

TOD SITE PROFILE

1591-1601 SOUTH GREEN RD

SOUTH EUCLID, OHIO 44121



OVERVIEW

This shovel-ready site along South Green Road is located just a quarter-mile from South Euclid's vibrant downtown, offering convenient transit access, a strong mix of nearby businesses, recent infrastructure upgrades, and well-established surrounding neighborhoods. Positioned within the Mixed-Use Transit-Oriented Development (MU-TOD) District, the site benefits from a zoning framework designed to create a lively, walkable, and transit-supported environment that attracts residents, visitors, and long-term investment.

	①	②	③
Parcel ID	70314022	70314021	70314020
Acres	0.459	0.230	0.230
Developable Acres*	0.459	0.220	0.227
Owner	South Euclid Community Urban Development Corporation, Inc.		
Zoning	MU-TOD District		
Current Use	Vacant		

CONTACT

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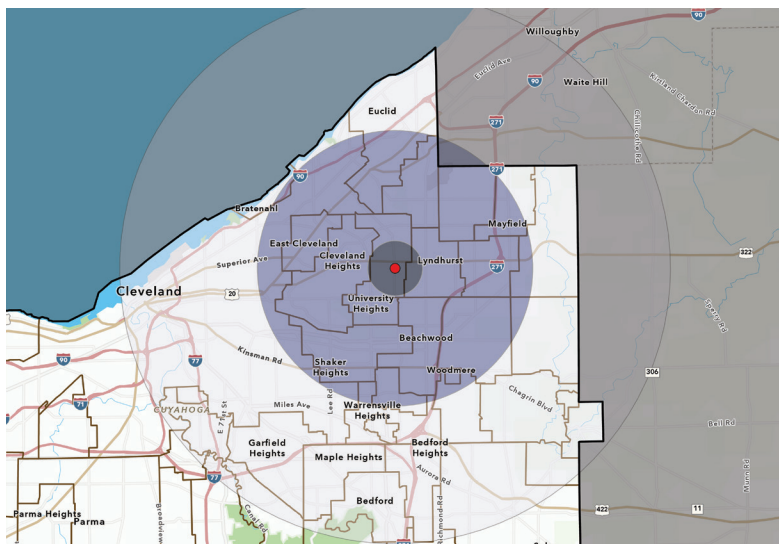
www.southeuclid.gov

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



DEMOGRAPHIC DATA

	1-Mile	5-Mile	10-Mile
Population			
Total Population	13,053	283,048	640,980
Median Age	42.92	41.45	41.02
Educational Attainment			
Less than High School	5%	7%	9%
High School Diploma/ Some College	44%	41%	48%
Associates Degree	8%	7%	8%
Bachelors Degree	25%	22%	19%
Advanced Degree	19%	23%	16%
Household (HH)			
Total Households	5,419	127,926	290,528
Average HH Size	2.32	2.14	2.15
HH Income			
Median HH Income	\$86,712	\$77,842	\$69,976
HH Vehicle Ownership			
No Vehicle	8%	14%	16%
1 Vehicle	41%	44%	44%
2+ Vehicle	51%	42%	40%



● 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

- 34 GCRTA bus line: 60-minute frequency only during weekday AM/PM rushes
- 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:



www.CuyahogaTOD.org