



NORTH OLMSTED | SITE 1

Formerly a home garden center, this 2.5 acre site is located at the busy intersection of Lorain and Stearns Roads, which each see approximately 19,000 vehicles per day. GCRTA's 55-55B-55C bus line operates along Lorain Road and connects North Olmsted with the City of Cleveland. A bus rapid transit study is planned for Lorain Road through North Olmsted.

The City of North Olmsted aims to redevelop this site as a mixed-use, transit-supportive development.

SITE FEATURES

Total Acres: 2.5

Status: Parcel 1 contains the vacant structure of a former home garden center

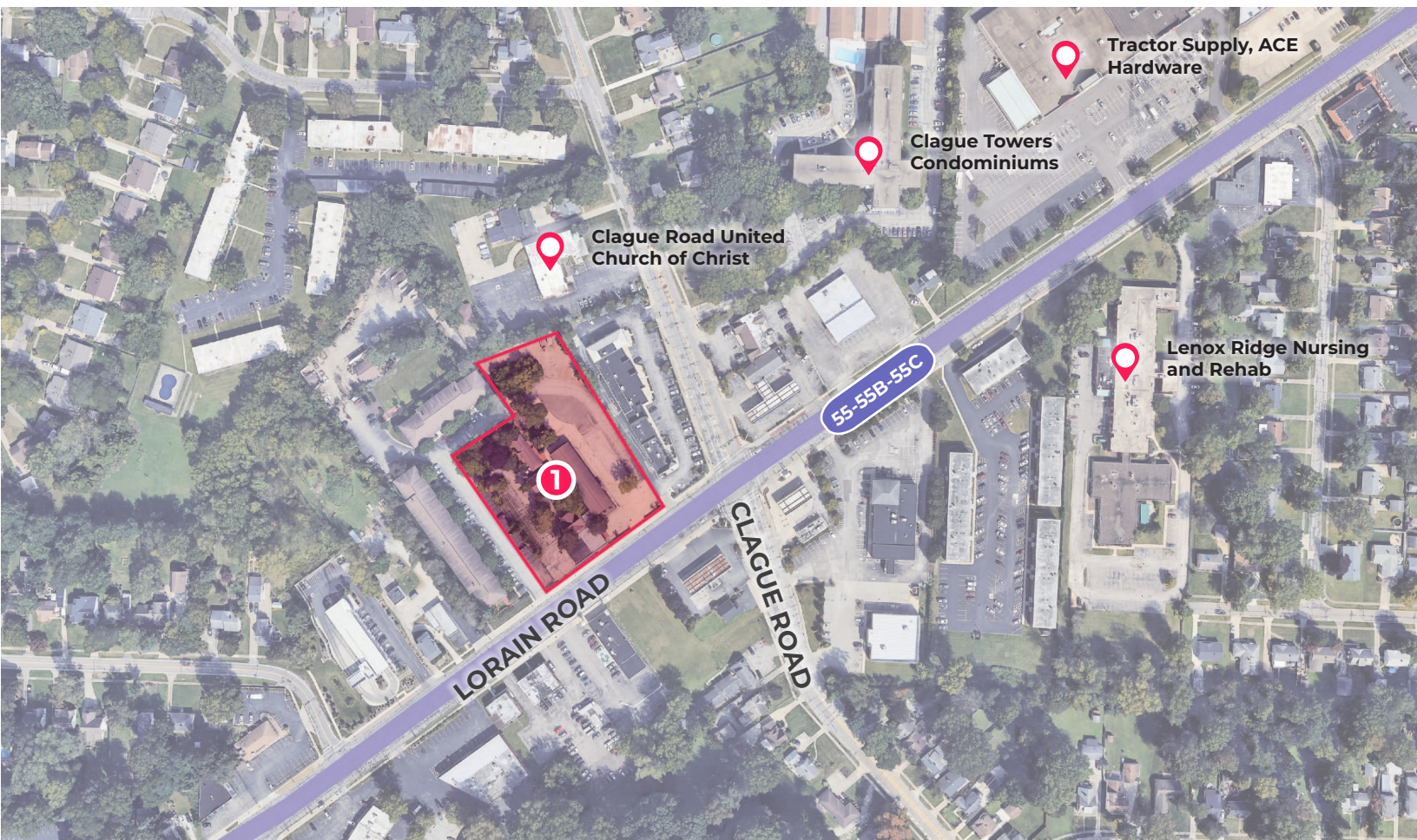
Ownership: Privately owned

Zoning: General Retail

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

CONTACT US

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NORTH OLMSTED | SITE 1



DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	3,482	13,396	71,682
Median Population Age	44.5	43.3	45.1

