SEVERANCE TOWN CENTER

CLEVELAND HEIGHTS, OHIO

Contact Us for Development Opportunities
Tim Boland, Economic Development Director
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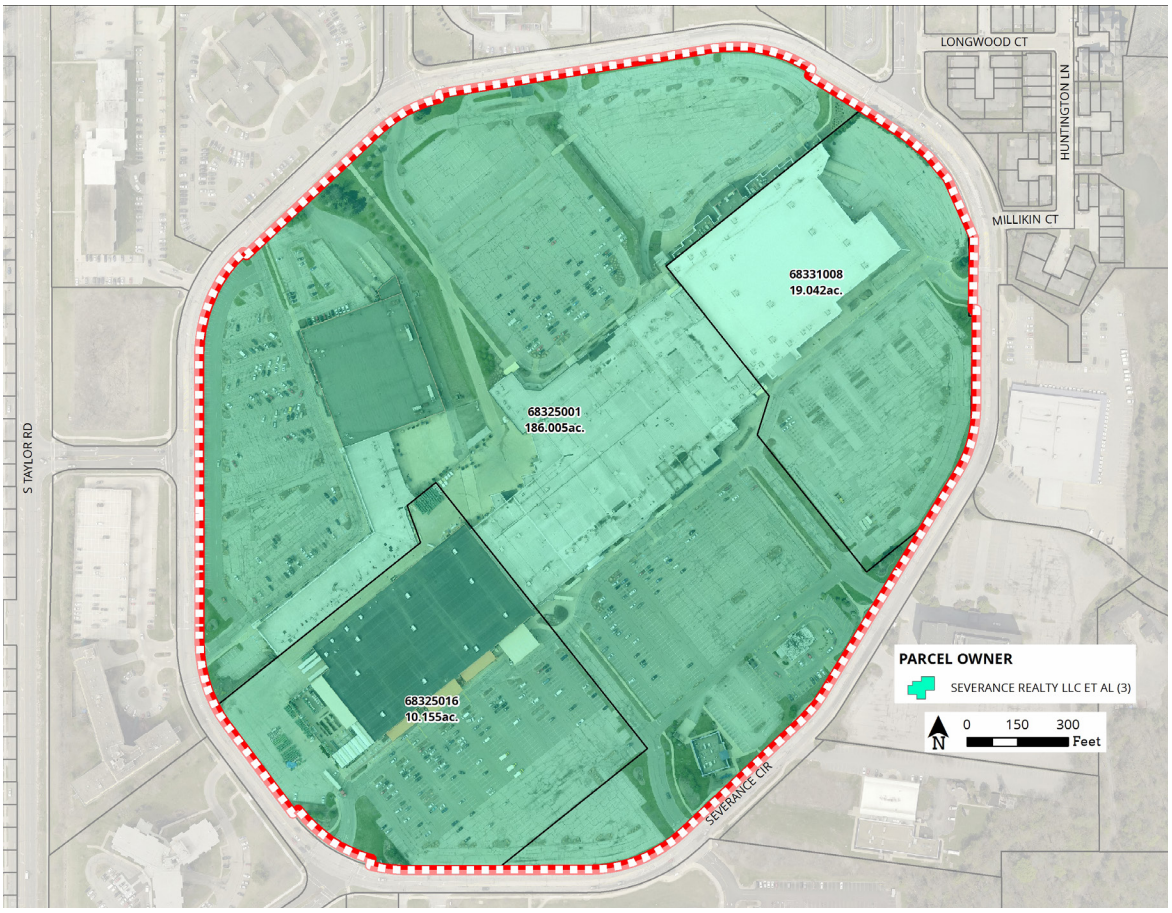
FIRST SUBURBS CONSORTIUM

County Planning

SITE PROFILE



SITE DESCRIPTION

Severance Town Center, located in Cleveland Heights, is a partially occupied strip center. Home Depot and Dave's anchor the center. Other businesses on the site include: apparel, banking, fitness, furniture and appliance, grocery, hair and beauty, health services, home and garden, office supply, and restaurants.

