

NOW PRE-LEASING · BRIDGEHAMPTON, NEW YORK

# Gateway *Bridgehampton*

2033 Montauk Highway · Bridgehampton, NY 11932

A new landmark retail destination at the gateway to the Hamptons. Offering premium spaces in one of the most affluent markets in the United States.

PRIME RETAIL SPACE AVAILABLE

Bridgehampton, New York





## THE DEVELOPMENT

# The New Flagship Retail Corridor of the Hamptons

9 free-standing buildings with ample parking and green space. Designed for the Hamptons' most discerning tenants.

### TOTAL AVAILABILITY

90,000 SF

New construction, built-to-suit

### BUILDINGS

9 Free-Standing

Ample parking & green space

### BUILDING SIZE

10,000 SF

5,000 SF ground + 5,000 SF 2nd floor · divisible

### FRONTAGE

Montauk Hwy

Average Annual Daily Traffic (AADT) of nearly 24,000 vehicles (2023)

- Direct frontage on Montauk Highway — the Hamptons' primary artery
- Directly across from Bridgehampton Commons — Kimco's 304,959 SF retail center
- Potential outdoor dining patios, landscaped pedestrian promenades & open green space
- Upscale new construction designed for best-in-class retail programming

THE MARKET

Where the *World* Summers

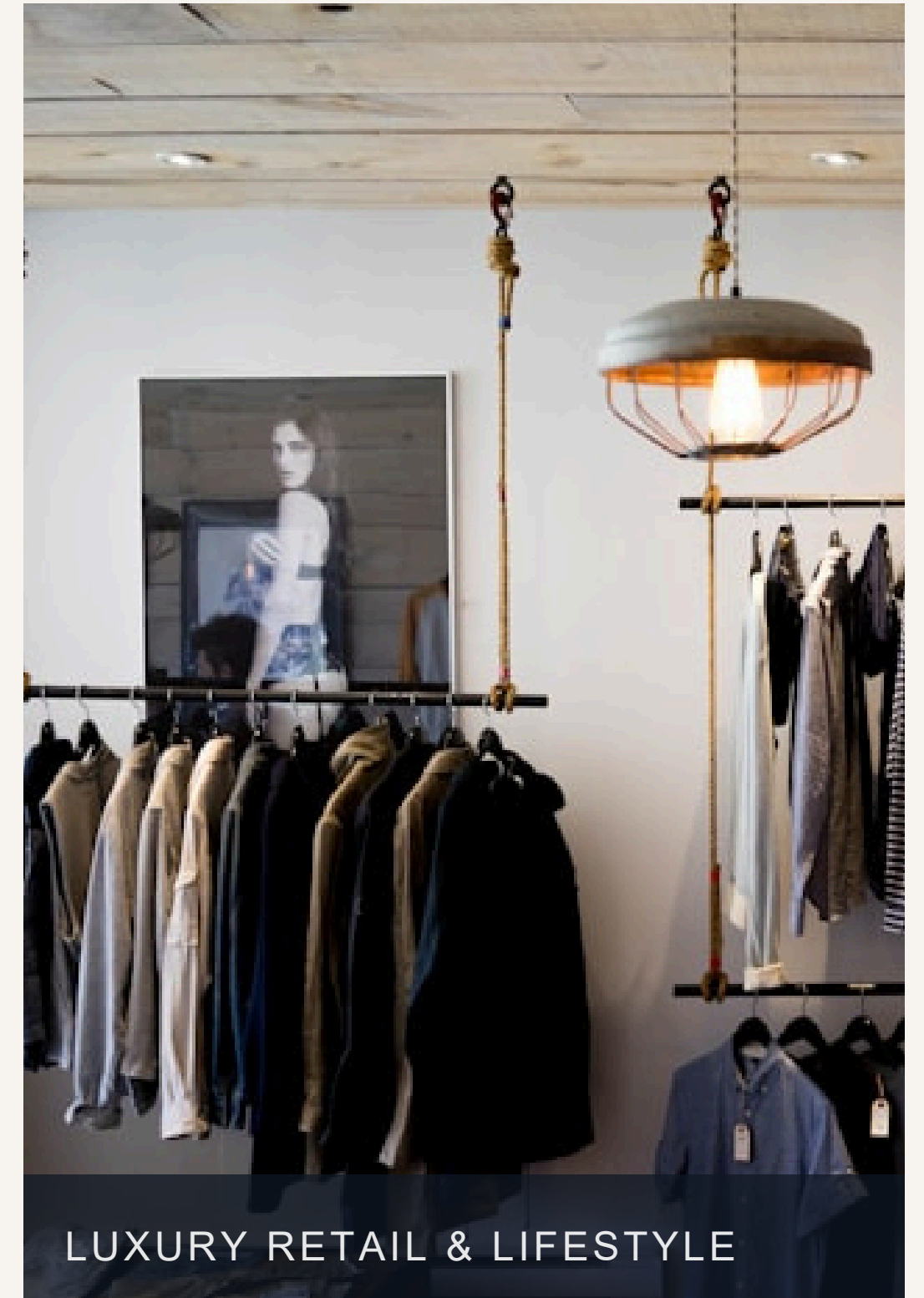
The Hamptons draws the world's most affluent consumers: Fortune 500 executives, global finance leaders, and cultural tastemakers, delivering unmatched spending power to every retailer at The Gateway.



