

TOD SITE PROFILE

1418 WARRENSVILLE CTR RD

CLEVELAND HEIGHTS, OHIO 44121



OVERVIEW

The City of Cleveland Heights is reimagining the Center–Mayfield Business District as a walkable, mixed-use destination. At the core of the district, the City has prepared a 4.01-acre site for redevelopment, with environmental remediation completed for part of the site. An additional 4.7 acres of nearby land also offers potential for future revitalization. The site benefits from strong transit connectivity, including convenient access to both the 41–41F and 9 bus lines. Its central location, sizable redevelopment potential, and robust transit service make this a transformative opportunity.

	①	②	③
Parcel ID	68306035 68306039 68306013	68306043	68226070 68226071
Acres	4.01	1.87	2.83
Developable Acres*	3.92	1.83	2.81
Owner	City of Cleveland Heights	City Land Bank	City of Cleveland Heights
Zoning	Commercial (C3)	Retail (C2)	Retail (C2)
Current Use	Vacant	Vacant	City Use

CONTACT

Eric Zamft

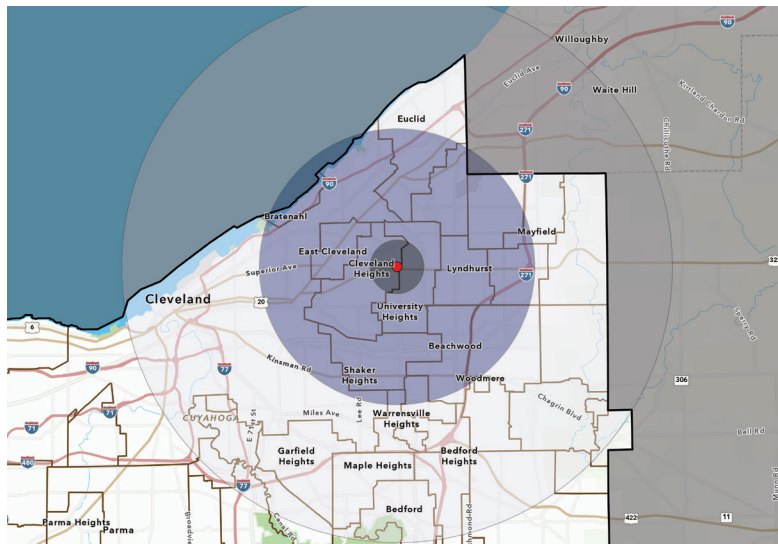
City of Cleveland Heights
Planning & Development Director
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*Total acreage not constrained by steep slopes and water features



DEMOGRAPHIC DATA

	1-Mile	5-Mile	10-Mile
Population			
Total Population	19,057	303,457	648,187
Median Age	38.1	40.95	40.6
Educational Attainment			
Less than High School	4%	8%	9%
High School Diploma/ Some College	47%	43%	49%
Associates Degree	10%	8%	8%
Bachelors Degree	22%	20%	18%
Advanced Degree	17%	21%	16%
Household (HH)			
Total Households	7,824	137,493	293,853
Average HH Size	2.43	2.13	2.14
HH Income			
Median HH Income	\$73,859	\$72,663	\$68,415
HH Vehicle Ownership			
No Vehicle	8%	16%	16%
1 Vehicle	41%	44%	44%
2+ Vehicle	52%	40%	40%



● SITE, RADII: ● 1-MILE ● 5-MILE ● 10-MILE

Source: Missouri Census Data Center. (2026) Circular Area Profiles — ACS 2024. Available from <https://mcdc.missouri.edu/applications/capsACS.html>.

HIGHLIGHTS

APPLICABLE INCENTIVES

- Grow Tax Savings Program: Cleveland Heights' city-wide Community Reinvestment Area (CRA)
- Tax Increment Financing (TIF) available

Not an exhaustive list of Incentives

TRANSPORTATION

- 41-41F GCRTA bus line: 15-minute frequency weekday AM/PM rushes and weekday mid-days, slower frequency all evenings and weekends
- 9 GCRTA bus line: 30-minute frequency weekday AM/PM rushes and all week mid-days, slower frequency all evenings

SITE DUE DILIGENCE

- Parcel 68306035: Demolition of structures have recently been completed
- Parcel 68306035: Phase I and Phase II Environmental reports have been completed

UTILITIES

- Fiber Internet available
- Service Providers: First Energy/ the Illuminating Company, Dominion East Ohio, Cleveland Water, AT&T Ohio, Spectrum

Site Profile Issued: 09/15/26

For more information on Cuyahoga TOD and other opportunities for transit-oriented development in Cuyahoga County, visit:

