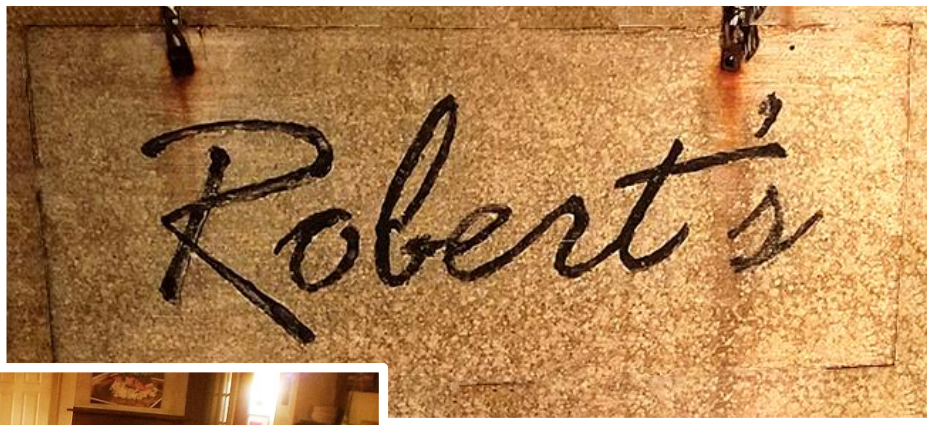
Hamptons Landmark Restaurant

1640 Building on Montauk Highway – A Proven Winner

755 Montauk Highway, Watermill, NY

Now Available for Lease for the First Time in Two Decades

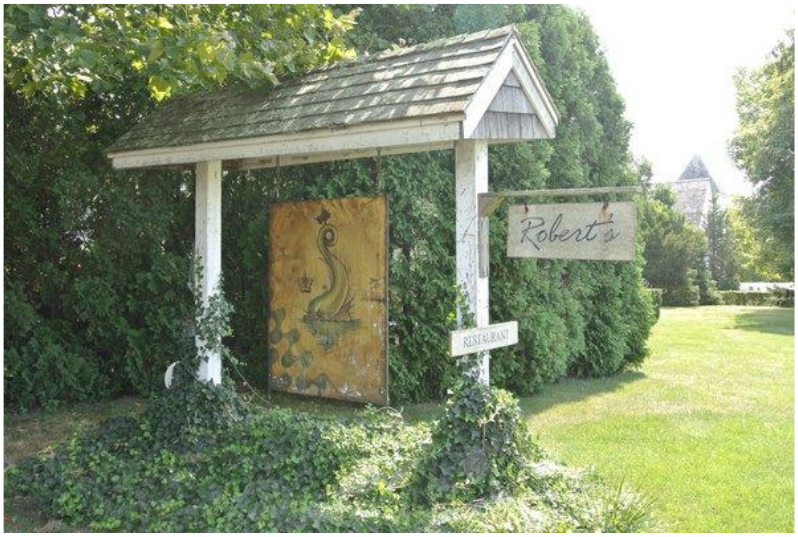
Perennially One of the TOP Hamptons Restaurants



Prominently Located on Montauk Highway
130’ of Frontage
Historic Building
8’ Ceiling Heights
Hewn Timber Ceilings
Site - Over an Acre

The Center of Dining for the Hampton's Elite

For the past two decades, ***Robert's*** has been ***the*** premier dining destination for the glitterati of the Hamptons.



Dinner guests often included everyone from Matt Lauer and the Today Show folks, to the Clintons to Jessica Alba.

If you were going to see and be seen, it would be at ***Robert's***

ZAGAT 2012/13

Robert's

FOOD	DECOR	SERVICE	COST
25	21	23	$69

"Outstanding", "beautifully presented" Italian cuisine that's as "imaginative" as it is "delicious" comes "highly" recommended at Robert Durkin's Water Mill "respite" from the "happening Hamptons scene", set in a "lovely old farmhouse" with summer patio seating; service is "serious" and "professional", and if the tabs are a bit "pricey", that doesn't keep it from rising to "the head of the class"; P.S. hours vary by season.

As rated in the 2012/13 Long Island Restaurants Guide

Boasting **$3,000,000** in annual Gross Sales this restaurant enjoyed not only celebrity guests, but also had sales to match.

85 Occupancy

Al Fresco Dining

Robert's has two areas for relaxing, outdoor dining. The first is a 40 seat Side Patio, located near the main entrance of the restaurant. This secluded area is surrounded with tall yews to buffer guests from the parking area and Montauk Highway.

Robert's property has a spacious backyard, also framed with tall yews. Almost 2,000 SF can be paved with flagstones to create additional outdoor dining. Presently it is partially decked and used as lounge area.

Upside Potential

The front yard of approximately 130’ x 60’ can easily accommodate a 5,000 Tent for Front Yard Tented – On Premises Catering Events.

The previous operator failed to capitalize on either On-Premises or Off-Premises Catering. There is an opportunity to place an even larger tent in the backyard.

The Backyard lawn offers an opportunity for an even larger tent.

The Hamptons has quite a number of catered affairs in season. This property would be able to accommodate many of them.