The site is accessible from approximately 9AM going through 2AM every day via the 9 RTA bus route and 5AM through 10PM every day via the 37 route. I-271 and I-90 are both approximately 5 miles away by car.

S1-Mixed Use is the current zoning for the site as well as most of the surrounding area. There is also a A-Single Family Residential zone to the east of the site.

The Cleveland Heights Master Plan outlines two potential development options for the site determined by the community. The first reimagines the site as serving the region's growing film industry, integrating set design and sound stages onto the site with current anchor retail. The second outlines a repurposing of the site as a regional park with high-density residential buildings including accessible and senior housing as well as mixed-use development.

SITE CHARACTERISTICS

Distance to Interstate	*4.8 Miles*
Available Transit	*2 Routes*
Site Acreage	*57 Acres*
Number of Owners	*1 Owner*
Electric	*FirstEnergy*
Water	*Cleveland Water Division*
Sewer	*Northeast Ohio Regional Sewer District*
Natural Gas	*Dominion East Ohio*
Fiber	*Available*
Rail	*No*
Rail Spur	*N/A*
Flood Plain	*No*
Wetlands	*No*
Current Zoning	*S1*
Surrounding Uses	*A, S1*

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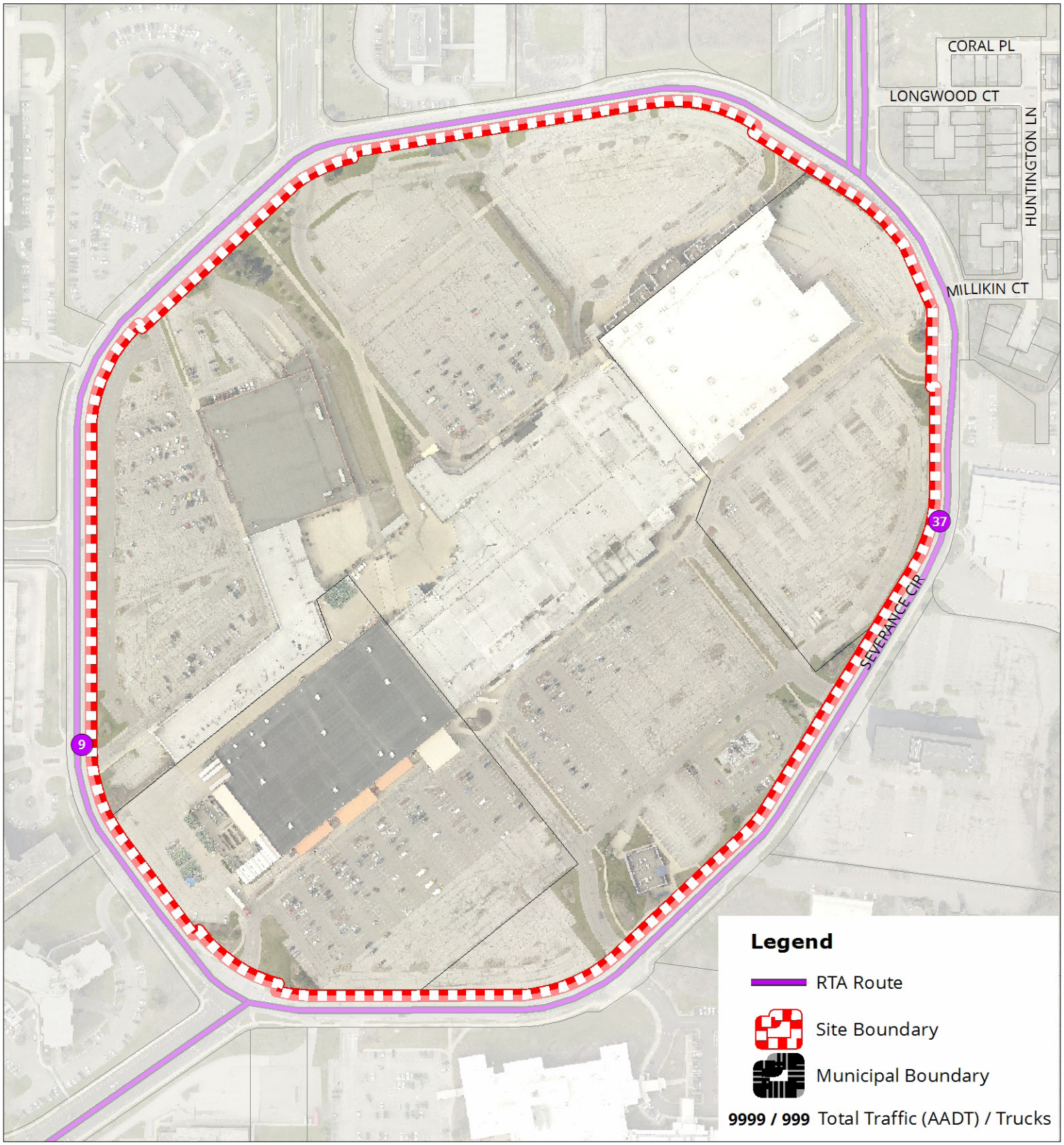
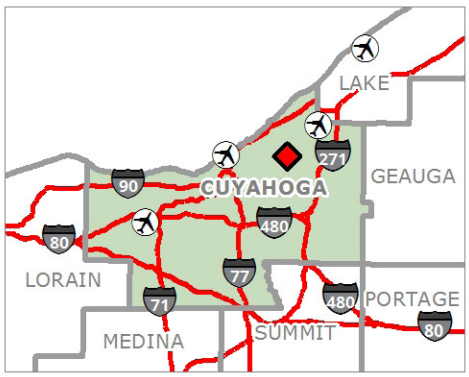
FIRST SUBURBS CONSORTIUM

