



SHAKER HEIGHTS | NEIGHBORHOOD CENTER

The City of Shaker Heights is seeking partners to design, develop, and construct a neighborhood center inclusive of mixed-use buildings, a plaza space, and enhanced park space. Mixed-use developments should be focused along the four parcels (2.98 acres) fronting Lee Road—a main commercial corridor that is serviced by GCRTA's 40: Lakeview-Lee bus line. The new development should align with the priorities of the [Lee Road Action Plan](#).

	Parcel	Acres	Ownership	Zoning
1	73524064	0.926	SH Development Corp.	C3*
2	73524065	0.559	SH Board of Education	C3*
3	73524067	0.638	SH Board of Education	C3*
4	73524069	0.859	SH Board of Education	C3*
5	73524068	0.367	SH City-owned	PR
6	73524045	1.247	SH City-owned	PR
7	73524044	0.146	SH City-owned	PR
8	73524046	0.146	SH City-owned	PR
9	73524047	0.146	SH City-owned	TF
10	73524048	0.146	SH City-owned	TF

Zoning: C3-Business Commercial, PR-Parks District, TF-Two-Family

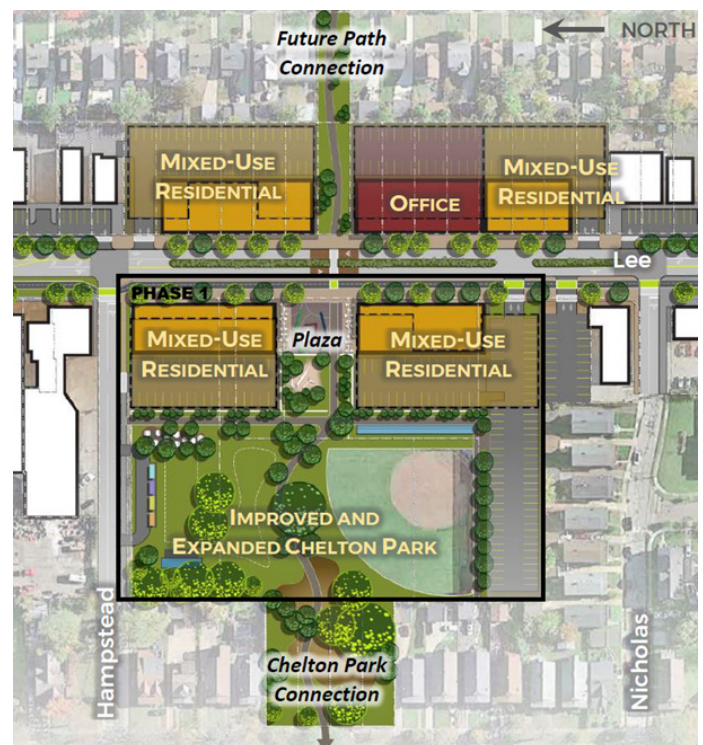
**Undergoing zoning changes to allow commercial mixed-use*

The City of Shaker Heights adopted the [Lee Road Action Plan](#) in 2023, setting forth a vision to comprehensively transform Lee Road south of Van Aken Boulevard into a thriving commercial district that is attractive, walkable, and bikeable. Engineering for public infrastructure improvements along Lee Road are underway and construction will begin in 2026. Additionally, zoning changes along Lee Road are forthcoming to accommodate commercial mixed-use.

Below is the conceptual plan for the Neighborhood Center that was outlined in the Lee Road Action Plan. The site is part of Phase 1.

CONTACT US

Laura Englehart
City of Shaker Heights
Director, Economic Development
laura.englehart@shakerheightsoh.gov



Neighborhood Center Concept— Lee Road Action Plan



SHAKER HEIGHTS

SHDC
SHAKER HEIGHTS DEVELOPMENT CORPORATION

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DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	6,527	22,612	125,401
Median Population Age	40.3	40.8	41.2

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	4,471	15,503	87,830
Less than High School	4.4%	5.6%	7.9%
High School Degree/ GED / Some College	32.1%	42.4%	42.4%
Associates Degree	12.5%	10.6%	10.8%
Bachelors Degree	28.3%	19.7%	18.3%
Advanced Degree	22.6%	21.7%	20.6%

HOME OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
Occupied Housing	2,841	9,779	56,491
Owner-Occupied	55.3%	58.3%	53.4%
Renter-Occupied	44.7%	41.7%	46.6%

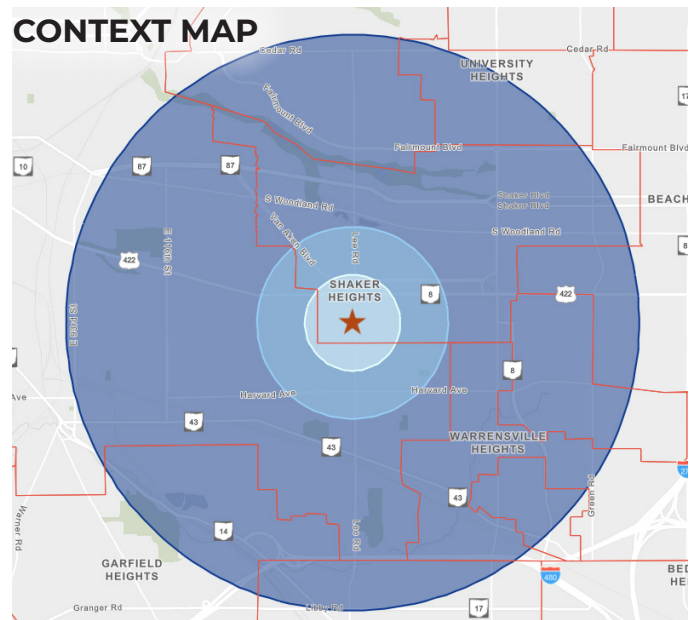
HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	2,841	9,779	56,491
Average Household Size	2.29	2.30	2.18
Median Household Income	\$65,030	\$61,176	\$55,768

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	16.1%	16.8%	18.0%
1 Vehicle Households	40.2%	39.0%	39.2%
2 + Vehicles Households	43.6%	44.2%	42.8%

CONTEXT MAP



★ Site 0.5 Miles 1 Mile 3 Mile

Source: 2025 Esri Demographics