

TOD SITE PROFILE

531 – 553 E 185 ST

EUCLID, OHIO 44119



OVERVIEW

This vacant 1.38-acre site, formerly the Lakeshore Chevy dealership, offers a redevelopment opportunity in the heart of the East 185th Street business district at the Cleveland and Euclid border. Surrounded by local restaurants and shops, and enhanced by recent streetscape upgrades—including pedestrian amenities, street trees, and green infrastructure—the site is positioned to benefit from upcoming rezoning and the district's growing momentum.

	1	2	3	4	5
Parcel ID	64110123	64110122	64110121	64110120	64110119
Acres	0.16	0.13	0.85	0.12	0.12
Developable Acres*	0.16	0.13	0.85	0.12	0.12
Owner	County Land Bank		City of Euclid		
Zoning**	Retail & Services (U4)				
Curent	Vacant				

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

**New zoning forthcoming

CONTACT

Patrick Grogan-Myers

City of Euclid

Planning and Development Director

pgrogan-myers@cityofeuclid.gov

(216) 289-8160

www.cityofeuclid.gov

Kim Steigerwald

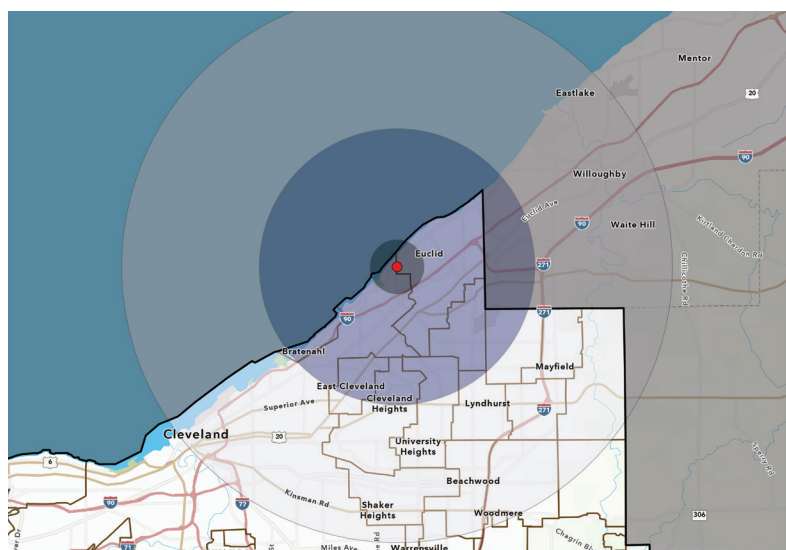
Cuyahoga County Land Bank

ksteigerwald@cuyahogalandbank.org



DEMOGRAPHIC DATA

	1-Mile	5-Mile	10-Mile
Population			
Total Population	11,103	169,358	466,084
Median Age	36.0	43.2	42.3
Educational Attainment			
Less than High School	8%	7%	7%
High School Diploma/ Some College	60%	55%	46%
Associates Degree	8%	9%	8%
Bachelors Degree	17%	19%	21%
Advanced Degree	6%	11%	18%
Household (HH)			
Total Households	51,43	78,182	211,370
Average HH Size	2.09	2.14	2.15
HH Income			
Median HH Income	\$53,840	\$68,865	\$77,055
HH Vehicle Ownership			
No Vehicle	18%	11%	13%
1 Vehicle	48%	44%	43%
2+ Vehicle	34%	45%	44%



● 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

- Reach out to the listed contacts for information on incentives

TRANSPORTATION

- 37 GCRTA bus lines: 30 minute frequency all weekday, slower frequency on weekends

SITE DUE DILIGENCE

- Reach out to the listed contacts for information on site due diligence

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