

TOD SITE PROFILE

27961-27981 EUCLID AVE

EUCLID, OHIO 44132



OVERVIEW

With direct interstate access, reliable transit options, and eligibility for a host of incentives, this prominent Euclid Avenue property offers exceptional development potential. The site includes two parcels totaling 4.33 acres, with 1.17 acres currently being acquired by an adjacent owner. While portions of the terrain include steep slopes that may reduce developable area, the site remains highly flexible. Current zoning supports local retail and commercial office uses, but the City is open to a wide range of redevelopment concepts—excluding only heavy manufacturing due to nearby residential neighborhoods.

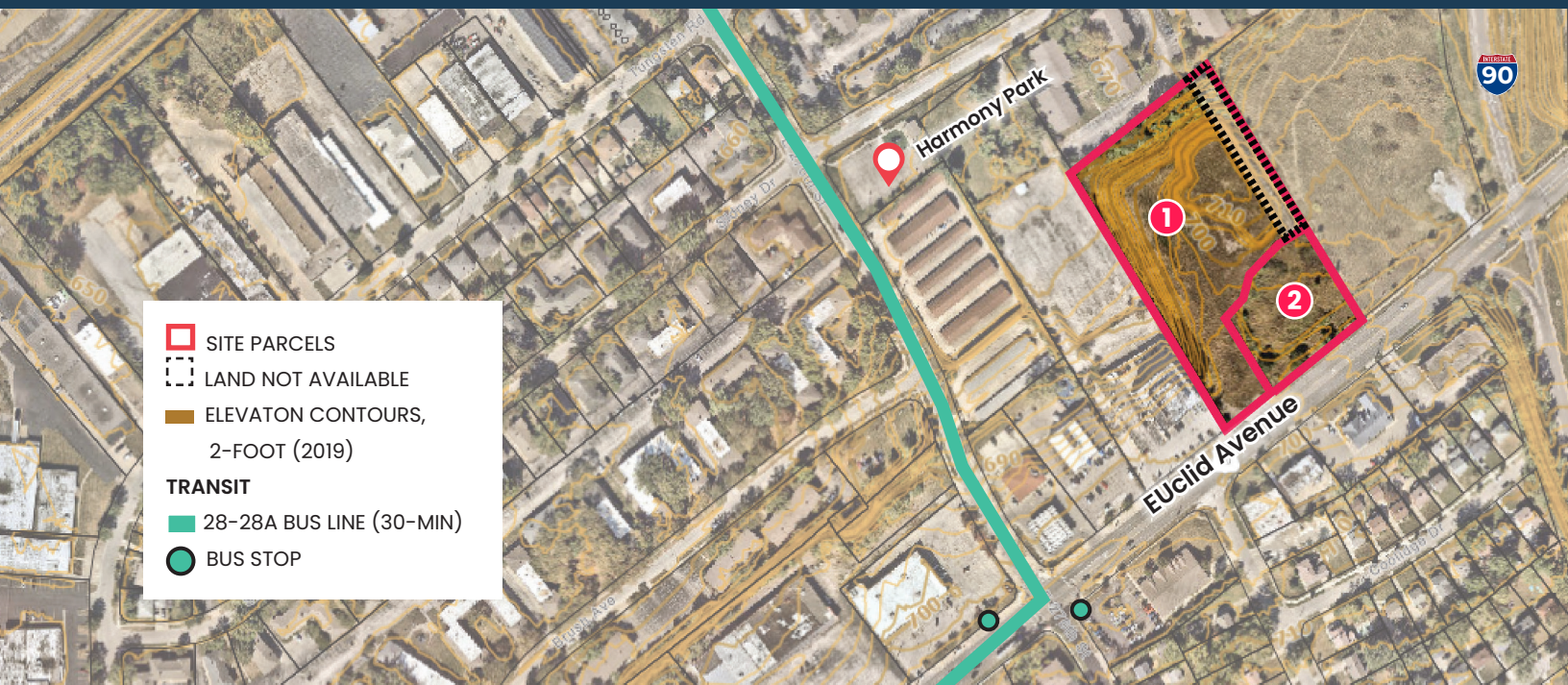
	①	②
Parcel ID	3483013	34830003
Acres	3.37 (1.17 not available)	0.96
Developable Acres*	2.56	0.66
Owner	City of Euclid	27991 Euclid Co LLC
Zoning	Office Building (U8)	Retail & Services (U4)
Current Use	Vacant	

CONTACT

Patrick Grogan-Myers

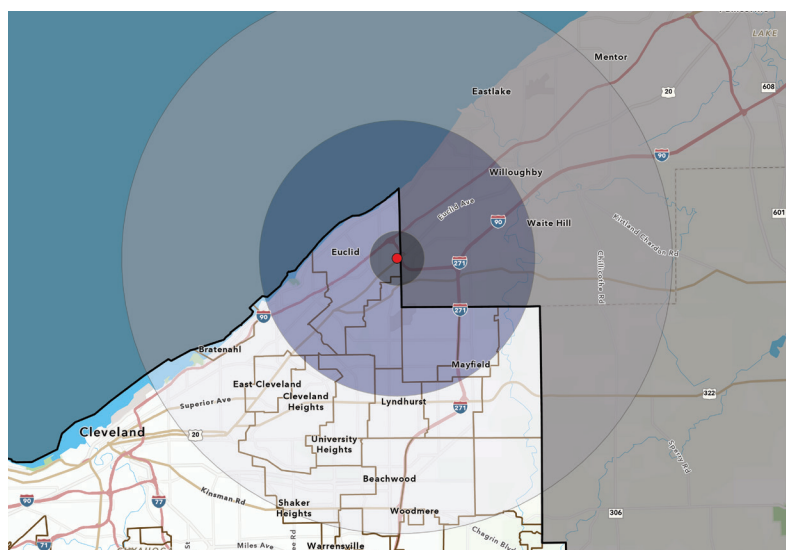
City of Euclid
Planning and Development Director
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www.cityofeuclid.gov

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



DEMOGRAPHIC DATA

	1-Mile	5-Mile	10-Mile
Population			
Total Population	14,925	157,196	491,999
Median Age	39.6	41.6	41.1
Educational Attainment			
Less than High School	5%	9%	8%
High School Diploma/ Some College	42%	39%	33%
Associates Degree	8%	9%	8%
Bachelors Degree	13%	16%	19%
Advanced Degree	10%	10%	17%
Household (HH)			
Total Households	6,669	72,642	224,955
Average HH Size	2.20	2.14	2.12
HH Income			
Median HH Income	\$61,236	\$59,987	\$69,952
HH Vehicle Ownership			
No Vehicle	14%	16%	16%
1 Vehicle	51%	45%	44%
2+ Vehicle	35%	39%	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

- Opportunity Zone
- Community Reinvestment Area
- Justice40 Disadvantaged Community
- New Market Tax Credit
- US Hub Zone
- City of Euclid Community Reinvestment Area (CRA-C)

TRANSPORTATION

- 28-28A GCRTA bus line: 30 minute frequency all weekdays and weekends
- I-90 On/Off Ramps

SITE DUE DILIGENCE

- Phase I and Phase II environmental assessments have been performed on this site
- No additional remediation is needed

UTILITIES

- 100-161V Electric Transmission Line
- Fiber Internet Available
- High Pressure Natural Gas Line
- Service Providers: The Illuminating Company, AT&T Ohio, Enbridge Gas Ohio, Cleveland Water

Site Profile Issued: 09/22/26

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

 www.CuyahogaTOD.org