

SOUTH EUCLID | MAYFIELD-GREEN

The Mayfield Rd/S Green Rd area—commonly considered South Euclid’s downtown—is a prime location for new development, with transit access, a concentration of existing businesses, recent infrastructure investments, redevelopment opportunities, and a newly passed zoning district. This area has been designated as the Mixed-Use Transit-Oriented Development (MU-TOD) District to support a vibrant, pedestrian-friendly area that encourages transit use and attracts investment.

CONTACT US

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NEWLY PASSED!

MU-TOD DISTRICT

- Simplifies Review Process
- Supports Walkable Design
- Reduces Parking Minimums
- Encourages Density
- Expands Allowable Uses
- Eliminates Other Barriers



SOUTH EUCLID | MAYFIELD-GREEN

DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	3,266	1,4190	118,372
Median Population Age	39.3	39.4	41

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	2,266	9,771	83,628
Less than High School	2%	2%	5%
High School Degree/ GED / Some College	44%	41%	35%
Associates Degree	9%	9%	9%
Bachelors Degree	28%	28%	27%
Advanced Degree	17%	20%	25%

HOME OWNERSHIP RATE

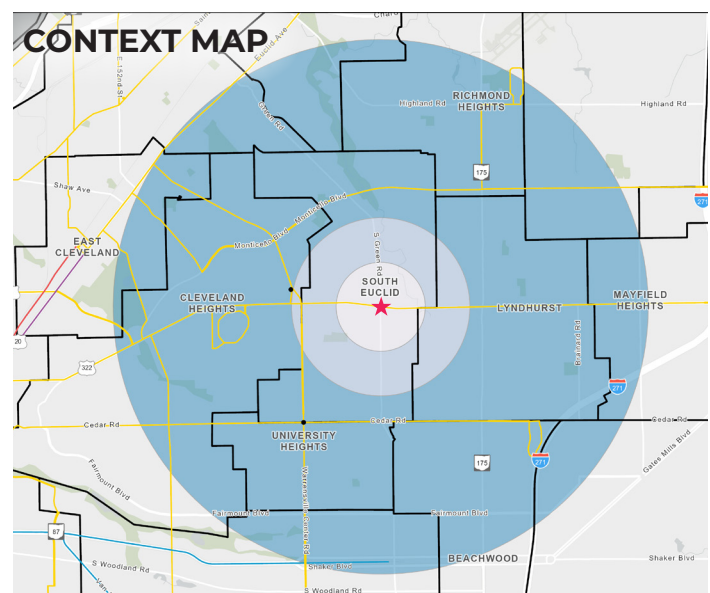
	0.5 Miles	1 Mile	3 Mile
Occupied Housing Units	1,477	5,954	50,761
Owner-Occupied	74%	73%	66%
Renter-Occupied	26%	27%	34%

HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	1,477	5,954	50,761
Average Household Size	2.13	2.29	2.27
Median Household Income	\$80,140	\$76,652	\$76,263

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	7%	9%	10%
1 Vehicle Households	38%	39%	37%
2 + Vehicles Households	55%	52%	53%



★ Site 0.5 Miles 1 Mile 3 Mile

SOUTH EUCLID | CEDAR CENTER

The Cedar Center (C-C) District lies at the intersection of Cedar Rd and Warrensville Center Rd at the border of South Euclid and University Heights. The district includes three major shopping centers, nearby residential, and a variety of local and national retail. The City of South Euclid envisions this business district as a pedestrian-friendly hub with convenient access to transit and vibrant mixed-use developments. The City is proposing to apply the Mixed-Use Transit-Oriented Development District (MU-TOD) District to the C-C District and extending it to Miramar Blvd.

KEY FEATURES

Redevelopment Opportunity & New Zoning

With the upcoming zoning changes, there will be opportunity to update older buildings, introduce a mix of uses (including residential), and add density to enhance this business district

Nearby Changes

University Square is being redeveloped into a mixed-use center with apartments, new retail tenants, and landscaping

Frequent Transit

The 41-41F and 11 bus lines run in 15 and 30 minute frequency and have high ridership numbers.