Severance Town Center : Transportation Profile

Probable Use: Mixed Use 57 Acres



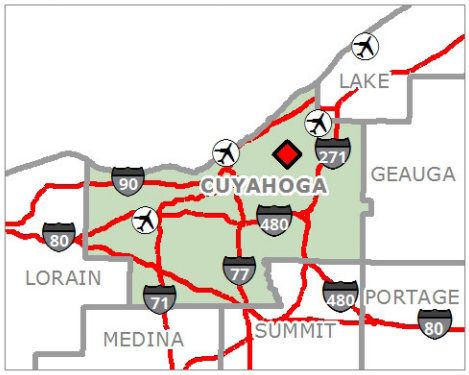


FIRST SUBURBS CONSORTIUM

Cuyahoga County Planning Commission

Severance Town Center : Zoning Profile

Probable Use: Mixed Use 57 Acres



ZONING DISTRICT DESIGNATIONS

- A = SINGLE FAMILY RESIDENTIAL
- S1 = MIXED USE (MF3 OR C3)

FIRST SUBURBS CONSORTIUM

Cuyahoga County Planning Commission

DEMOGRAPHIC PROFILE

TOTAL POPULATION

	15 Minute	30 Minute	60 Minute
Total Population	*199,336*	*721,190*	*2,572,941*
Male	***46.6%*** *92,834*	***46.8%*** *337,248*	***48.1%*** *1,237,118*
Female	***53.4%*** *106,502*	***53.2%*** *383,942*	***51.9%*** *1,335,823*

AGE OF POPULATION

	15 Minute	30 Minute	60 Minute
Children *(Under 20)*	***26.1%*** *51,946*	***25.7%*** *185,190*	***25.0%*** *644,038*
Millennial *(20 to 34)*	***20.8%*** *41,395*	***19.9%*** *143,204*	***18.4%*** *472,272*
Working Age *(35 to 64)*	***37.4%*** *74,537*	***38.8%*** *279,950*	***40.9%*** *1,053,091*
Senior *(65 and Over)*	***15.8%*** *31,458*	***15.6%*** *112,846*	***15.7%*** *403,540*

