

FAIRVIEW PARK | SITE 1



This site sits along Lorain Road—Fairview Parks’ main commercial corridor—and includes two city-owned parcels with the potential use of a portion of a privately owned third parcel. The City envisions walkable retail fronting Lorain Road with community greenspace in the rear in conjunction with the adjacent Gemini Recreation Center. The city-owned parcels have existing structures that are set for demolition.

SITE FEATURES

Total Acres: 1.57 + 0.5 for potential supplemental use

Status: Parcels 1 and 2 will be demolished soon and a portion of Parcel 3 has potential to be used for parking.

Ownership: Parcels 1 and 2 are owned by the City of Fairview Park and Parcel 3 is owned by Cleveland Illuminating Company (First Energy)

Zoning: General Commercial, *new zoning forthcoming*

Transit: The 55-55B-55C bus line operates at 30-minute frequency

CONTACT US

Megan Otter

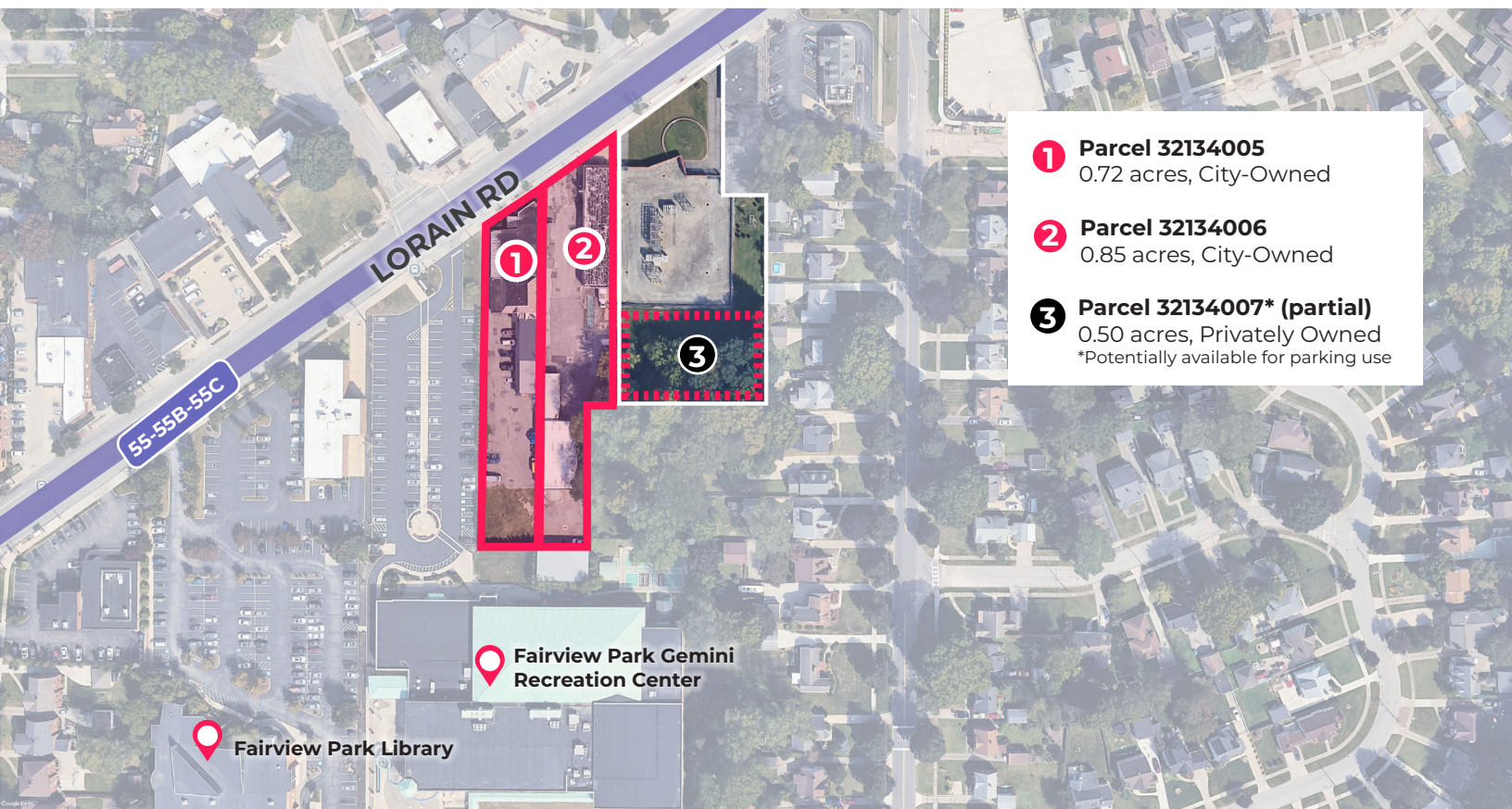
City of Fairview Park

Assistant Development Director

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HIGHLIGHTS

- The City is currently drafting a new zoning district along Lorain Road that would allow for denser, mixed-use development with a pedestrian-oriented design.
- Asbestos and Phase I Environmental reports have been completed for this site.