HAMPTONS SUMMER LIVING



WORLD CLASS HOSPITALITY



LUXURY RETAIL & LIFESTYLE

DEMOGRAPHICS

# An Exceptional Consumer Base

<p><b>AVG. HH INCOME</b> <b>\$302K</b></p> <p>Avg. HH income within 3 miles — 2024 estimate</p>	<p><b>2030 PROJ. HH INCOME</b> <b>\$406K</b></p> <p>\$406,862 projected average HH income by 2030 (3-mile)</p>	<p><b>AVG. DISPOSABLE INCOME</b> <b>\$145K</b></p> <p>\$145,612 average disposable income (income minus taxes)</p>	<p><b>MEDIAN HOME VALUE</b> <b>\$2.28M</b></p> <p>\$2,283,203 median home value within 3-mile trade area</p>
<p><b>Area Summer Time Vistors</b> <b>300,000+</b></p> <p>Peak Seasonal Population</p>	<p><b>Summer Destination</b> <b>#1</b></p> <p>Most expensive summer destination in New York State</p>	<p><b>Average Spend Per Day</b> <b>\$510</b></p> <p>Average daily spend per luxury visitor, Hamptons summer season</p>	<p><b>ANNUAL POP. GROWTH</b> <b>+2.3%</b></p> <p>Projected annual population growth through 2029 (3-mile)</p>

Source: Trade Area Systems / Synergos Technologies, 2024 Estimates & 2030 Projections · 2033 Montauk Highway, Bridgehampton, NY

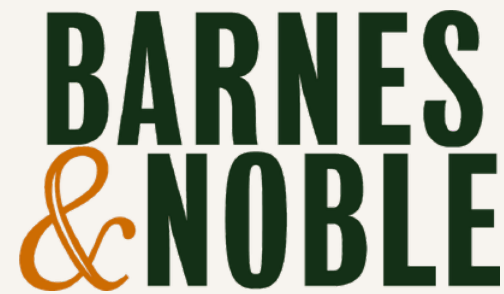
CO-TENANCY & TRADE AREA BRANDS

# At the Heart of the Hamptons

BRIDGEHAMPTON COMMONS — DIRECTLY ACROSS MONTAUK HWY

Owned by Kimco Realty · 304,959 SF · 1,284 parking spaces

Tenants include:



