

TOD SITE PROFILE

21139-21125 LORAIN RD

FAIRVIEW PARK, OHIO 44126



OVERVIEW

Situated along Lorain Road, Fairview Park's primary commercial corridor, and near key community assets, this site is envisioned for walkable retail with new greenspace connecting to the Gemini Recreation Center. This shovel-ready site has a total of 1.57 acres across two vacant city-owned parcels with an additional 0.5 acres from a neighboring parcel potentially available for parking or other supportive uses. The recently approved TOD Overlay district enables denser, mixed-use, pedestrian-oriented projects along Lorain Road.

	①	②
Parcel ID	32134005	32134006
Acres	0.72	0.85
Developable Acres*	0.71	0.85
Owner	City of Fairview Park	
Zoning	General Business "A" (GB-A) with TOD Overlay	
Current Use	Vacant	

CONTACT

Megan Otter

City of Fairview Park

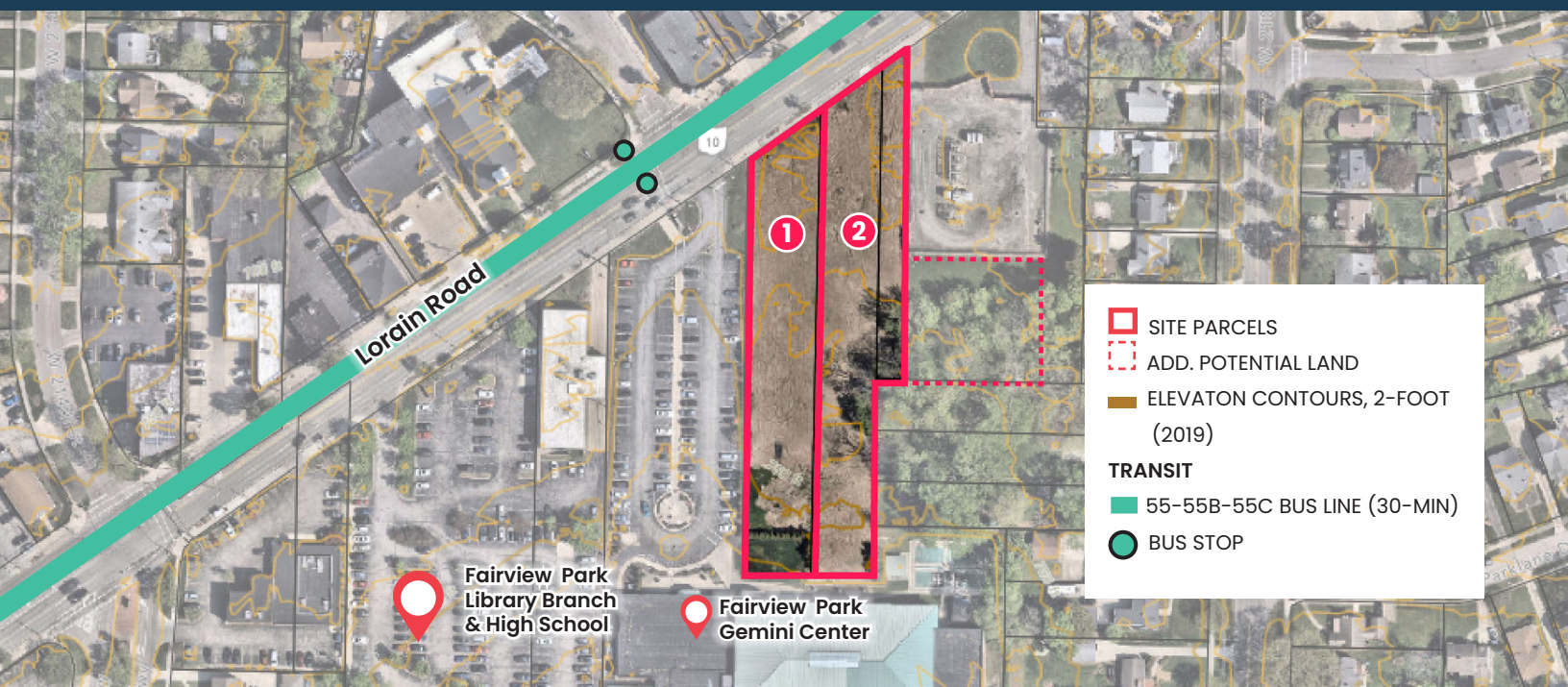
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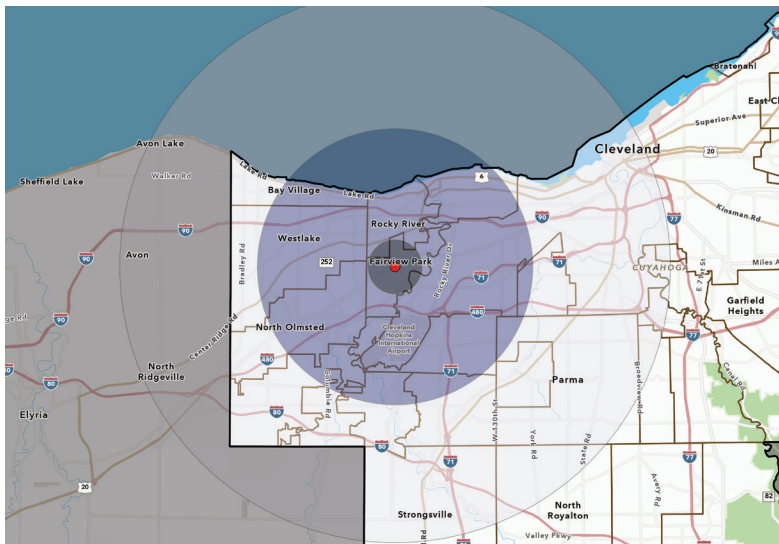
www.fairviewparkohio.gov

**Total acreage not constrained by steep slopes and/or water features*



DEMOGRAPHIC DATA

	1-Mile	5-Mile	10-Mile
Population			
Total Population	13,400	237,354	658,625
Median Age	42.9	40.8	41.4
Educational Attainment			
Less than High School	2%	7%	8%
High School Diploma/ Some College	40%	44%	46%
Associates Degree	6%	8%	8%
Bachelors Degree	31%	25%	23%
Advanced Degree	21%	16%	14%
Household (HH)			
Total Households	6,244	105,514	292,586
Average HH Size	2.12	2.21	2.21
HH Income			
Median HH Income	\$78,665	\$82,663	\$80,736
HH Vehicle Ownership			
No Vehicle	7%	8%	9%
1 Vehicle	44%	40%	40%
2+ Vehicle	50%	51%	51%



● 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

- 7-year commercial tax abatement program offered by the City

TRANSPORTATION

- 55-55B-55C GCRTA bus line: 30-minute frequency weekday AM/PM rushes and weekday mid-days, slower frequency all week evenings and weekends

SITE DUE DILIGENCE

- Structures have recently been demolished
- Asbestos and Phase I Environmental reports have been completed for this site

UTILITIES

- Fiber internet available
- Service Providers: First Energy, the Illuminating Company, Enbridge Gas Ohio, Cleveland Water, AT&T Ohio

Site Profile Issued: 09/15/26

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



www.CuyahogaTOD.org