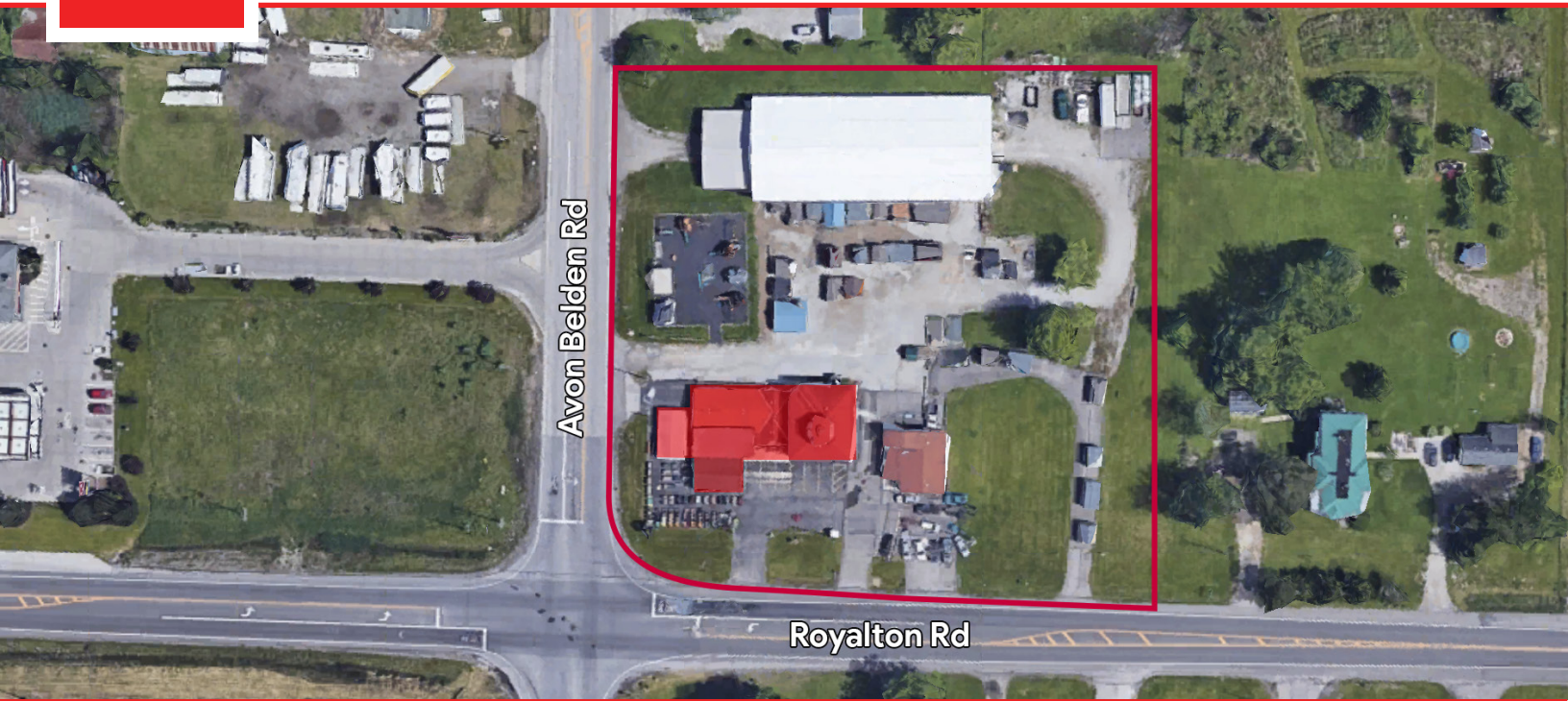


# Retail Site for Sale

35980 ROYALTON ROAD, GRAFTON, OH 44044



## Overview

Located on the signalized, hard corner of SR 83 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 22, 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



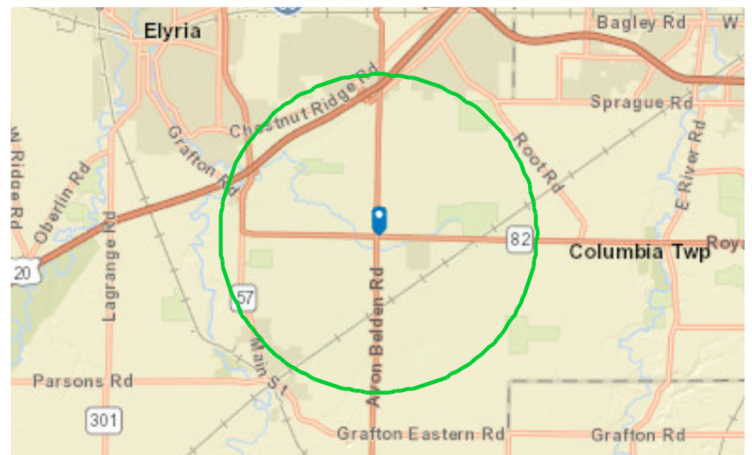
**2.7**  
Average Household Size



**\$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 22, 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.

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