LUXURY BRANDS & HOSPITALITY IN THE AREA

RETAIL & LIFESTYLE



HOSPITALITY



BAGATELLE



IDEAL TENANTS FOR GATEWAY BRIDGEHAMPTON

Furniture & Home Goods

Quick Service Restaurant

Boutique Fitness

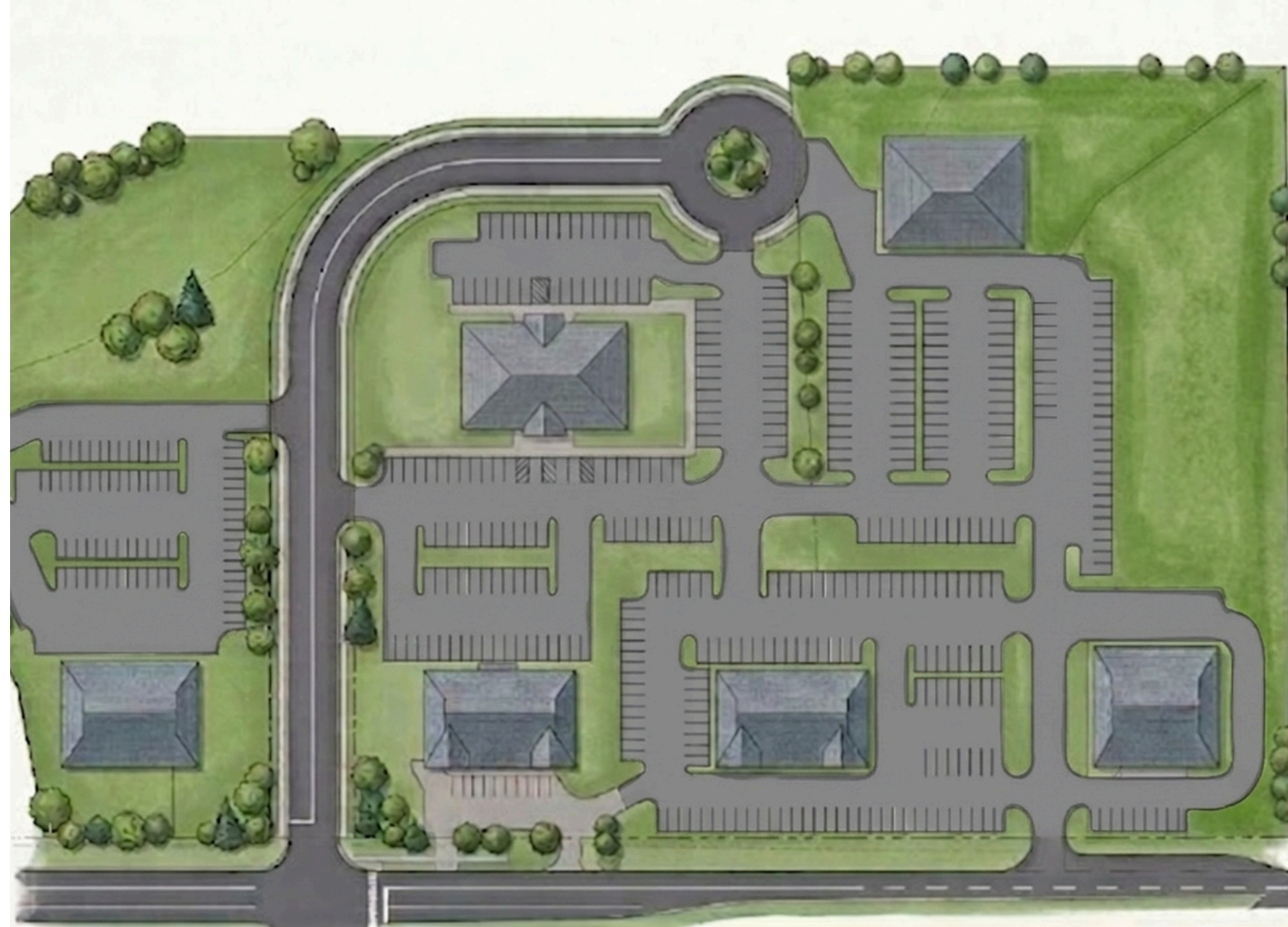
Health & Wellness Spa

Private Banking

Fine Dining

Luxury Vet & Pet Care

Smoothie & Juice Bar



NOW PRE-LEASING

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### ZONING

Zoned Highway Business (HB) — flexible for retail, restaurant, fitness, and more

All conforming uses considered; ideal for high-end, service-oriented tenants

### AVAILABLE SPACES

90,000 SF Total

10,000 SF per building (5K ground + 5K upper) · divisible

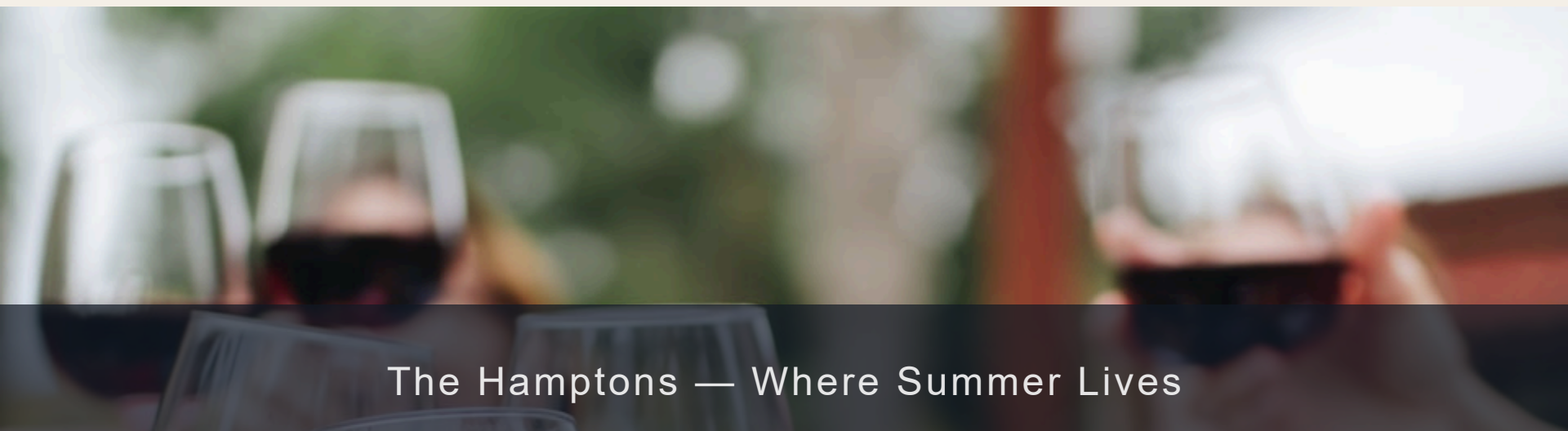
### LEASING INQUIRIES

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\*Site is increasing from 6 to 9 free-standing buildings



The Hamptons — Where Summer Lives

This flyer is for informational purposes only. All renderings are artistic representations and subject to change without notice. All data from sources deemed reliable but not guaranteed. Demographics: Trade Area Systems / Synergos Technologies, 2024 Estimates & 2030 Projections. Visitor & tourism statistics: BudgetYourTrip.com, NewYorkHotels.org, U.S. Census Bureau. All information, specifications, and materials are subject to change at any time without notice.