EDUCATIONAL ATTAINMENT

	15 Minute	30 Minute	60 Minute
Less than High School Diploma	***11.7%*** *15,337*	***14.3%*** *69,467*	***10.7%*** *188,267*
High School or GED	***23.3%*** *30,601*	***28.9%*** *140,365*	***30.5%*** *538,881*
Some College or Associate's Degree	***28.1%*** *36,879*	***29.3%*** *142,175*	***29.5%*** *521,064*
Bachelor's Degree	***18.5%*** *24,349*	***15.5%*** *75,503*	***18.1%*** *318,592*
Master's Degree or Higher	***18.5%*** *24,271*	***12.0%*** *58,518*	***11.2%*** *197,356*

HOME OWNERSHIP

	15 Minute	30 Minute	60 Minute
Occupied Units	*83,355*	*308,086*	*1,052,252*
Owner	***55.8%*** *46,521*	***53.4%*** *164,368*	***65.8%*** *692,531*
Renter	***44.2%*** *36,834*	***46.6%*** *143,718*	***34.2%*** *359,721*

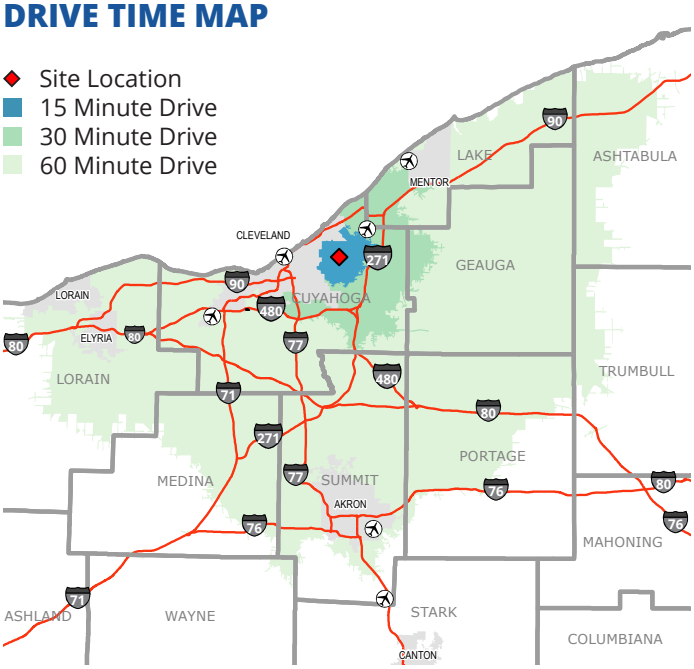
AGGREGATE INCOME

	15 Minute	30 Minute	60 Minute
Aggregate Income	*$5.38 bil*	*$17.69 bil*	*71.27 bil*
Average Household Income	*$64,490*	*$57,403*	*$67,728*
Per Capita Income	*$26,967*	*$24,522*	*$27,699*

HOUSEHOLD INCOME RANGES

	15 Minute	30 Minute	60 Minute
Under $25,000	***35.0%*** *29,166*	***36.4%*** *112,152*	***26.0%*** *274,109*
$25,000 to $49,999	***22.6%*** *18,852*	***25.0%*** *77,166*	***24.6%*** *258,444*
$50,000 to $74,999	***15.1%*** *12,567*	***15.3%*** *46,986*	***17.8%*** *187,030*
$75,000 to $99,999	***9.5%*** *7,952*	***9.0%*** *27,878*	***11.8%*** *124,416*
$100,000 to $124,999	***5.6%*** *4,643*	***5.1%*** *15,823*	***7.4%*** *78,012*
$125,000 or Higher	***12.2%*** *10,175*	***9.1%*** *28,081*	***12.4%*** *130,241*

DRIVE TIME MAP



U.S. Census Bureau, American Community Survey, 2010-2014

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EMPLOYMENT PROFILE

Information in this column describes the number of ***jobs*** located within 15, 30, and 60 minutes of the site.

Information in this column describes the number of ***workers living*** within 15, 30, and 60 minutes of the site.