- 1 Parcel 32134005**
0.72 acres, City-Owned
- 2 Parcel 32134006**
0.85 acres, City-Owned
- 3 Parcel 32134007* (partial)**
0.50 acres, Privately Owned
*Potentially available for parking use

FAIRVIEW PARK | SITE 1



DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	3,877	13,092	8,7618
Median Population Age	41.9	43.2	43.3

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	2,855	9,827	65,614
Less than High School	2%	3%	5%
High School Degree/ GED / Some College	43%	38%	39%
Associates Degree	7%	8%	8%
Bachelors Degree	28%	32%	28%
Advanced Degree	20%	20%	20%

HOME OWNERSHIP RATE

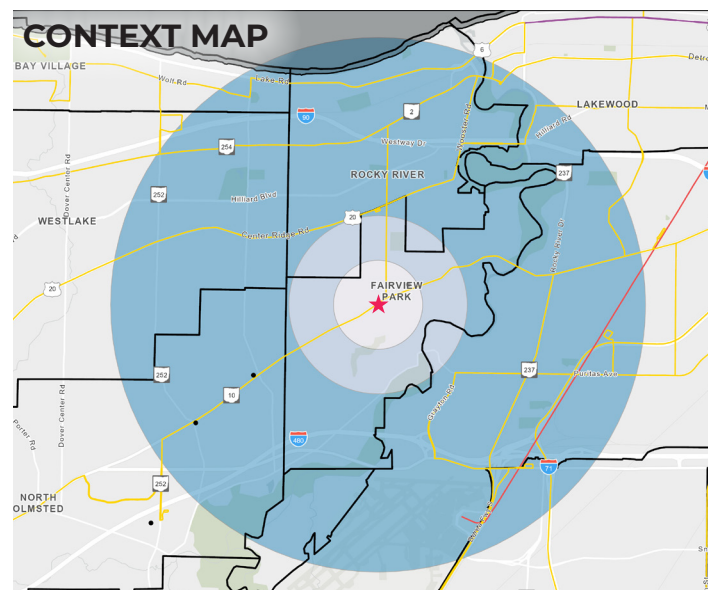
	0.5 Miles	1 Mile	3 Mile
Occupied Housing	1,757	6,077	40,064
Owner-Occupied	64%	68%	71%
Renter-Occupied	36%	32%	29%

HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	1,757	6,077	4,0061
Average Household Size	2.18	2.12	2.16
Median Household Income	\$78,551	\$77,331	\$79,733

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	6%	7%	7%
1 Vehicle Households	37%	37%	36%
2 + Vehicles Households	57%	57%	57%



★ Site 0.5 Miles 1 Mile 3 Mile

FAIRVIEW PARK | SITE 2



This site sits along Lorain Road—Fairview Park’s main commercial corridor—and includes a city-owned parcel that is currently vacant. The site is next to multiple apartment complexes, a nursing home, a large employer, and local retail.

SITE FEATURES

Total Acres: 0.78 acres

Status: Vacant

Ownership: City-owned and

Zoning: General Commercial, *new zoning forthcoming*

Transit: the 22 bus line operates at 15-minute frequency

CONTACT US

Megan Otter

City of Fairview Park

Assistant Development Director

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HIGHLIGHTS

- The City is currently drafting a new zoning district along Lorain Road that would allow for denser, mixed-use development with a pedestrian-oriented design.
- One of Fairview Parks’ major employers, the McGowan Companies, is located across the street.
- The 30-unit apartment complex that is for sale was originally built in 1955 and renovated last year.



FAIRVIEW PARK | SITE 2



DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	4,778	11,161	96,163
Median Population Age	41.5	43	42.3

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	3,659	8,375	72,232
Less than High School	2%	3%	5%
High School Degree/ GED / Some College	39%	38%	39%
Associates Degree	10%	9%	8%
Bachelors Degree	30%	30%	29%
Advanced Degree	19%	20%	20%

HOME OWNERSHIP RATE

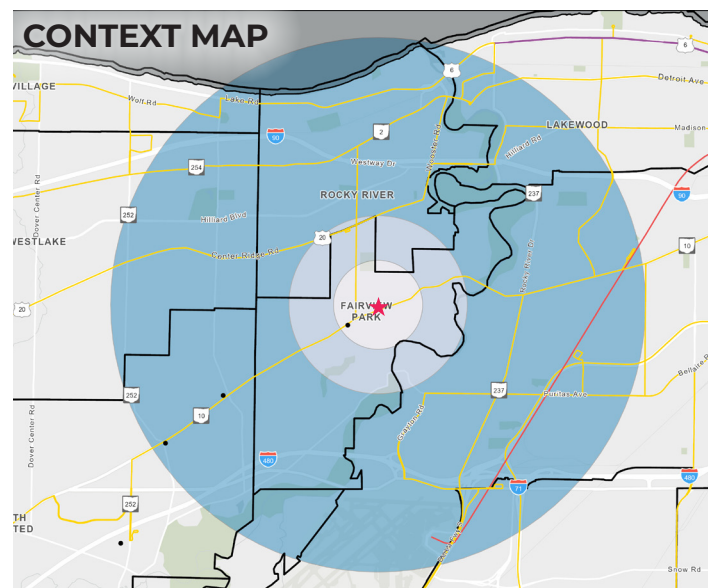
	0.5 Miles	1 Mile	3 Mile
Occupied Housing	2,404	5,319	44,602
Owner-Occupied	51%	63%	69%
Renter-Occupied	49%	37%	31%

HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	2,404	5,319	44,602
Average Household Size	1.96	2.07	2.14
Median Household Income	\$61,902	\$76,003	\$77,336

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	8%	7%	8%
1 Vehicle Households	41%	38%	37%
2 + Vehicles Households	51%	56%	56%



Source: 2024 Esri Demographics

★ Site 0.5 Miles 1 Mile 3 Mile