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	2,625	9,938	53,931
Less than High School	4%	3%	4%
High School Degree/ GED / Some College	49%	47%	41%
Associates Degree	12%	11%	9%
Bachelors Degree	25%	26%	28%
Advanced Degree	9%	12%	19%

HOME OWNERSHIP RATE

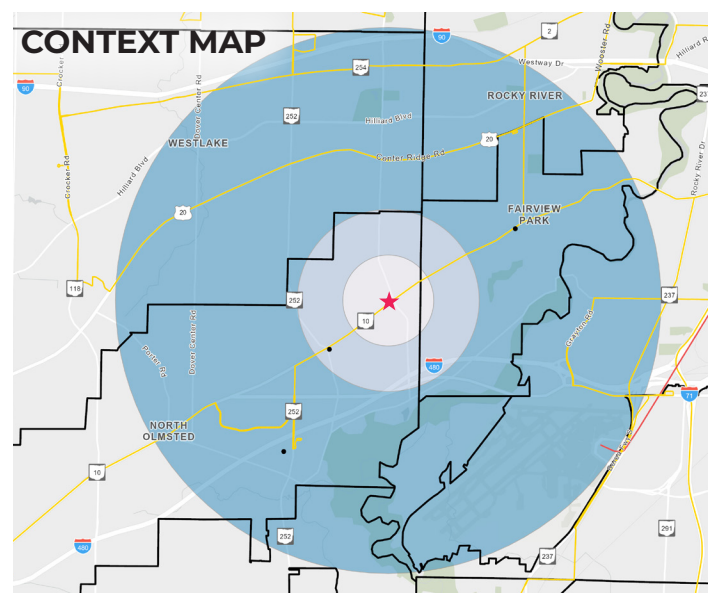
	0.5 Miles	1 Mile	3 Mile
Occupied Housing	1,611	5,913	32,457
Owner-Occupied	73%	79%	72%
Renter-Occupied	27%	21%	28%

HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	1,611	5,913	32,457
Average Household Size	2.12	2.25	2.18
Median Household Income	\$78,443	\$84,764	\$83,308

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	6%	6%	6%
1 Vehicle Households	35%	33%	35%
2 + Vehicles Households	59%	61%	59%



★ Site 0.5 Miles 1 Mile 3 Mile



NORTH OLMSTED | SITE 2

Soon to be vacant, this site holds the Moen headquarters, which is set to relocate in 2026. The building has 141,221 square feet of usable building on a 16 acre lot.

Adjacent to RTA-owned North Olmsted Park-n-Ride and overlooking the I-480 interchange, the City is interested in either reuse of the existing building or a re-imagining of the entire site.

SITE FEATURES

Total Acres: 16.38

Status: Office building will be vacant in 2026

Ownership: Privately owned

Zoning: Single Family Residential

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

CONTACT US

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NORTH OLMSTED | SITE 2



DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	1,675	6,799	61,141
Median Population Age	44.5	41.9	45.1

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	1,306	5,133	45,445
Less than High School	3%	5%	4%
High School Degree/ GED / Some College	47%	53%	45%
Associates Degree	15%	10%	10%
Bachelors Degree	21%	20%	25%
Advanced Degree	13%	12%	17%

