

EUCLID | SITE 1

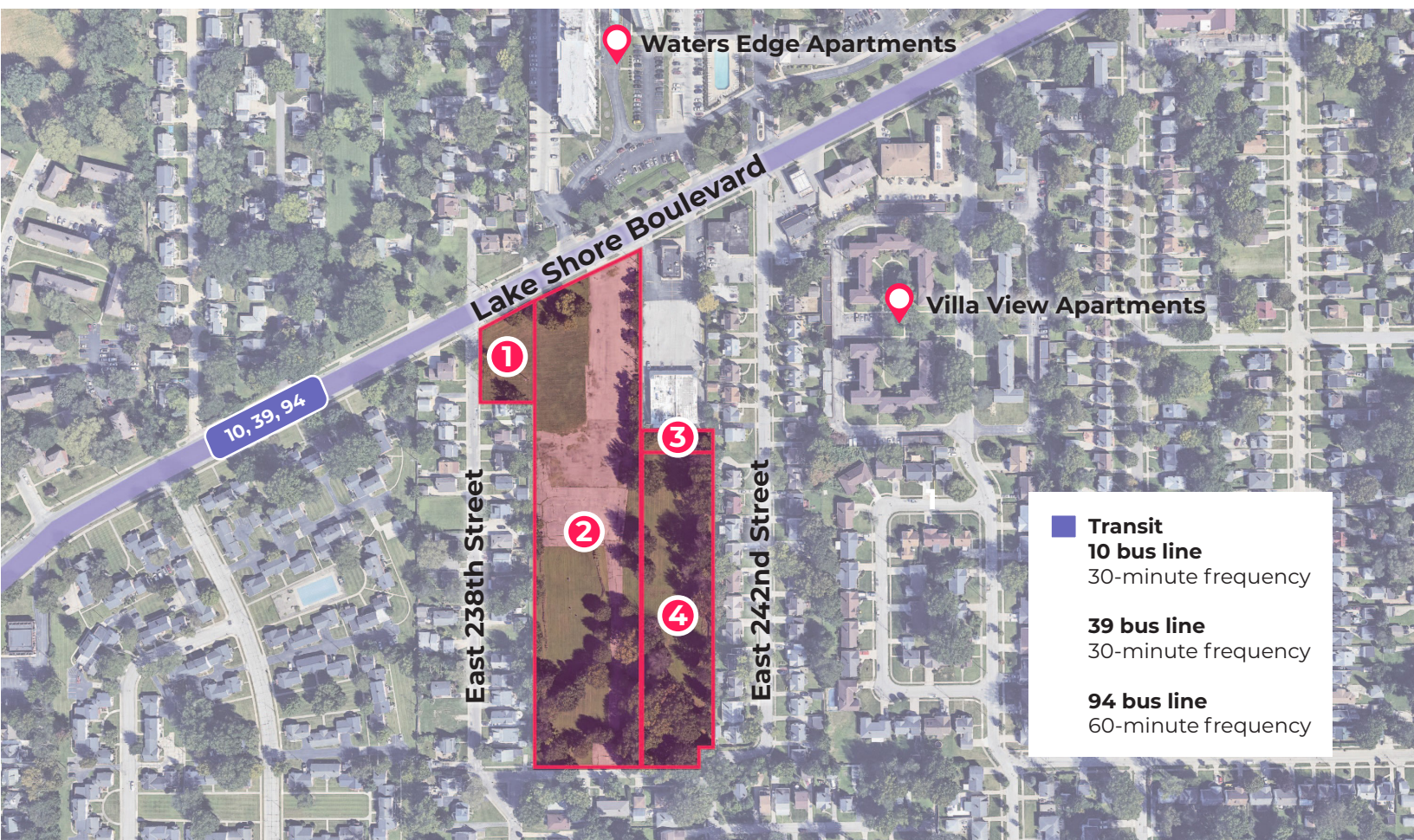


Formerly home to a church and school, this now-vacant 8-acre site sits within walking distance of Lake Erie, Kenneth J. Sims Park, and Downtown Euclid. The site includes three city-owned parcels and a fourth parcel owned by the City of Euclid Land Reutilization Program. It is serviced by the 10, 39, and 94 bus lines. The City of Euclid envisions redevelopment that incorporates housing and a mix of commercial uses that will contribute to the vibrancy of the city's lakefront downtown.

