

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. Whether a gas station, drive-thru, retail plaza, or another high-visibility venture, this site offers maximum access and exposure. Full utility access, flexible zoning, and positioned at the busiest intersection in a rapidly growing community.

Highlights

- **Excellent Visibility:** Boasts over 700 feet of frontage on a prominent, signalized intersection.
- **Built-In Demand:** Adjacent to Eaton Township Hall and surrounded by over 670 new homes built and under construction in the past three years—ensuring built-in foot traffic and a growing consumer base.
- **Prime Corner Access:** The signalized corner is ideal for high-velocity entries and exits—perfect for retail, food service, fuel, or mixed-use ventures.
- **Infrastructure & Traffic:** Utilities in place, neighborhood demand building, and a premier corner location with 16,515 VPD (ODOT).

Property Details

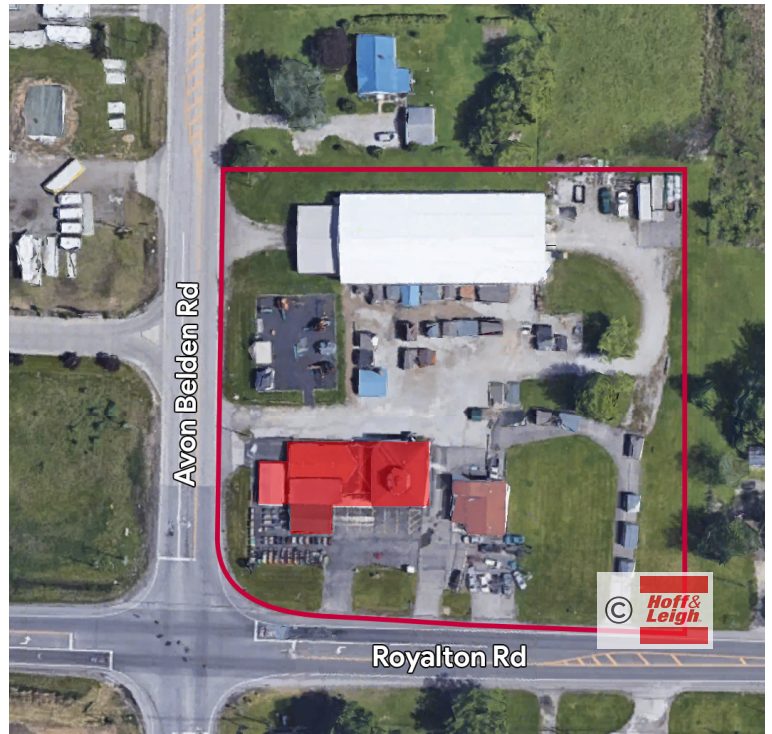
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Sales Price
\$1,500,000
- 
Lot Size
3.2 Acres
- 
Zoning
LC-1 - Local Commercial District

Rev: August 29, 2025



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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

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35980 Royalton Rd, Grafton, Ohio, 44044

DEMOGRAPHICS



11,589
Population



42.2
Median Age



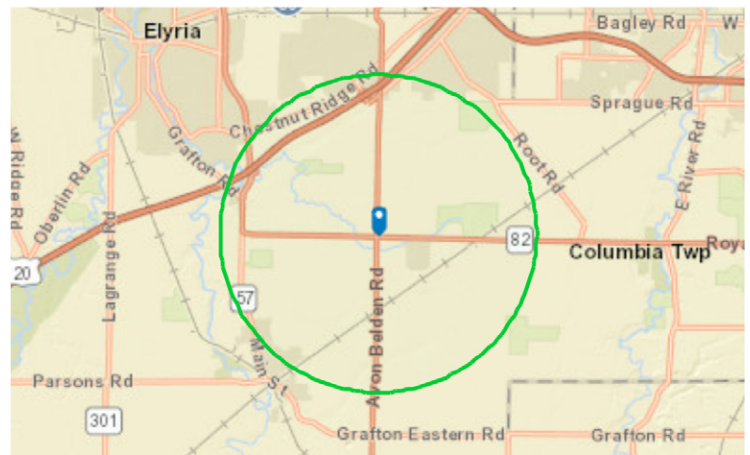
2.7
Average
Household Size



\$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



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