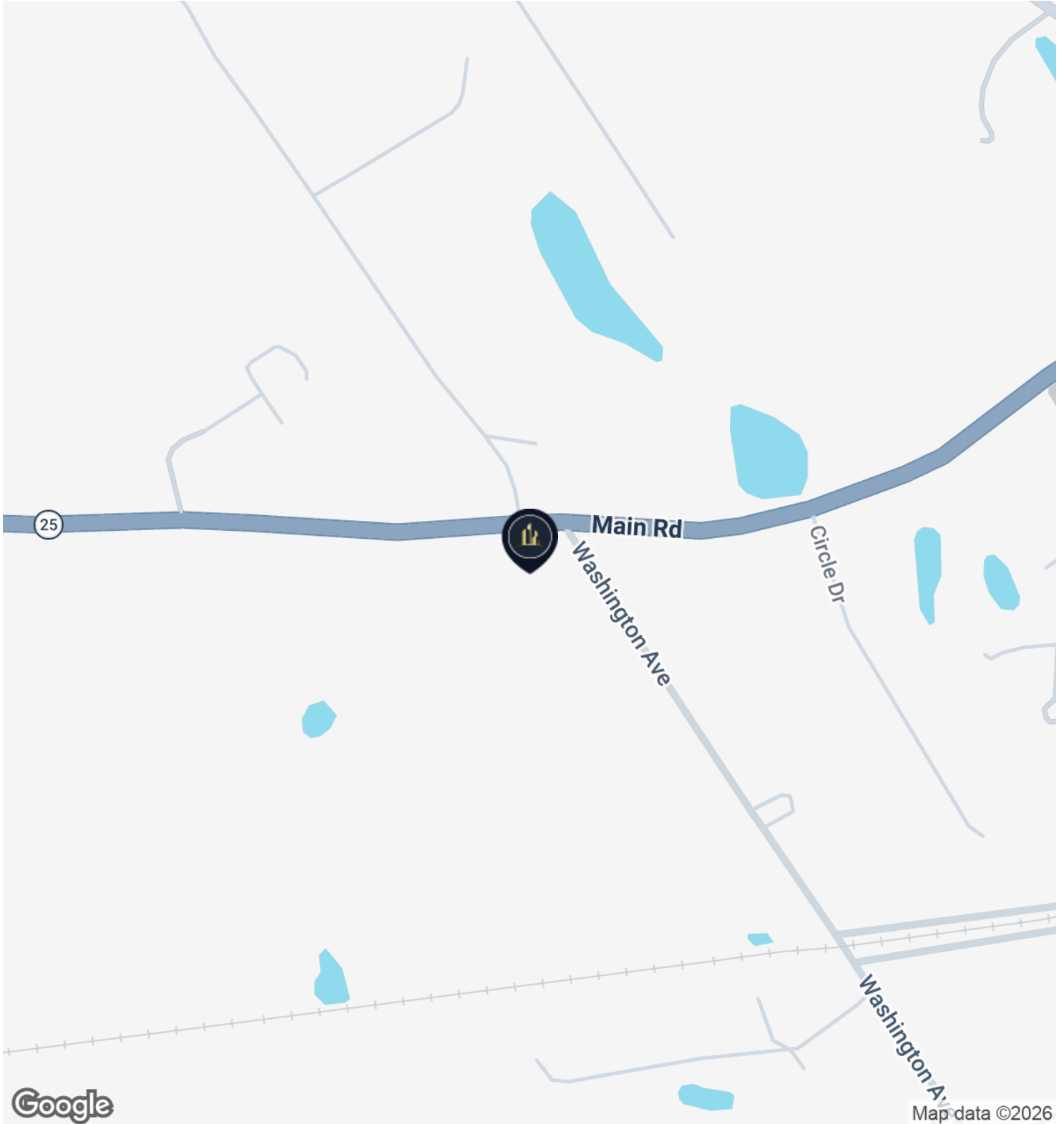
Additional Photos

1399 MAIN ROAD, JAMESPORT, NY 11947
THE SHOREWOOD INN | HOSPITALITY OFFERING FOR SALE



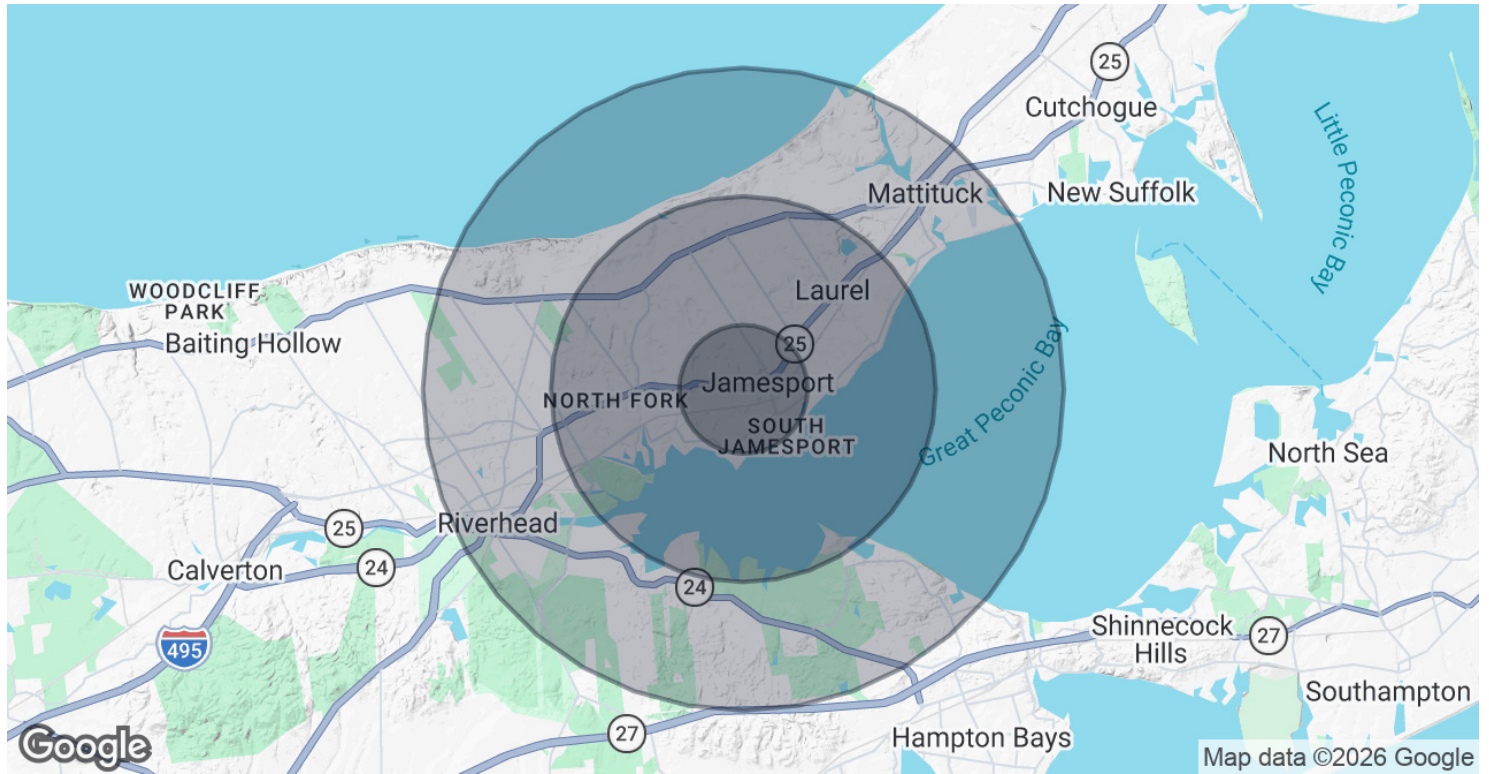
Location Map

1399 MAIN ROAD, JAMESPORT, NY 11947
THE SHOREWOOD INN | HOSPITALITY OFFERING FOR SALE



Demographics Map & Report

1399 MAIN ROAD, JAMESPORT, NY 11947
 THE SHOREWOOD INN | HOSPITALITY OFFERING FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	908	7,703	30,296
Average Age	55.4	51.0	43.6
Average Age (Male)	57.0	48.5	42.9
Average Age (Female)	53.9	51.2	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	395	3,046	10,871
# of Persons per HH	2.3	2.5	2.8
Average HH Income	\$135,865	\$137,784	\$122,488
Average House Value	\$643,873	\$628,128	\$565,071

2023 American Community Survey (ACS)

Retailer Map

1399 MAIN ROAD, JAMESPORT, NY 11947
THE SHOREWOOD INN | HOSPITALITY OFFERING FOR SALE



Meet The Team

1399 MAIN ROAD, JAMESPORT, NY 11947
THE SHOREWOOD INN | HOSPITALITY OFFERING FOR SALE



DANIEL DENIRO

Direct: 347.224.3037
daniel.deniro@hedgestone.com

NY #10401325437