	Parcel	Acres	Ownership	Zoning	Status
1	64420001	0.38	City of Euclid	Attached Single-Family	Vacant
2	64420003	5.27	City of Euclid	Attached Single-Family	Vacant
3	64420063	0.13	City of Euclid Land Bank	Attached Single-Family	Vacant
4	64420061	1.98	City of Euclid	Attached Single-Family	Vacant

CONTACT US

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Transit
10 bus line
30-minute frequency
39 bus line
30-minute frequency
94 bus line
60-minute frequency

EUCLID | SITE 1



DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	4,548	13,713	66,356
Median Population Age	40.2	40.1	40.7

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	3,384	9,826	47,097
Less than High School	11%	10%	7%
High School Degree/ GED / Some College	56%	58%	57%
Associates Degree	10%	9%	9%
Bachelors Degree	15%	13%	18%
Advanced Degree	8%	10%	9%

HOME OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
Occupied Housing	2,683	6,890	30,841
Owner-Occupied	25%	43%	55%
Renter-Occupied	75%	57%	45%

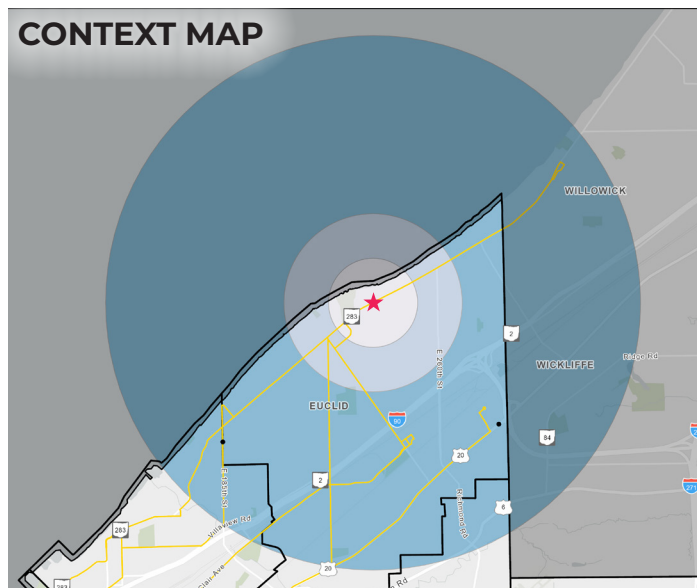
HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	2,683	6,890	30,841
Average Household Size	1.7	1.98	2.13
Median Household Income	\$40,401	\$45,034	\$52,866

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	19%	18%	14%
1 Vehicle Households	45%	42%	40%
2 + Vehicles Households	36%	40%	46%

CONTEXT MAP



★ Site 0.5 Miles 1 Mile 3 Mile



EUCLID | SITE 2

Once home to a Lakeshore Chevy car dealership, this site is currently vacant and located in the heart of the East 185th Street business district. The district is home to various restaurants, shops, and amenities, and the streetscape was recently upgraded to include pedestrian amenities, street trees, and green infrastructure. The business district is serviced by the 37 and 39 bus lines which run at 30-minute frequency. With upcoming rezoning, this site is prime for a mixed-use redevelopment.

	Parcel	Acres	Ownership	Zoning	Status
1	64110123	0.16	Community Improvement Corp. of Euclid	Local Retail	Vacant
2	64110122	0.13	Community Improvement Corp. of Euclid	Local Retail	Vacant
3	64110121	0.85	City of Euclid	Local Retail	Vacant
4	64110120	0.12	City of Euclid	Local Retail	Vacant
5	64110119	0.13	City of Euclid	Local Retail	Vacant

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Transit
37 bus line
30-minute frequency
39 bus line
30-minute frequency

EUCLID | SITE 2



DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	4,226	13,194	68,398
Median Population Age	43.5	43.5	42.3

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	3,052	9,433	48,839
Less than High School	5%	6%	10%
High School Degree/ GED / Some College	61%	61%	59%
Associates Degree	9%	9%	9%
Bachelors Degree	16%	15%	14%
Advanced Degree	9%	9%	8%

HOME OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
Occupied Housing	2,027	6,150	32,941
Owner-Occupied	60%	59%	44%
Renter-Occupied	40%	41%	56%