Nearby Properties

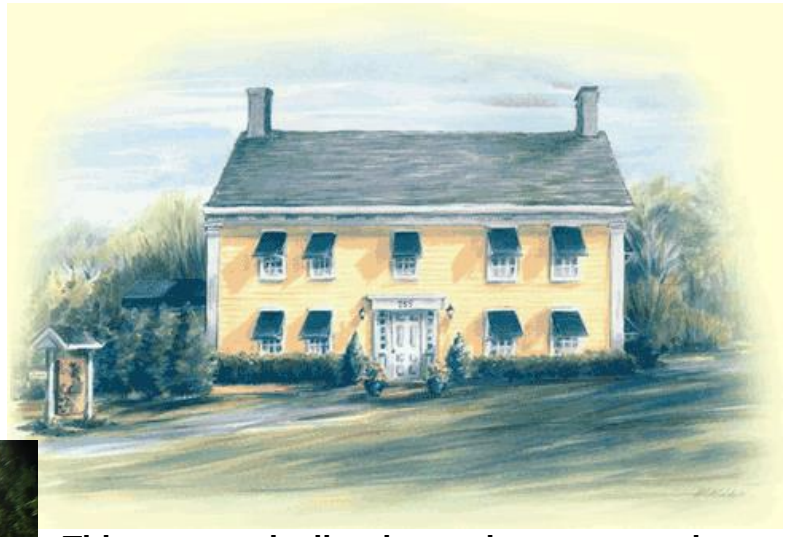
The Eastbound Hampton Jitney stops immediately in front of the subject property.

The Westbound Hampton Jitney stops diagonally across the street, within 50 yards of the property.

The Watermill Community House is immediately adjacent to the property. It is a facility that can be rented for events. Roberts Restaurant is ideally situated to serve events at the Community House.

The Robert's Restaurant property is at the very activity center of the Village of Watermill. In addition to the Jitney stops, the largest shopping center in town is directly across the street. That anchor tenant is Soul Cycle. The center is also the former home of Watermill's Citarella. The center has an ample parking area.

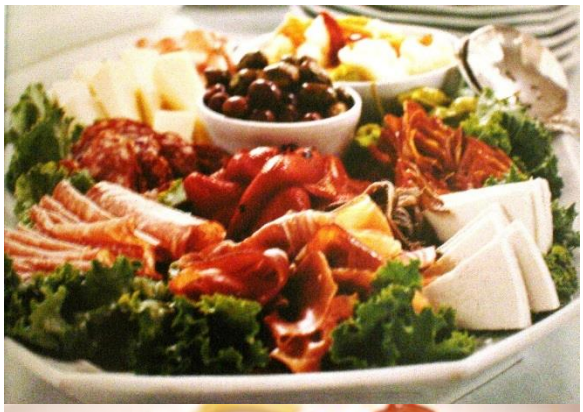
Property for Lease



Proven Year Round Business

Fully Built & Equipped Restaurant
85 Occupancy in Main Building
2 Lawn Areas for Catering Tents
At Hamptons Jitney Stop
Major Highway Frontage
On Site Parking Lot
Long Term Lease - $25,000/Month

This strategically located property is a Hampton's Landmark. It has great potential for a la carte, patio al fresco dining; tented on premises catering and the ability to tap into the vast Hamptons off-premises catering market.



Call Now For the 2018 Season

Showings by apppoiment only

FOR FURTHER INFORMATION PLEASE CONTACT LEASING AGENTS:

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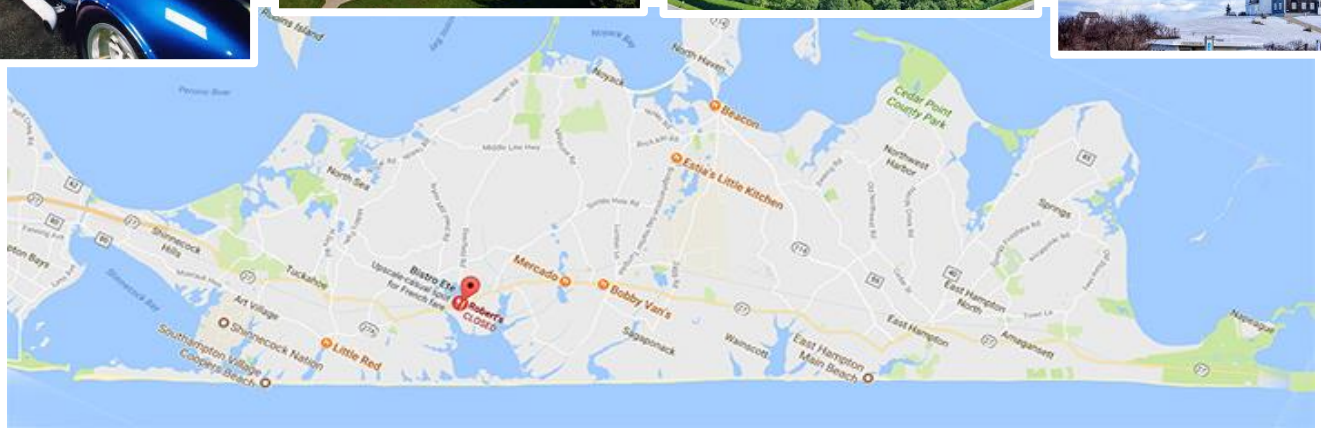

The Hamptons is the Center of Everything Year Round