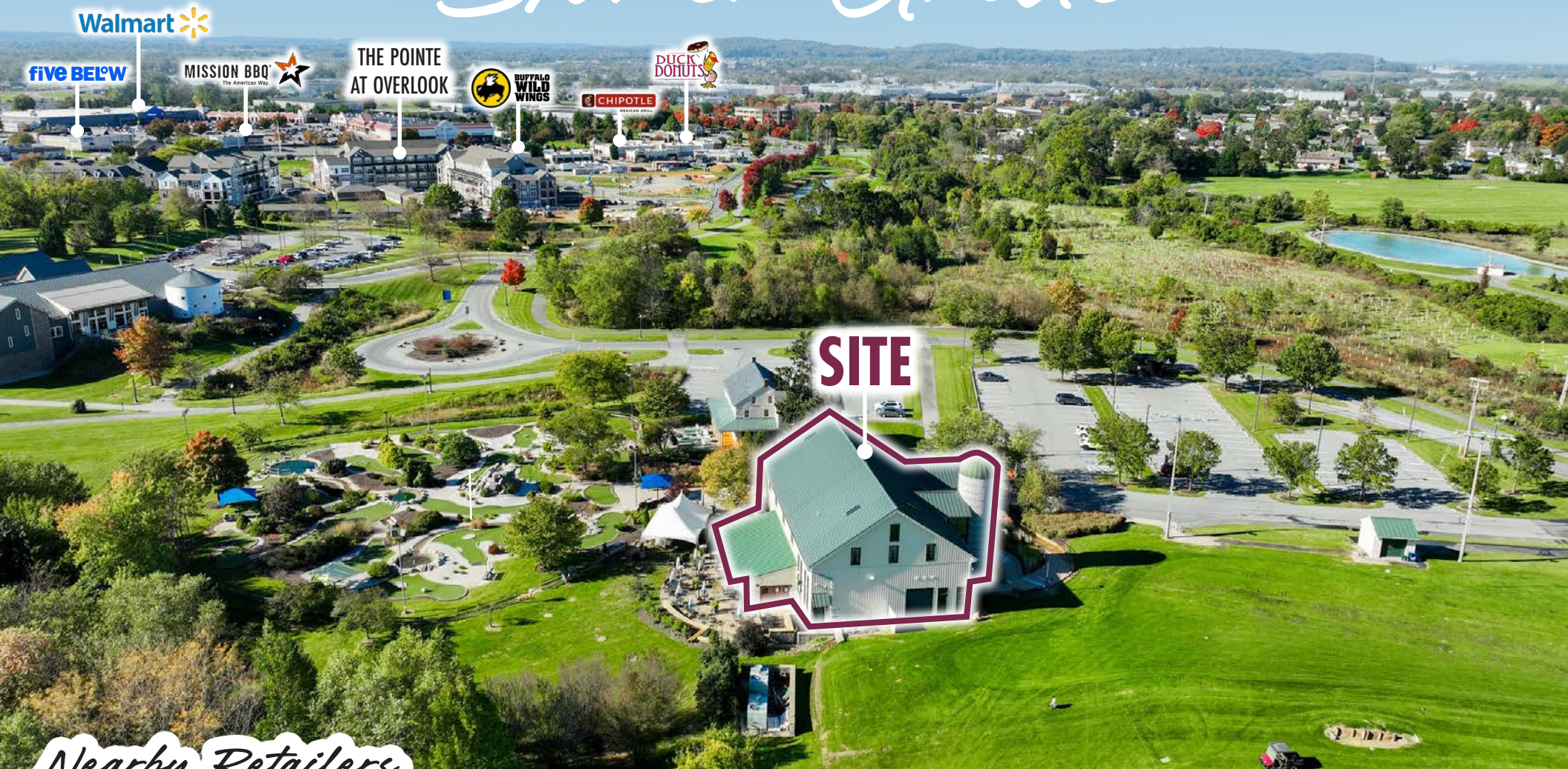


605 GRANITE RUN DR ▪ LANCASTER, PA ▪ 17601

FORMER

*Stoner Cirille*



*Nearby Retailers*



±12,362 SF (TWO-STORY)  
**FOR LEASE**



**CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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# Property Overview

Excellent opportunity to lease a two-story restaurant and banquet facility located at 605 Granite Run Drive in Lancaster, PA. Formerly home to Stoner Grille, this spacious property offers a unique opportunity for restaurant, hospitality, and event operators seeking a versatile venue with multiple dining and entertainment areas. The first floor features approximately 5,572 SF of banquet dining space, a dedicated banquet kitchen, restrooms, and an approximately 1,153 SF back-of-house area, along with an 824 SF outdoor patio. The second floor offers approximately 6,790 SF of interior space, including a main dining room, kitchen, prep areas, and additional back-of-house facilities, complemented by an expansive 2,491 SF outdoor dining area. With two levels of dining and event space, multiple kitchen areas, and generous outdoor seating, the property is well-suited for a full-service restaurant, banquet and wedding venue, private events, or a combination of hospitality concepts. Conveniently situated within Lancaster's established commercial corridor, this property presents an exceptional opportunity for an operator to establish a destination dining and event venue.