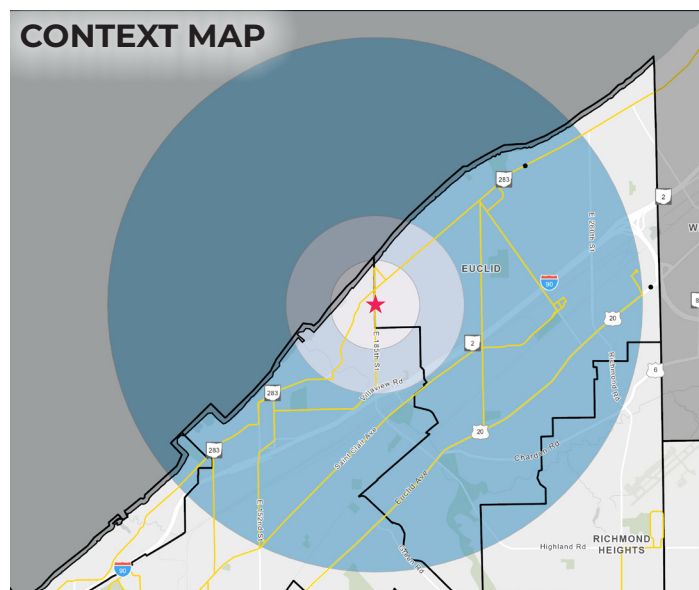
HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	2,027	6,150	32,941
Average Household Size	2.08	2.12	2.06
Median Household Income	\$44,737	\$49,785	\$40,325

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	13%	15%	19%
1 Vehicle Households	41%	40%	41%
2 + Vehicles Households	46%	45%	39%

CONTEXT MAP



★ Site 0.5 Miles 1 Mile 3 Mile

EUCLID | SITE 3



This site sits along Euclid Avenue with easy access to the I-90 interstate and the 28-28A bus line. Two of the parcels on this site are owned by the City of Euclid. Residential and commercial uses primarily surround this site, but zoning currently supports local retail and commercial office uses. The city is open to proposals for a wide range of uses with the exception of heavy manufacturing.

	Parcel	Acres	Ownership	Zoning	Status
1	64830013	3.37	City of Euclid	Commercial Office	Vacant
2	64830003	0.96	Privately owned	Local Retail	Vacant
3	64830005	5.05	Privately owned	Commercial Office	Vacant

CONTACT US

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EUCLID | SITE 3



DEMOGRAPHIC ANALYSIS

POPULATION

	0.5 Miles	1 Mile	3 Mile
Total Population	2,967	10,649	84,020
Median Population Age	28.3	35.1	41.5

EDUCATION ATTAINMENT

	0.5 Miles	1 Mile	3 Mile
Population 25+	1,648	7,122	60,468
Less than High School	4%	8%	7%
High School Degree/ GED / Some College	58%	56%	54%
Associates Degree	5%	8%	10%
Bachelors Degree	25%	20%	19%
Advanced Degree	8%	8%	10%

HOME OWNERSHIP RATE

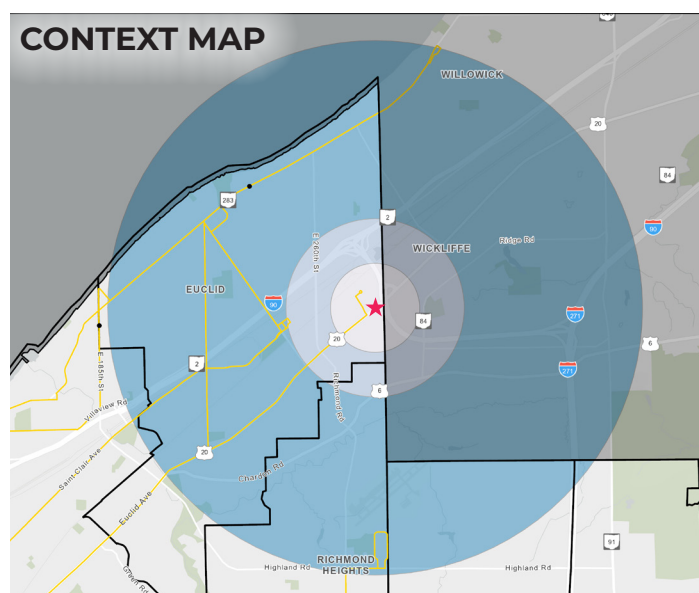
	0.5 Miles	1 Mile	3 Mile
Occupied Housing	1,189	5,245	38,818
Owner-Occupied	16%	29%	58%
Renter-Occupied	84%	71%	42%

HOUSEHOLDS

	0.5 Miles	1 Mile	3 Mile
Total Households	1,189	5,245	38,818
Average Household Size	2.46	1.97	2.14
Median Household Income	\$25,112	\$39,013	\$56,189

VEHICLE OWNERSHIP RATE

	0.5 Miles	1 Mile	3 Mile
No Vehicle Households	23%	17%	12%
1 Vehicle Households	42%	42%	39%
2 + Vehicles Households	35%	41%	49%



★ Site 0.5 Miles 1 Mile 3 Mile