HOME OWNERSHIP RATE

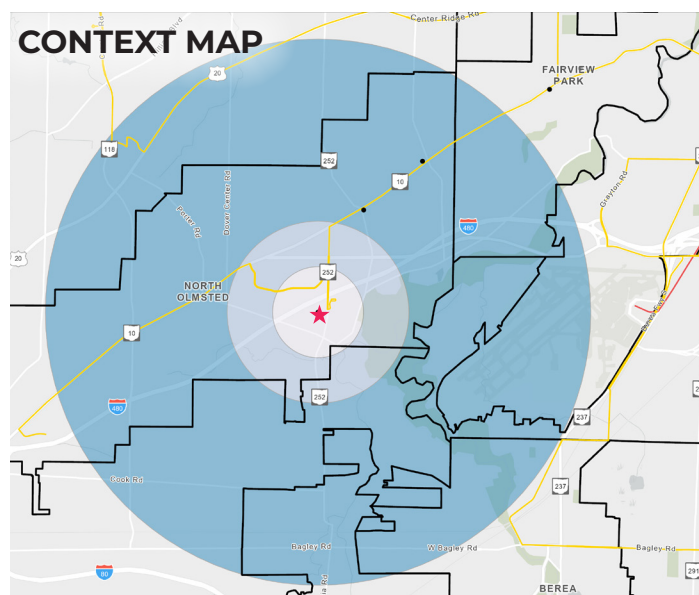
	0.5 Miles	1 Mile	3 Mile
Occupied Housing	941	3,405	26,261
Owner-Occupied	49%	53%	78%
Renter-Occupied	51%	47%	22%

HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	941	3,405	26,261
Average Household Size	1.78	1.99	2.3
Median Household Income	\$69,746	\$63,708	\$87,410

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	9%	9%	6%
1 Vehicle Households	42%	40%	32%
2 + Vehicles Households	49%	51%	62%



Source: 2024 Esri Demographics

★ Site 0.5 Miles 1 Mile 3 Mile



NORTH OLMSTED | SITE 3

Highlighted as an intersection for future realignment, the corner of Lorain and Columbia Roads is primed for development. Columbia Road will be realigned on the north and south sides of Lorain Road to create safer, 90-degree turns at this intersection, which will improve traffic safety.

Upon completion of this reconfiguration, the City of North Olmsted will have multiple new parcels available for additional development. The City's Lorain Road plan identifies this intersection for mixed-use development and a future trailhead.

