

1 WINDMILL LN & 7 HILL ST, SOUTHAMPTON

Flagship Retail on Windmill Lane & Hill Street

Two Storefronts in Southampton Village's New Cultural & Wellness Hub



COMPASS
COMMERCIAL



Welcome to **1 Windmill Lane & 7 Hill Street**, a combined flagship retail opportunity at the most prominent corner in Southampton Village. Positioned within a fully renovated complex that has emerged as the Village's center for cultural, wellness, and lifestyle brands, this offering pairs a highly visible corner storefront with an adjoining inline unit to create one contiguous, elevated retail presence in the heart of a rapidly evolving destination.

With **1,875sf of combined space** - 950sf at the Windmill Lane corner and 925sf along Hill Street - the property delivers standout visibility, gorgeous views of Agawam Park, and a dramatic south-facing storefront window that fills the space with natural light. Both units are newly renovated with high ceilings, stunning finishes, and refined black tile accents that create a sophisticated sense of depth. The open-plan layout, complemented by a rear service and storage room, is well-suited for boutique retail, personal service, fitness, or modified wet uses such as salon or ice cream.

Situated on the corner of Windmill Lane and Hill Street, the space offers unbeatable visibility and easy access from a variety of local hot spots. The entire retail complex has been newly renovated with an upgraded tenant mix taking advantage of the recent Hill Street enhancements and the highly anticipated Southampton Theatre opening - positioning any occupant at the center of the Village's daytime foot traffic and evening energy.

Strong co-tenancy anchors the location and ensures a steady flow of patrons. Surrounding tenants include NY Pilates, Rotations Bicycles, Barryville General, Hill Street Boxing, The UPS Store, Windmill Bakery, Biba Clothing, Gym Tech, the Southampton Cultural Center, and the Southampton Theatre.

Available together or independently, these units offer a rare chance to establish a signature retail footprint in one of the most desirable villages in the country. Join the evolving Southampton Village scene and make your mark with a flagship property designed for both prestige and high-visibility retail.

Combined Flagship Lease Rate: \$204,000/yr + NNN | 1,875 Square Feet

1 Windmill Lane - 950sf - \$12,000/mo | 7 Hill Street - 925sf - \$7,000/mo

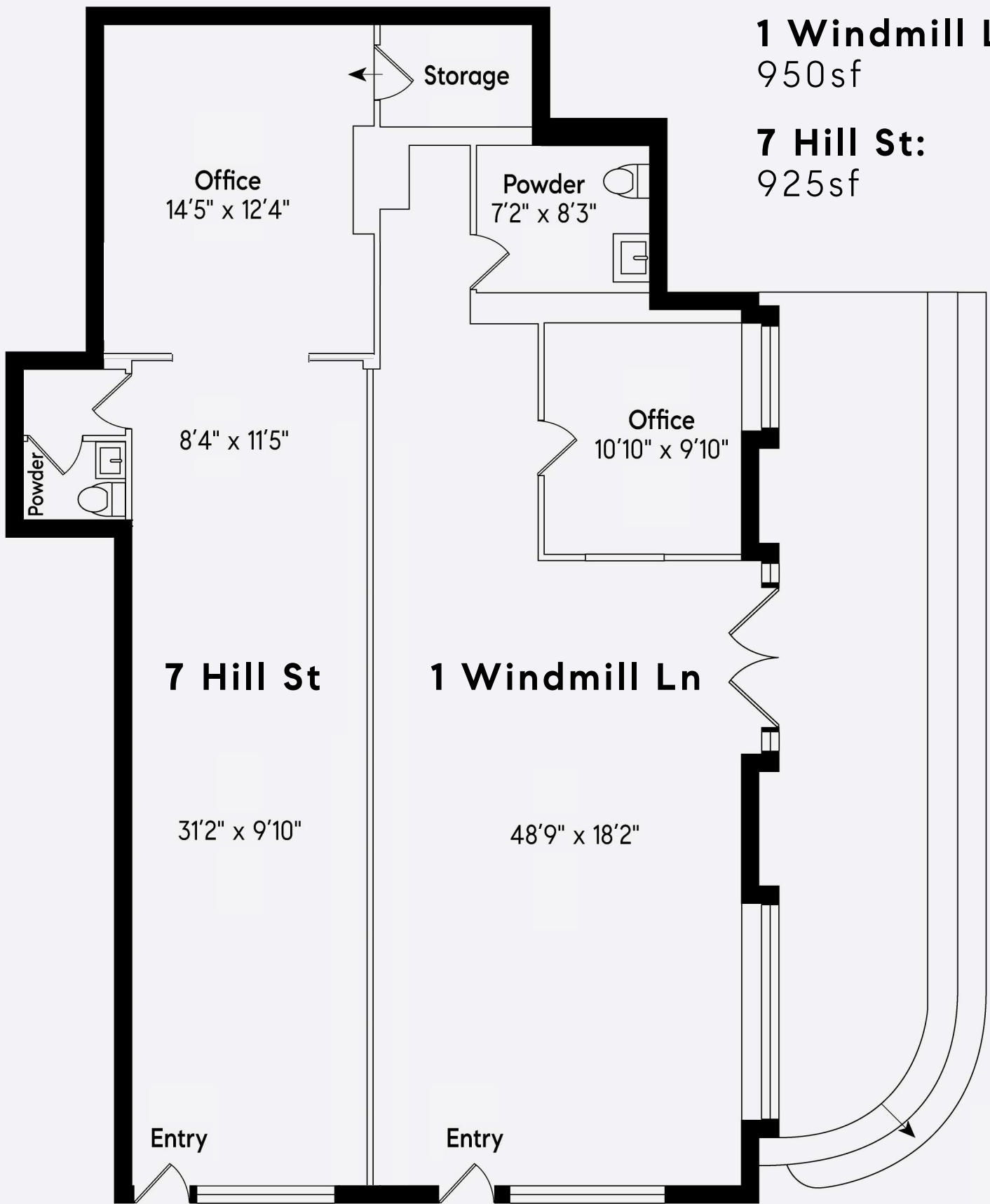
Inquire with the Hamptons Commercial Real Estate Team for additional information.











Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.





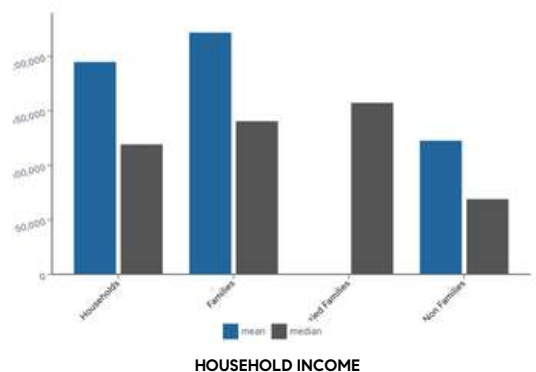
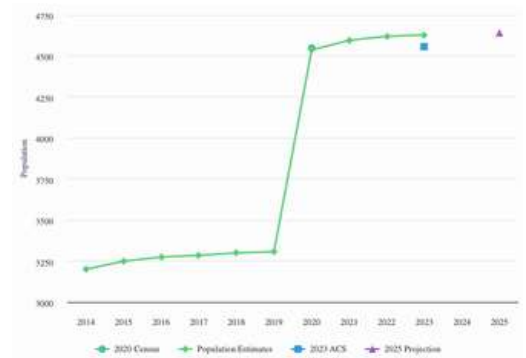
SOUTHAMPTON

Southampton is the largest hamlet within the Town of Southampton, located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

As of 2023, Southampton has a population of 4,627, with an average household income of \$194,861. Southampton is currently growing at a rate of 0.2% annually, and its population is projected to increase to 4,641 in 2025.

Visitors can explore the charming boutique stores of Main Street, ranging from luxury fashion retailers to quaint home decor shops. History enthusiasts can step back in time at landmarks such as the Southampton Historical Museum or the Halsey House, a beautifully preserved colonial homestead. For those who prefer outdoor activities, Coopers Beach offers stunning ocean views, while local parks such as Agawam Park provide scenic spaces for picnics, walks, and family-friendly events.

The area is home to a variety of iconic restaurants and cafés, serving everything from fresh seafood to artisanal coffee. Southampton's culinary scene is a perfect complement to its sophisticated appeal, with a broad range of options for all connoisseurs.



PARKS

ACCOMODATION

ATTRACTIONS

SHOPPING

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> • Agawam Park • Lola Prentice Memorial Park • Downs Family Park • Coopers Beach • Richard L. Fowler Nature Walk | <ul style="list-style-type: none"> • Southampton Inn • The 1708 House • Harpoon House • Villa Southampton Village • Southampton Village Motel | <ul style="list-style-type: none"> • Southampton Arts Center • Parrish Art Museum • Southampton History Museum • Southampton Cultural Center • Tate's Bake Shop | <ul style="list-style-type: none"> • Flying Point Surf & Sport • Hildreth's • TENET • London Jewelers • Ralph Lauren |
|---|--|--|---|



MAIN ST

- 1 Stop & Shop
- 2 CVS Pharmacy
- 3 Golden Pear Cafe
- 4 Omare
- 5 Boujaran Rugs
- 6 Steve Madden
- 7 Ranna Gill
- 8 Juice Press
- 9 Tenet
- 10 Mint Clothing Boutique
- 11 Brandy Melville
- 12 Edward Archer
- 13 Hampton Arrow Cleaners
- 14 Veronica Beard
- 15 Aerin
- 16 Main Street Optics
- 17 Flying Point Surf & Sport
- 18 75 Main
- 19 Southampton Chamber
- 20 Henry Lehr
- 21 Xanadu
- 22 Main Street Market
- 23 Tennis East
- 24 Verizon
- 25 Katherine Tess
- 26 Ralph's Barber Shop
- 27 The Fudge Company
- 28 Moscot
- 29 Corwin's Jewelers
- 30 SpaUnique
- 31 Ever After
- 32 The Westside
- 33 Hildreth's
- 34 Piccola Bella
- 35 London Jewelers
- 36 Bluemercury
- 37 Luxury Fashion Group