JOBS BY INDUSTRY

	15 Minute	30 Minute	60 Minute
Total Jobs	*106,564*	*480,405*	*1,271,784*
Natural Resources, Mining, Utilities	***0.1%*** *82*	***0.7%*** *3,263*	***0.7%*** *8,856*
Goods Production	***3.9%*** *4,146*	***13.3%*** *63,770*	***15.3%*** *194,117*
Retail Trade	***9.2%*** *9,803*	***7.4%*** *35,523*	***10.6%*** *134,493*
Wholesale Trade, Transportation	***2.0%*** *2,106*	***6.8%*** *32,496*	***8.1%*** *102,937*
Information	***0.6%*** *675*	***1.7%*** *8,144*	***1.9%*** *23,552*
Financial Activities	***1.8%*** *1,877*	***6.8%*** *32,691*	***5.7%*** *72,464*
Professional and Business Services	***4.0%*** *4,275*	***15.3%*** *73,377*	***15.2%*** *193,548*
Education and Health Services	***66.0%*** *70,312*	***31.9%*** *153,453*	***26.0%*** *331,044*
Leisure and Hospitality	***8.7%*** *9,279*	***9.0%*** *43,129*	***9.9%*** *125,913*
Other Services	***2.5%*** *2,627*	***2.8%*** *13,406*	***3.1%*** *39,355*
Public Administration	***1.3%*** *1,382*	***4.4%*** *21,153*	***3.6%*** *45,505*

WORKERS BY INDUSTRY

	15 Minute	30 Minute	60 Minute
Total Workers	*84,257*	*302,938*	*1,178,164*
Natural Resources, Mining, Utilities	***0.6%*** *501*	***0.7%*** *2,212*	***0.9%*** *10,036*
Goods Production	***8.3%*** *6,992*	***12.0%*** *36,440*	***15.1%*** *178,044*
Retail Trade	***8.8%*** *7,424*	***9.5%*** *28,724*	***10.5%*** *123,764*
Wholesale Trade, Transportation	***5.7%*** *4,810*	***6.7%*** *20,196*	***7.9%*** *93,239*
Information	***1.8%*** *1,550*	***1.7%*** *5,266*	***1.8%*** *21,724*
Financial Activities	***6.2%*** *5,260*	***6.2%*** *18,750*	***5.7%*** *66,999*
Professional and Business Services	***14.3%*** *12,065*	***14.6%*** *44,334*	***14.9%*** *175,052*
Education and Health Services	***36.7%*** *30,902*	***30.9%*** *93,584*	***26.4%*** *311,134*
Leisure and Hospitality	***10.5%*** *8,886*	***10.7%*** *32,389*	***10.0%*** *118,052*
Other Services	***3.0%*** *2,545*	***3.0%*** *9,239*	***3.1%*** *36,982*
Public Administration	***3.9%*** *3,322*	***3.9%*** *11,804*	***3.7%*** *43,138*

JOBS BY AGE OF EMPLOYEE

	15 Minute	30 Minute	60 Minute
29 or younger	***21.9%***	***19.8%***	***22.1%***
30 to 54	***55.1%***	***56.3%***	***54.6%***
55 or older	***23.1%***	***23.9%***	***23.4%***

WORKERS BY AGE OF EMPLOYEE

	15 Minute	30 Minute	60 Minute
29 or younger	***22.6%***	***23.4%***	***22.4%***
30 to 54	***52.6%***	***53.2%***	***54.1%***
55 or older	***24.8%***	***23.3%***	***23.6%***

JOBS BY INCOME

	15 Minute	30 Minute	60 Minute
$1,250/Month or Less	***21.5%***	***21.5%***	***25.3%***
$1,251 to $3,333/ Month	***34.3%***	***33.7%***	***35.1%***
Greater than $3,333/ Month	***44.2%***	***44.8%***	***39.6%***

WORKERS BY INCOME

	15 Minute	30 Minute	60 Minute
$1,250/Month or Less	***27.3%***	***27.6%***	***25.7%***
$1,251 to $3,333/ Month	***35.9%***	***37.8%***	***34.8%***
Greater than $3,333/ Month	***36.9%***	***34.5%***	***39.5%***

U.S. Census Bureau, LEHD Origin-Destination Employment Statistics (LODES), 2013

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