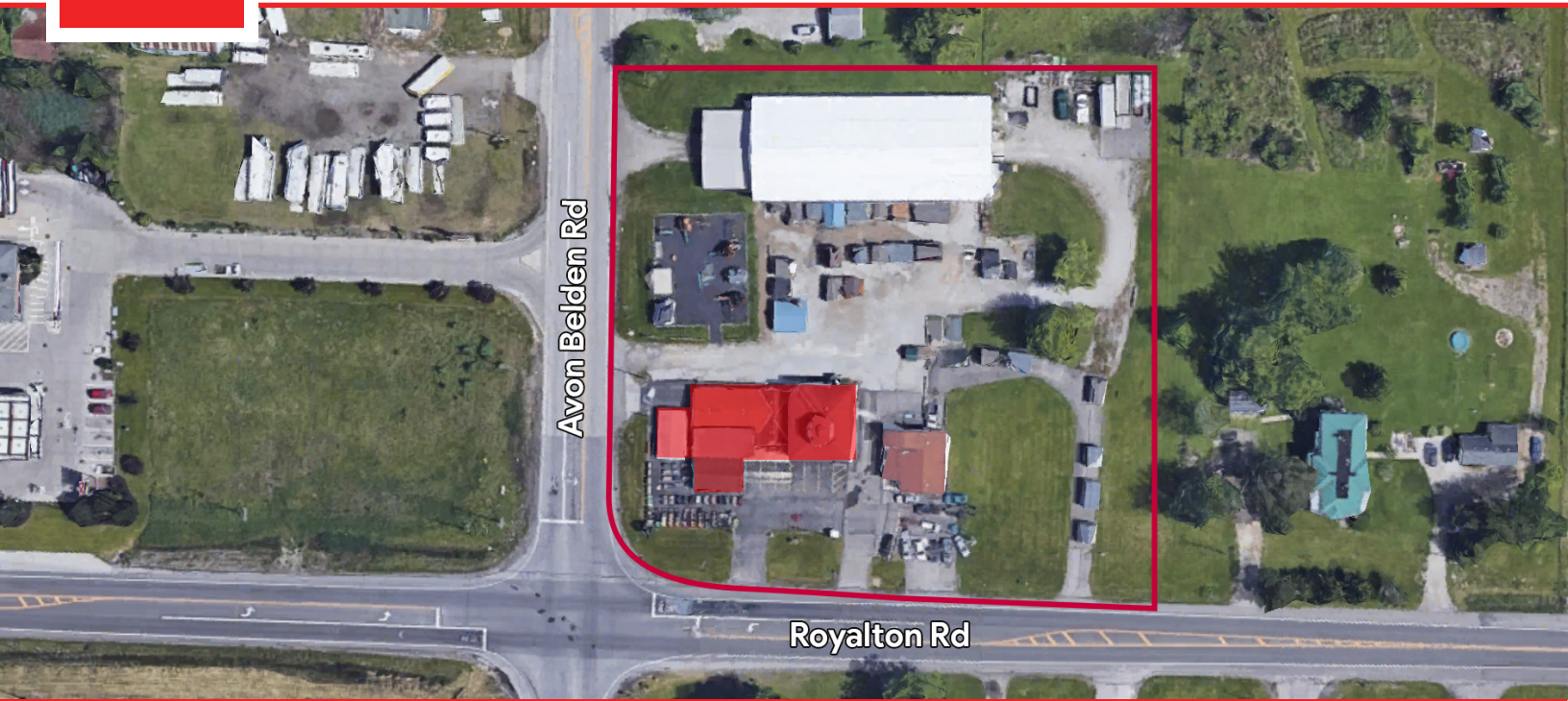


Retail Site for Sale

35980 ROYALTON ROAD, GRAFTON, OH 44044



Overview

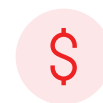
Located on the signalized, hard corner of SR 82 and SR 82, this prime commercial land is ready to be developed. These two parcels would be a great location for a fuel station, drive-thru, retail plaza, etc.

For more information, contact Cole Kroneker: (216) 302-4338.

Highlights

- Adjacent to Eaton Township Hall
- Full Utilities Available
- Over 700 Feet of Frontage
- Over 670 Homes Built and Currently Under Construction Within the Last 3 Years

Property Details



Sales Price
\$1,700,000



Lot Size
3.2 Acres



Zoning
LC-1 - Local Commercial District

Rev: April 16, 2024

Retail Site for Sale

35980 ROYALTON ROAD, GRAFTON, OH 44044

35980 Royalton Rd, Grafton, Ohio, 44044

DEMOGRAPHICS



11,589
Population



42.2
Median Age



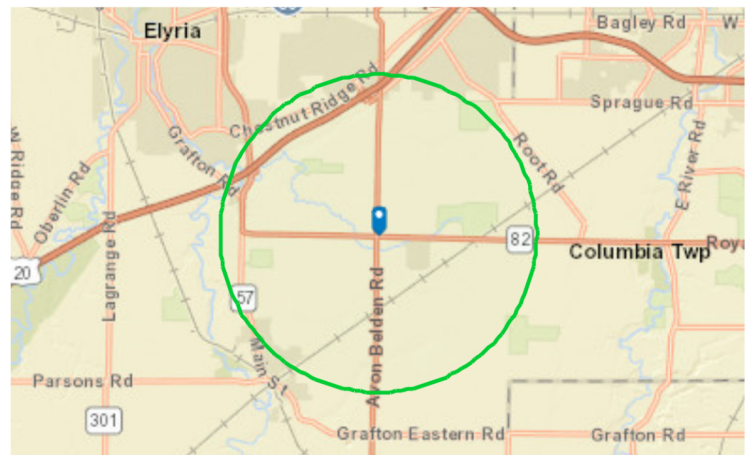
2.7
Average Household Size



\$75,000
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Royalton Rd	7,400	0.1
Avon Belden Rd	10,630	0.3
Cooley Rd	6,843	0.4
Island Rd	811	0.9
Cooley Rd	7,380	0.9



Rev: April 16, 2024



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Joe Zumpano

C: 330.990.0847

O: 330.940.9360

JZumpano@HoffLeigh.com

Cole Kroneker

C: 216.302.4338

O: 330.940.9360

CKroneker@HoffLeigh.com