| DEMOGRAPHICS | 3 MILE    | 5 MILE    | 7 MILE    |
|--------------|-----------|-----------|-----------|
| POPULATION   | 86,654    | 186,207   | 264,572   |
| EMPLOYEES    | 59,897    | 102,280   | 132,464   |
| AVERAGE HHI  | \$136,042 | \$127,749 | \$127,025 |
| HOUSEHOLDS   | 35,472    | 74,008    | 104,106   |



**CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**

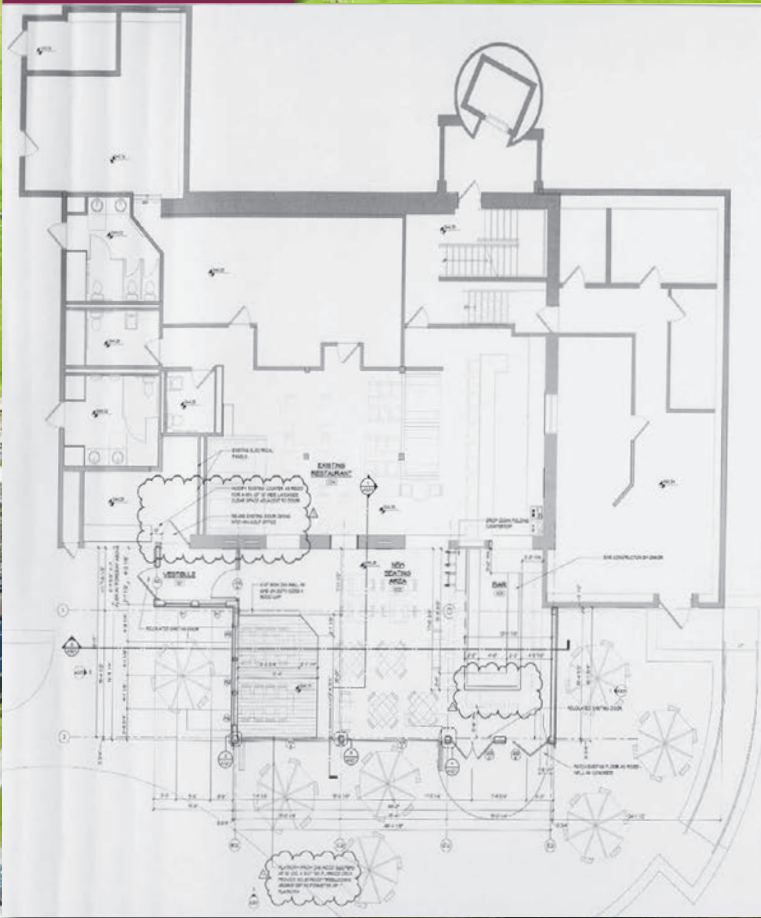
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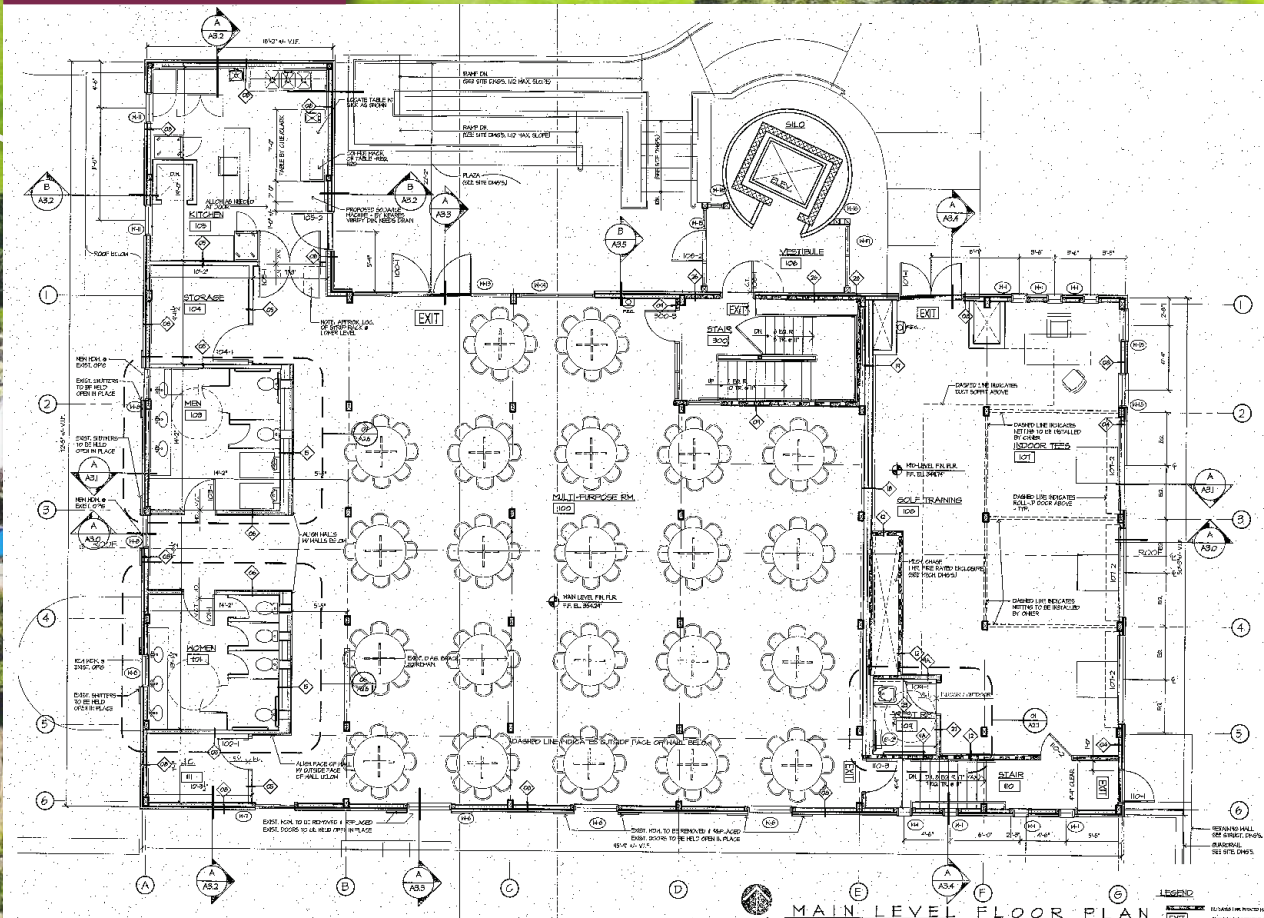
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# Floor Plans