SITE FEATURES

Total Acres: 2.59

Status: Property will become available upon completion of the road realignment

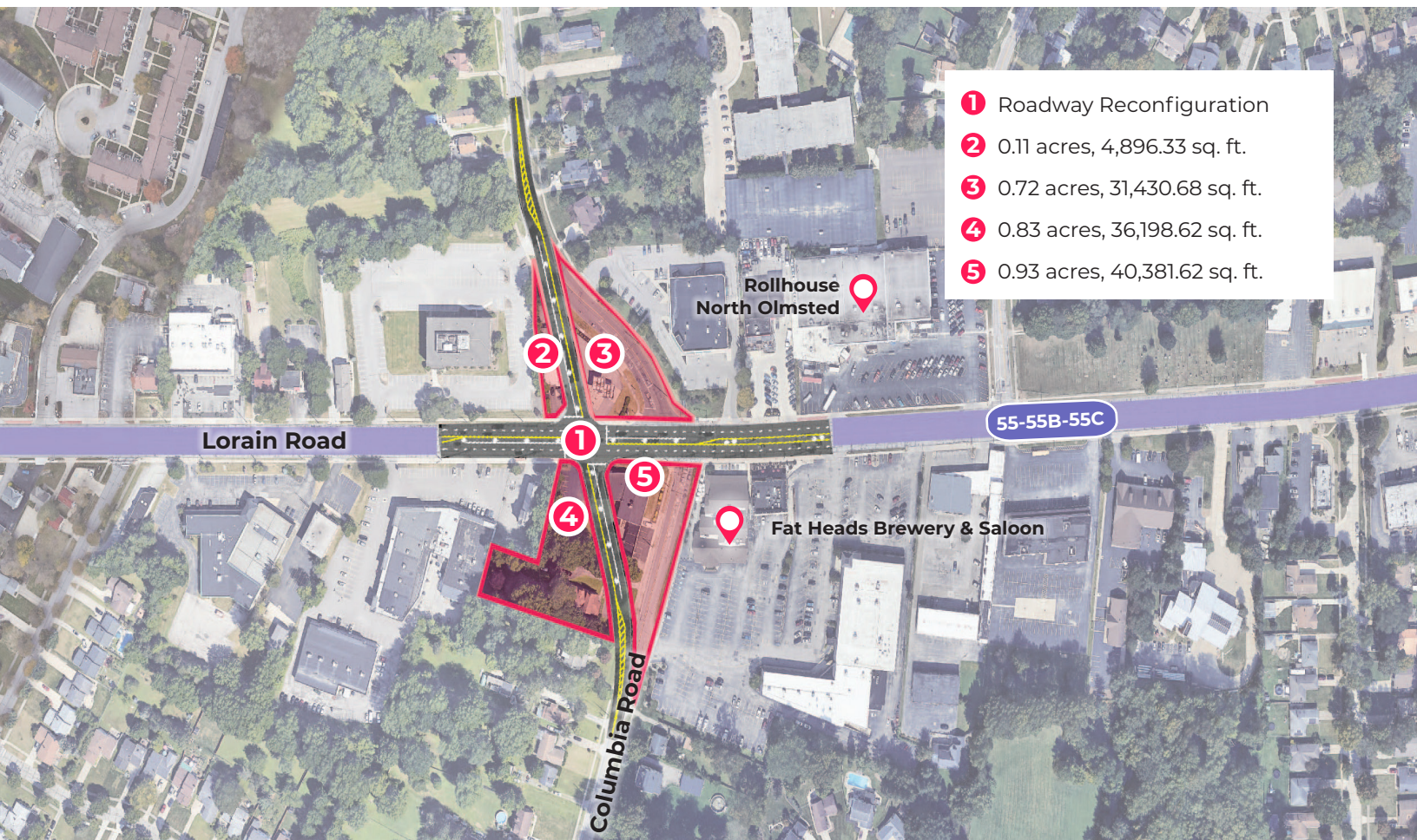
Ownership: Privately owned

Zoning: Local Business

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

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- 1 Roadway Reconfiguration
- 2 0.11 acres, 4,896.33 sq. ft.
- 3 0.72 acres, 31,430.68 sq. ft.
- 4 0.83 acres, 36,198.62 sq. ft.
- 5 0.93 acres, 40,381.62 sq. ft.



NORTH OLMSTED | SITE 3

DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	2,907	11,763	66,232
Median Population Age	41.9	42	45.9

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	2,170	8,688	49,634
Less than High School	4%	5%	4%
High School Degree/ GED / Some College	54%	53%	42%
Associates Degree	13%	11%	9%
Bachelors Degree	19%	21%	27%
Advanced Degree	10%	10%	18%

HOME OWNERSHIP RATE

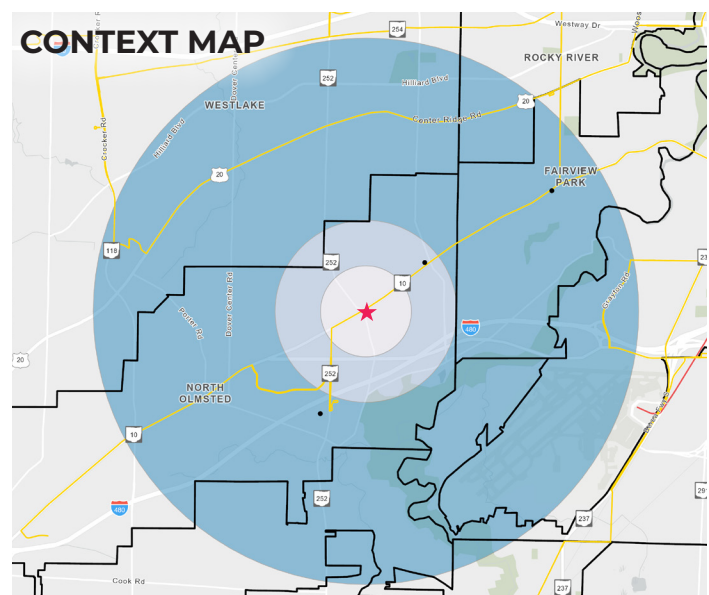
	0.5 Miles	1 Mile	3 Mile
Occupied Housing	1,315	5,252	29,022
Owner-Occupied	57%	66%	76%
Renter-Occupied	43%	34%	24%

HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	1,315	5,252	29,022
Average Household Size	2.21	2.22	2.24
Median Household Income	\$65,771	\$76,801	\$87,322

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	8%	7%	6%
1 Vehicle Households	38%	35%	33%
2 + Vehicles Households	55%	58%	61%



★ Site 0.5 Miles 1 Mile 3 Mile