

TOD SITE PROFILE

20520 LORAIN RD

FAIRVIEW PARK, OHIO 44126



OVERVIEW

Situated along Lorain Road, Fairview Park's primary commercial corridor—and near major employers, community institutions, multiple apartment complexes, and frequent 15-minute transit service—this vacant 0.78-acre city-owned site offers strong redevelopment potential. With the recently approved TOD Overlay district enabling denser, mixed-use, pedestrian-oriented projects along Lorain Road, the site is well positioned for a flexible, high-value development opportunity.

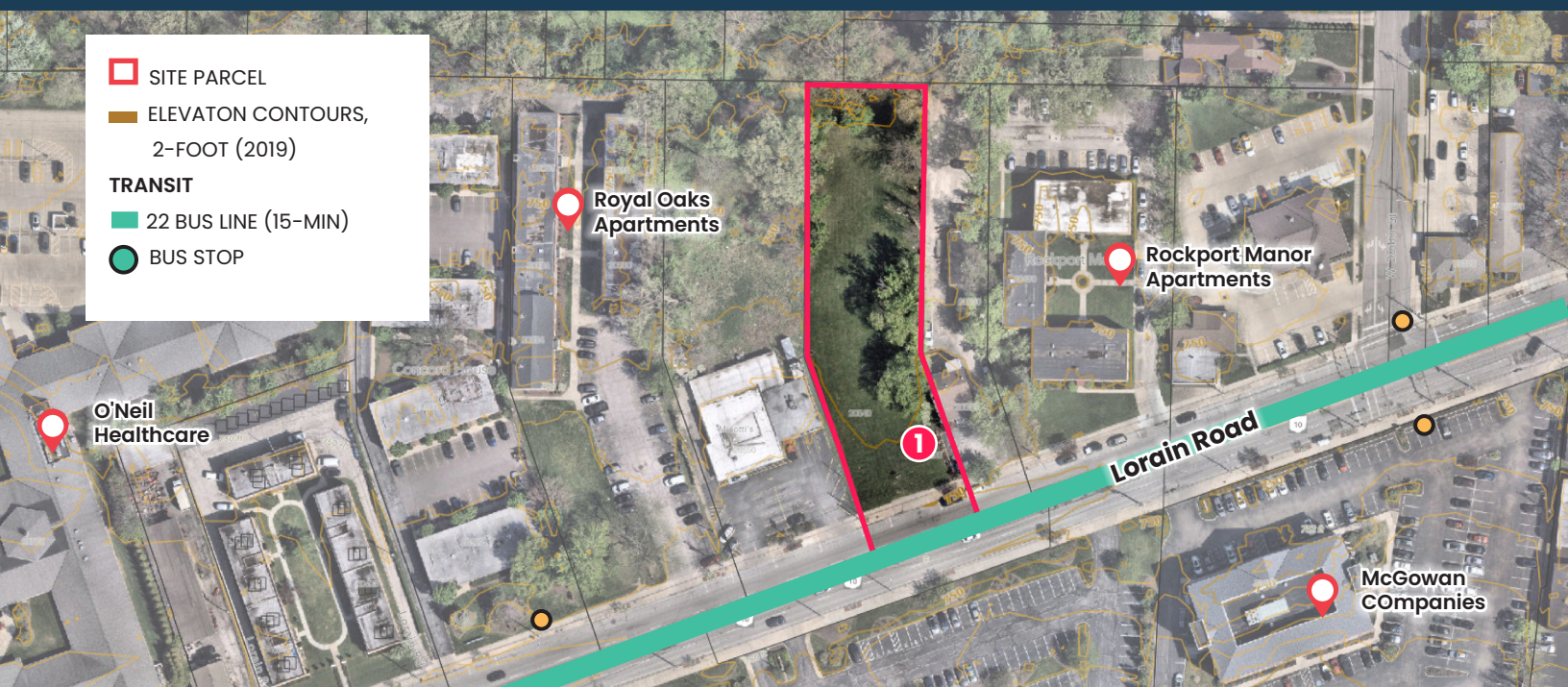
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Parcel ID	32134005
Acres	0.78
Developable Acres*	0.78
Owner	City of Fairview Park
Zoning	General Business "A" (GB-A) with TOD Overlay
Current Use	Vacant

CONTACT

Megan Otter

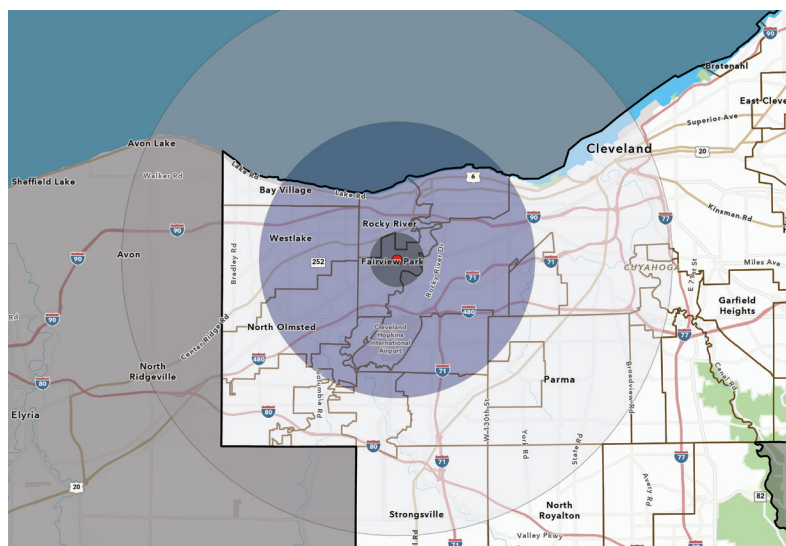
City of Fairview Park
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**Total acreage not constrained by steep slopes and water features*



DEMOGRAPHIC DATA

	1-Mile	5-Mile	10-Mile
Population			
Total Population	12,812	244,187	661,840
Median Age	43.5	40.6	41.2
Educational Attainment			
Less than High School	4%	7%	8%
High School Diploma/ Some College	38%	44%	46%
Associates Degree	7%	8%	8%
Bachelors Degree	29%	25%	23%
Advanced Degree	22%	16%	14%
Household (HH)			
Total Households	5,823	111,065	294,077
Average HH Size	2.17	2.17	2.21
HH Income			
Median HH Income	\$71,141	\$79,098	\$79,804
HH Vehicle Ownership			
No Vehicle	7%	9%	10%
1 Vehicle	43%	42%	40%
2+ Vehicle	50%	49%	50%



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

Source: Missouri Census Data Center. (2026). *Circular Area Profiles — ACS [2020–2024]*. Available from <https://mcdc.missouri.edu/applications/capsACS.html>

HIGHLIGHTS

APPLICABLE INCENTIVES

- City of Fairview Park 7-year commercial tax abatement program

Not an exhaustive list of Incentives

TRANSPORTATION

- 22 GCRTA bus line: 15-minute frequency weekday AM/PM rushes and all week mid-days, slower frequency all week evenings

SITE DUE DILIGENCE

- No remediation required

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