

# GARFIELD HEIGHTS | TURNEY RD SITES

In the northern portion of the Turney Road TOD Study Area, there are over two acres available for redevelopment. This area has a variety of land uses, including neighborhood retail, residential, and institutional uses. There are nearby recreational amenities including the Metroparks Garfield Park Reservation located to the east, the Towpath Trail along Warner Rd, and a new trail connection along Garfield Blvd. This area is undergoing conceptual planning as part of the Turney Road TOD Study and is envisioned to include small-scale mixed-use developments, townhomes, and new park space.

## SITE FEATURES

**Total Acres:** 2.321

**Status:** Parcels 1, 2 3, and 6 are vacant.; Parcels 4, 5 and 7 have vacant structures.

**Ownership:** Parcels 2 and 3 are owned by the City Land Bank and the rest are privately owned

**Zoning:** Parcels 1 and 2 are zoned Two-Family and the rest are zoned General Retail, *new zoning forthcoming*

**Transit:** 19-19A-19B bus line travels at a 30- minute frequency

## CONTACT US

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## HIGHLIGHTS

- The City is finalizing the Turney Road TOD Study with County Planning
- This City is working with ZoneCo to draft a new zoning district along Turney Rd that would allow for denser, mixed-use development with a pedestrian-oriented design



- 1** Parcels 54404009, 54404010, 54404011  
0.592 acres, Privately Owned
- 2** Parcel 54404012  
0.147 acres, City Land Bank
- 3** Parcel 54405030  
0.431 acres, City Land Bank
- 4** Parcel 54405097  
0.297 acres, Privately Owned
- 5** Parcel 54405027  
0.372 acres, Privately Owned
- 6** Parcel 54114003  
0.201 acres, Privately Owned
- 7** Parcel 54111016  
0.281 acres, Privately Owned



# GARFIELD HEIGHTS | TURNEY RD SITES

## DEMOGRAPHIC ANALYSIS

### POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	5,346	16,109	88,184
Median Population Age	37.6	36.5	39.8

### EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	3,620	10,533	60,458
Less than High School	9%	9%	12%
High School Degree/ GED / Some College	58%	61%	61%
Associates Degree	12%	13%	12%
Bachelors Degree	14%	12%	10%
Advanced Degree	7%	5%	5%

### HOME OWNERSHIP RATE

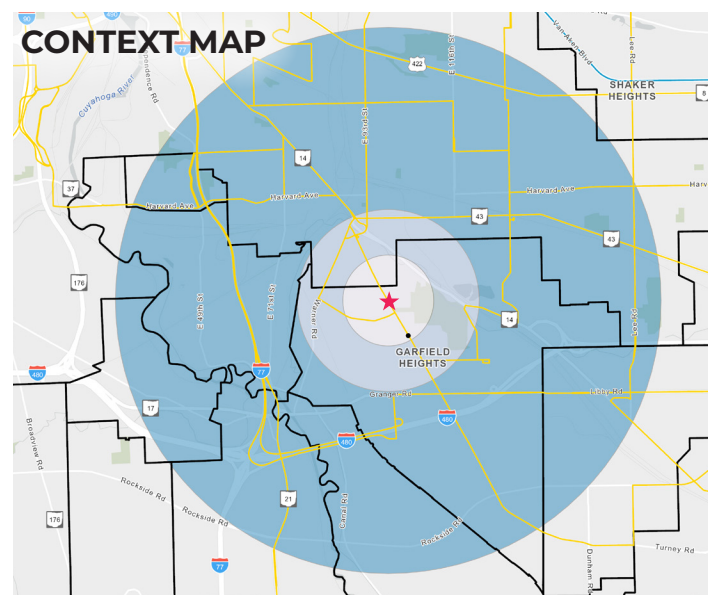
	0.5 Miles	1 Mile	3 Mile
Occupied Housing	2,165	6,535	37,962
Owner-Occupied	54%	54%	53%
Renter-Occupied	46%	46%	47%

### HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	2,165	6,535	37,962
Average Household Size	2.46	2.46	2.3
Median Household Income	\$53,864	\$51,456	\$41,071

### VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	15%	17%	20%
1 Vehicle Households	40%	41%	42%
2 + Vehicles Households	45%	42%	37%



★ Site 0.5 Miles 1 Mile 3 Mile

# GARFIELD HEIGHTS | TURNEY TOWN

The Turney Town Plaza is a large shopping center in the heart of Garfield Heights' Turney Road TOD Study Area. With over 13 acres and its strategic location, it was identified as a catalyst redevelopment opportunity in the 2020 Garfield Heights Master Plan. It later received more detailed conceptual planning and became the focus point of the Turney Road TOD Study. Garfield Heights reimagines Turney Town as a community hub with attractive mixed-developments, new townhomes, inviting community gathering spaces, and enhanced transit waiting environments.

