



51 NEWTOWN LANE, EAST HAMPTON VILLAGE

East Hampton. Calling all investors! Since its not everyday that one of the crown jewels of the Newtown Lane retail walk becomes available, now may be your only chance to own one of the most coveted retail spaces in all of East Hampton village. With one of the most highly sought-after retail chains on the fashion scene already in tenancy and a lease in place through 2025, this space offers a truly winning combination. Two entrances on Newtown Lane, with an additional entrance on the largest public parking lot in East Hampton, afford shoppers a chance to run inside and quickly pick up a pair of jeans or stroll leisurely down the lane, Starbucks in hand. The main sales floor is comprised of nearly 6,000 SF +/- of prime shopping space, complete with 8 fitting rooms, a handicap-accessible bathroom, 3 separate cash-wrap counters, large plate-glass display windows on both the street side and parking lot, closed-circuit security cameras and high ceilings with track lighting throughout. Legal retail space on both the second level and the lower level, totaling almost 1,600 SF +/- of additional sales floor, offer real opportunities for future expansion. Heavy foot traffic between the village super market and the movie theatre, coupled with the draw of some of the most fashionable stores in East Hampton equals your shot to seize this valuable investment on the right side of the street. Contact me today for full particulars.

Co-Exclusive \$13.95M WEB# 9075

Exceptional Properties...Exceptional Results

With over \$150M sold so far in 2011, Gary DePersia has shown why buyers, sellers, renters and investors continue to contact him for all their needs in the Hamptons. In 16 years on the East End, Gary has participated in over a billion dollars of real estate transactions with nearly 200 of his exclusive listings sold and closed, as well as matching hundreds of his own buyers and renters with the right properties. Benchmark 2011 sales include the 55 acre bayfront estate Tyndal Point (\$44.99M*) and the 2+ acre oceanfront residence Meadow Lane Development (\$26.995M*) to two of his own buyers. His inventory of sensational exclusive listings from Quogue to Montauk and from Sagaponack to Sag Harbor includes such standouts as Bridgehampton's record setting Sandcastle, the 40-acre enclave known as Sagaponack Greens, the incredible Edgefield Estate finishing construction on Highland Terrace as well as more than a dozen new construction projects. Gary was awarded the title of Top Producer for Corcoran's East Hampton office in 2010, honor he has earned each of the last 5 years since Corcoran's purchase of the legendary Allan Schneider Associates. In September of 2011, Gary was recognized by The Wall Street Journal, Real Trends and lore magazine as the 18th top ranked broker nationwide by sales volume in their annual list of the "TOP 1000" of real estate professionals in the country, a list he has made each year since 2007. With four full time assistants Gary has no problem with covering over \$400 million dollars worth of properties currently listed with him. Contact GaryDePersia to explore the full range of services available to sell, buy, rent or invest in the Hamptons today.



Gary DePersia, SVP, Associate Broker

d: 631.899.0215 m: 516.380.0538

gdp@corcoran.com corcoran.com/gdepersia