

TOD SITE PROFILE

4568 MAYFIELD RD

SOUTH EUCLID, OHIO 44121



south euclid
COME TOGETHER & THRIVE

OVERVIEW

This 1.48 acre site with a two-story office building is located on Mayfield Road in the heart of South Euclid's downtown—a prime location for new development with convenient transit access, a mix of existing businesses, recent infrastructure improvements, and well-established surrounding neighborhoods. The area was recently rezoned as the Mixed-Use Transit-Oriented Development (MU-TOD) District, designed to foster a vibrant, walkable, transit-supported environment that attracts residents, visitors, and investment. The site is actively for sale, and the owner is eager to partner with a buyer whose development vision aligns with the district's forward-looking character.

	1
Parcel ID	70313001
Acres	1.48
Developable Acres*	1.24
Owner	4568 Mayfield LLC
Zoning	MU-TOD District
Former Use	Office Building

CONTACT

Michael Love

City of South Euclid

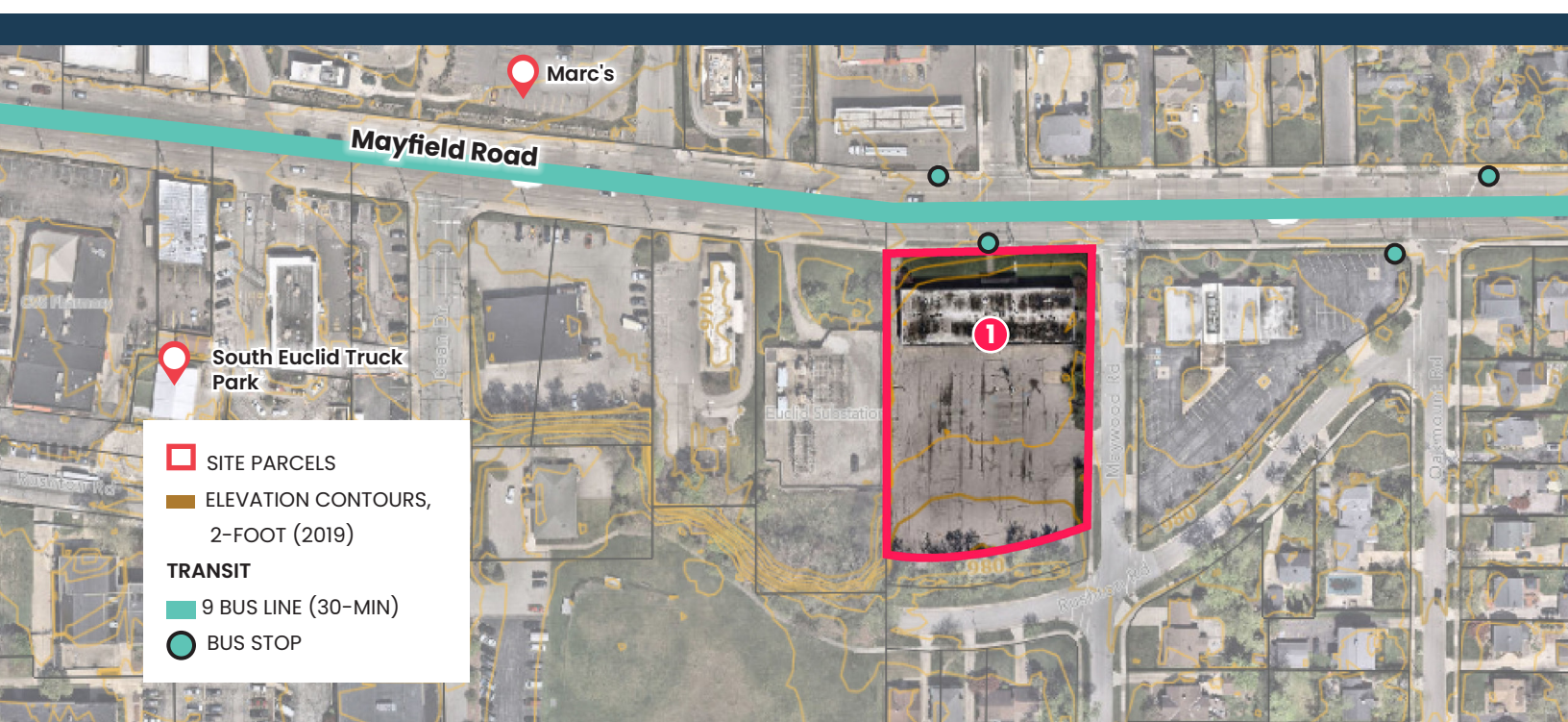
Planning & Development Director

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216-691-4205

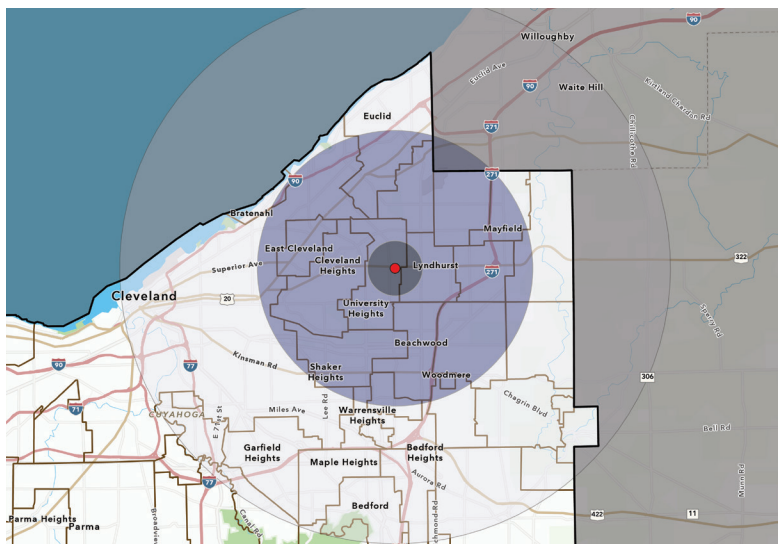
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**Total acreage not constrained by steep slopes and/or water features*



DEMOGRAPHIC DATA

	1-Mile	5-Mile	10-Mile
Population			
Total Population	13,150	275,582	639,832
Median Age	43.6	41.5	41.1
Educational Attainment			
Less than High School	4%	6%	9%
High School Diploma/ Some College	44%	40%	48%
Associates Degree	7%	7%	8%
Bachelors Degree	27%	22%	19%
Advanced Degree	18%	24%	16%
Household (HH)			
Total Households	5,483	124,570	289,635
Average HH Size	2.31	2.14	2.15
HH Income			
Median HH Income	\$83,618	\$79,028	\$70,144
HH Vehicle Ownership			
No Vehicle	9%	13%	15%
1 Vehicle	38%	44%	44%
2+ Vehicle	53%	43%	41%



● 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

- South Euclid city-wide Community Reinvestment Area (CRA)—for commercial, multi-family residential, and mixed-use developments, Council can consider tax abatement requests on a case-by-case basis per the CRA
- The City is open to other potential innovative incentives to help facilitate the development of this site

TRANSPORTATION

- 9 GCRTA bus line: Located within a 1/4 mile with 30-minute frequency weekday AM/PM rushes and mid-days all week

SITE DUE DILIGENCE

- Likely requires a Phase 1 Environmental Assessment

UTILITIES

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

Site Profile Issued: 09/21/26

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