## SITE FEATURES

**Total Acres:** 13.75

**Status:** Recently acquired by out-of-state buyers who are interested in finding a local redevelopment partner

**Ownership:** Turney Town Plaza TIC Owner LLC & HPNY Turney Town Plaza LLC

**Zoning:** General Retail, *Upcoming Change*

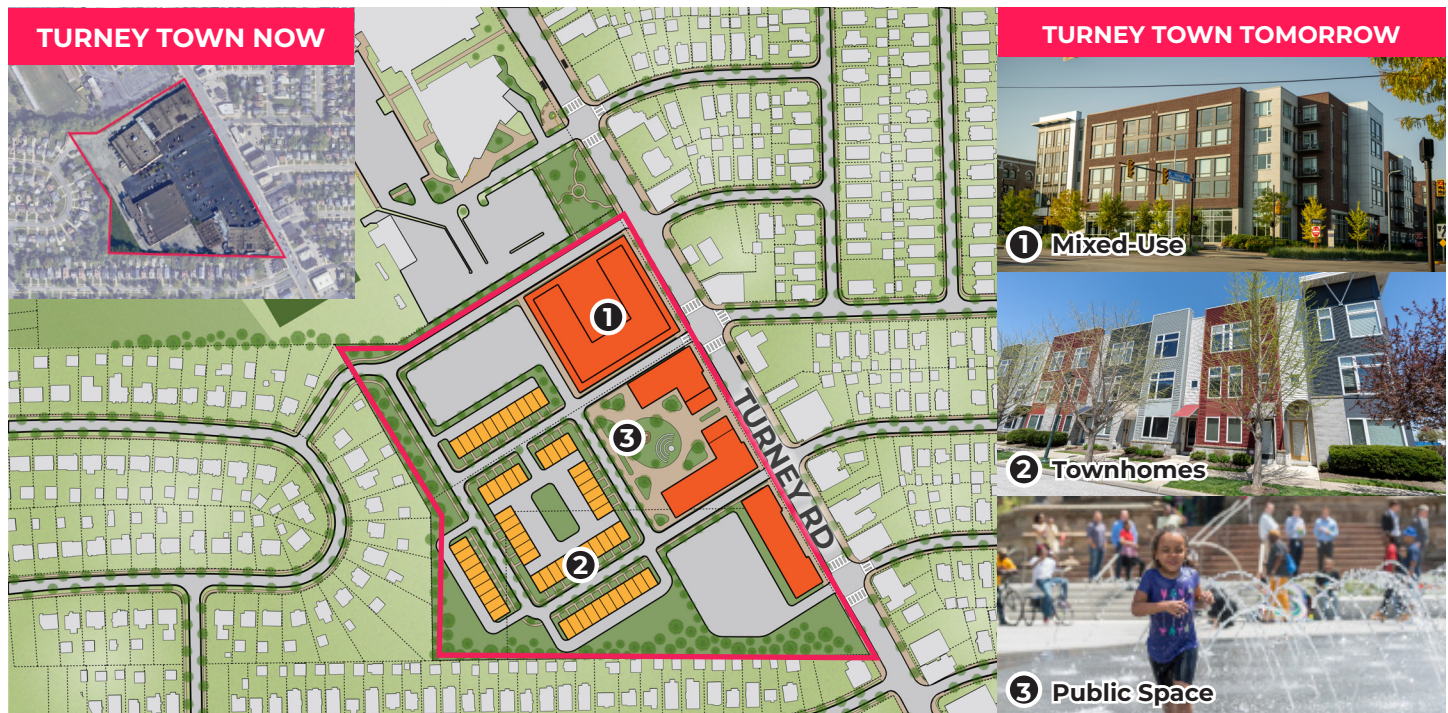
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Source: Turney Town Redevelopment Concept from the Turney Road TOD Study



# GARFIELD HEIGHTS | TURNEY TOWN

## DEMOGRAPHIC ANALYSIS

### POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	5,206	16,082	87,097
Median Population Age	36.1	38.3	40.1

### EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	3,393	10,852	59,848
Less than High School	7%	10%	12%
High School Degree/ GED / Some College	66%	60%	62%
Associates Degree	10%	13%	12%
Bachelors Degree	11%	12%	10%
Advanced Degree	7%	6%	5%

### HOME OWNERSHIP RATE

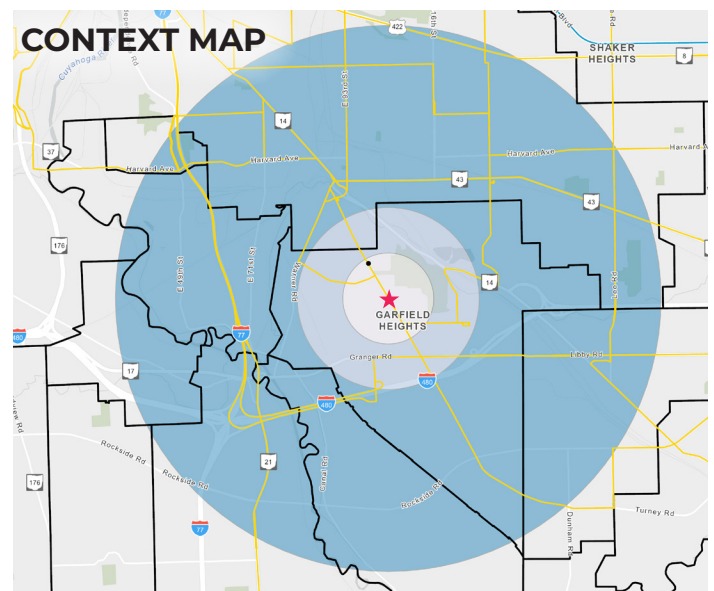
	0.5 Miles	1 Mile	3 Mile
Occupied Housing	2,030	6,388	37,257
Owner-Occupied	55%	55%	55%
Renter-Occupied	45%	45%	45%

### HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	2,030	6,388	37,257
Average Household Size	2.56	2.47	2.32
Median Household Income	\$55,991	\$53,945	\$42,965

### VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	15%	16%	20%
1 Vehicle Households	40%	40%	42%
2 + Vehicles Households	46%	43%	38%



★ Site 0.5 Miles 1 Mile 3 Mile