## FIRST FLOOR



## SECOND FLOOR



# Market Aerial - low



# Market Aerial

**CHELSEA SQUARE**  
**weis** **chico's**  
**Talbots** **JOS. A. BANK**  
...THE NEW TRADITION SINCE 1861...

**OVERLOOK TOWN CENTER**  
**CHIPOTLE** **BUFFALO WILD WINGS** **AT&T**  
**noodles & company** **SportClips** **DUCK DONUTS**

**GRANITE RUN SQUARE**  
**PLATO'S CLOSET** **KFC** **Rita's**  
**PALM BEACH TAN**

**PARKVIEW PLAZA**  
**TJ-maxx** **JOANN** **CRUNCH**

**Hilton Garden Inn**

**planet fitness**

**CARMAX**

**at home**  
**ALDI** **DUNKIN'**

**HAWTHORNE CENTRE**  
**Walmart** **HOBBY LOBBY** **Panera BREAD**  
**MISSION BBQ** **five BELOW**

**FRUITVILLE CROSSINGS**  
**Starbucks** **AspenDental** **FIVE GUYS**  
practices made perfect **BURGERS and FRIES**

**PARK CITY MALL**  
**Boscov's** **JCPenney** **KOHL'S**  
**BOWLING & AMUSEMENT ROUND1** **BONEFISH GRILL** **UFC GYM** **H&M**  
**BJ's RESTAURANT BREWHOUSE** **LONGHORN STEAKHOUSE** **MICHAEL KORS**  
**EXPRESS** **LUSH** **Apple**

**Penn Medicine**  
**Lancaster General Health**

**theVitamin Shoppe** **JARED**  
The Galleria Of Jewelry  
**LABOY**

**LANCASTER SC**  
**GIANT** **sweetFrog**  
**PRIMANTI BROS.** **Orangetheory FITNESS**

**PET SUPPLIES PLUS**  
GREAT PRICES. NO BEGGING

**RED ROSE COMMONS**  
**weis** **PET SMART** **BEST BUY**  
**HomeGoods** **Party City**  
**PEPBOYS** **Burlington**  
**BARNES & NOBLE**

**GOLDEN TRIANGLE SC**  
**Marshalls** **Staples**  
**DOLLAR TREE** **LAIFITNESS**

**THE CROSSINGS AT CONESTOGA CREEK**  
**Wegmans** **ETHAN ALLEN** **Starbucks**  
**pure barre**  
**DELL CINEMAS** **FIRST WATCH** **MILLER'S ALE-HOUSE**  
THE DAYTIME CAFE

**SHOPPES AT BELMONT**  
**Target** **WHOLE FOODS MARKET** **DICK'S SPORTING GOODS** **ULTA**  
EVERY SEASON STARTS AT **NORDSTROM rack**  
**P.F. CHANG'S** **Jersey Mike's**  
**Chick-fil-A** **CORELIFE EATERY** **FINE WINE & GOOD SPIRITS**



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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### CALE BRUSO

cbruso@bennettwilliams.com



### BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



### CHAD STINE

cstine@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