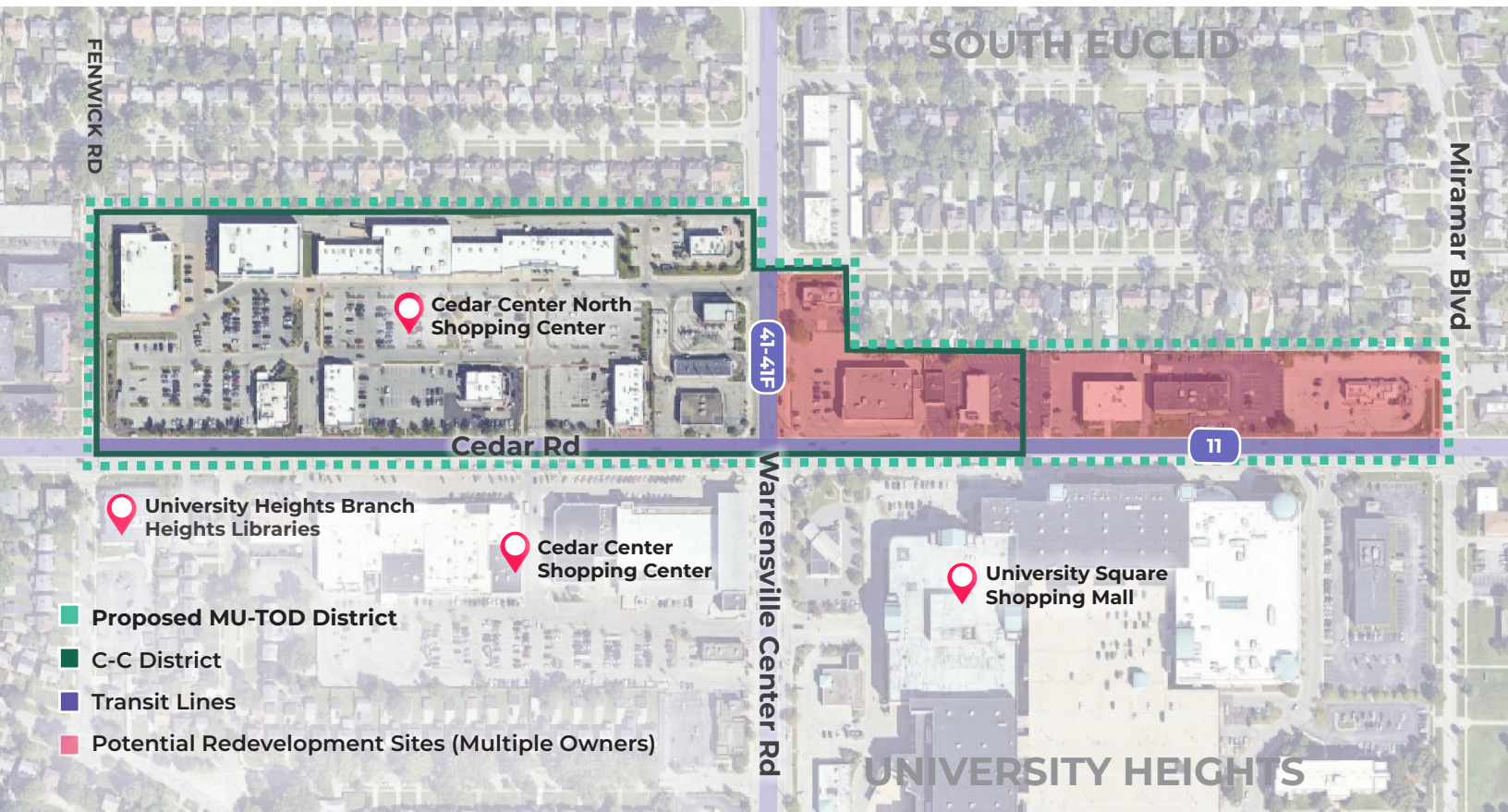
COMING SOON!

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SOUTH EUCLID | CEDAR CENTER

DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	5,293	21,078	127,707
Median Population Age	37.6	33.8	39.9

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	3,597	13,300	89,705
Less than High School	4%	2%	4%
High School Degree/ GED / Some College	26%	26%	28%
Associates Degree	14%	10%	8%
Bachelors Degree	30%	30%	28%
Advanced Degree	26%	32%	33%

HOME OWNERSHIP RATE

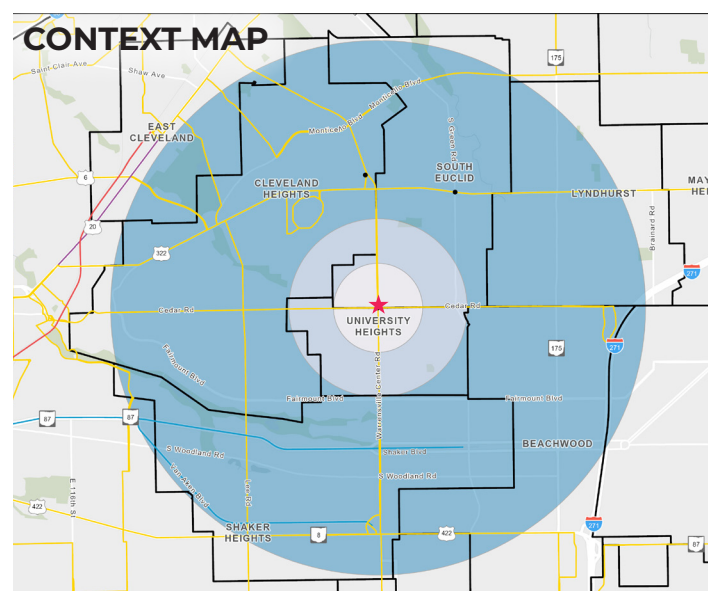
	0.5 Miles	1 Mile	3 Mile
Occupied Housing	2451	8,040	55,535
Owner-Occupied	62%	68%	61%
Renter-Occupied	38%	32%	39%

HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	2,451	8,040	55,535
Average Household Size	2.04	2.49	2.24
Median Household Income	\$72,218	\$81,386	\$82,530

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	10%	9%	10%
1 Vehicle Households	40%	39%	37%
2 + Vehicles Households	50%	52%	53%



★ Site 0.5 Miles 1 Mile 3 Mile