- 38 Breezin Up
- 39 Urban Soul
- 40 Herrick Hardware
- 41 Therapy Life & Style
- 42 Le Charlot
- 43 Club Monaco
- 44 Jorge L. Gómez Studio
- 45 Sharis Place
- 46 Sant Ambroeus
- 47 Handvaerk
- 48 Michael Kors
- 49 Brown Harris Stevens
- 50 Tamara Comoli
- 51 Zimmermann
- 52 Village Hall
- 53 Gorjana
- 54 Dopo Argento
- 55 Brochu Walker
- 56 LoveShackFancy
- 57 Cheese Shoppe
- 58 Contessa Gallery
- 59 Collette's Basement
- 60 Jenni Kayne
- 61 Peter Millar
- 62 Tate's Bake Shop

JOBS LN

- 63 Southampton Publick House
- 64 Bamboo
- 65 Coldwell Banker
- 66 Little Lucy's Accessories
- 67 Aloof Icon
- 68 Brazil Breeze
- 69 Hamptons Hot Yoga
- 70 J. McLaughlin
- 71 Everything But Water
- 72 Michelle Farmer Collaborate

- 73 Southampton Arts Center
- 74 Glenn Bradford Fine Jewelry
- 75 Charleston Shoe Co.
- 76 Eres
- 77 Carleen Ligozio
- 78 Asprey
- 79 Shoe-Inn
- 80 Carvel
- 81 Ruby & Jenna
- 82 Jennifer Miller Jewelry
- 83 Arthur T. Kalaher Fine Art
- 84 Ann Madonia Antiques
- 85 La Vie Style House
- 86 Ric Michel Fine Art
- 87 Polo Ralph Lauren
- 88 Marina St Barth
- 89 Jade Trau
- 90 Kevin Maple Salon
- 91 SFerra
- 92 Oscar Molina Gallery
- 93 Dazzelle
- 94 TaRoo
- 95 Hound Hill Design
- 96 Topiaire Flower Shop
- 97 Hidden Gem
- 98 Cashmere Emporium
- 99 Fivestory
- 100 Jetsam Studio
- 101 Roller Rabbit
- 102 Herbert & Rist Wine
- 103 Coco Cabana
- 104 Twin Hearts Vintage
- 105 Sea Green Designs
- 106 Stevenson's Toys
- 107 Bean 2 Tween
- 108 Douglas Elliman
- 109 Sean's Place
- 110 J & G Happy Feet

HAMPTON RD

- 111 Citarella
- 112 Starbucks
- 113 Alex Vinash
- 114 27 Hamptons Salon
- 115 The Perfect Purse
- 116 White's Apothecary
- 117 James Christian Cosmetics
- 118 Town & Country Real Estate
- 119 BuddhaBerry
- 120 Farm & Forage Market
- 121 Sip N Soda
- 122 AT&T
- 123 Uno Mas
- 124 Kelly's Cafe & Deli
- 125 Morpheus World
- 126 Mattress Firm
- 127 Wells Fargo Advisors
- 128 Merrill Lynch
- 129 Rumrunner Home

HILL ST

- 130 SLT
- 131 Little Bird Healing Spa
- 132 Gym Tech
- 133 Sorella Hair Design and Spa
- 134 Charles Schwab
- 135 The UPS Store
- 136 Gubbins Running Ahead
- 137 Hill Street Boxing
- 138 Optimum
- 139 Revolve Hair
- 140 Sunrise To Sunset Surf-Sport
- 141 Luxe Specialty Market
- 142 Bestie Nail Spa
- 143 Cosmic Nails & Spa

WINDMILL LN

- 154 El Verano
- 155 New York Pilates
- 156 Pachute
- 157 Le Closet
- 158 The Beauty Bar
- 159 Biba Southampton
- 160 Le Shop x Riviera Maison
- 161 Par East Mortgage Co.
- 162 Job's Lane Jewelers
- 163 Hamptons Tan & Airbrush
- 164 Windmill Lane Bakery
- 165 Hampton Photo Arts
- 166 Johnson Fitness & Wellness
- 167 Rotations Bicycle Center
- 168 Shippy's
- 169 Nica B. Strunk, Attorney
- 170 La Corezza Salon
- 171 Capital One Bank
- 172 V&J Auto Body
- 173 Brownings Fitness

JAGGER LN

- 174 Four Oaks
- 175 Lamplighter Wines & Liquors
- 176 Pure Nail and Spa
- 177 Clean by Meurice
- 178 DeJesus Grocery
- 179 La Hacienda
- 180 Southampton Dry Cleaners

NUGENT ST

- 181 Rite Aid
- 182 Tutto il Giorno
- 183 Sotheby's Real Estate
- 184 Araiys Designs
- 185 Inter-Science Research
- 186 Chic Beauty

HAMPTON RD

- 187 Aboff's Paints
- 188 The Morley Agency
- 189 Lolly Nail Salon
- 190 La Parmagiana
- 191 Ovando

POND LN

- 192 Homenature
- 193 Southampton Cultural Center

COMPASS COMMERCIAL



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