

TOD SITE PROFILE

3717-3733 LEE RD

SHAKER HEIGHTS, 44120



SHDC
SHAKER HEIGHTS DEVELOPMENT CORPORATION



SHAKER HEIGHTS

OVERVIEW

The Shaker Heights Development Corporation (SHDC) seeks partners to design, develop, and build a mixed-use project aligned with the [Lee Road Action Plan](#). The site has recently been rezoned to allow a mix of desired uses such as retail, office, and/or multi-family housing, with publicly accessible first floor active uses. The 0.722 acre site is near the Chagrin-Lee commercial district which is served by three GCRTA's transit lines: the 40 and 14 bus lines and Blue Line light rail. The site will also benefit from the [Complete Streets](#) public improvements that began construction in September 2026, and will include a newly paved roadway, safer pedestrian crossings, a new two-way off-road cycle track, updated traffic signals, lighting, landscaping, trees, and other amenities.

	①	②	③	④	⑤
Parcel ID	73526008	73526007	73526006	73526005	73526004
Acres	0.129	0.129	0.145	0.145	0.174
Developable Acres*	0.129	0.129	0.145	0.145	0.174
Owner	Shaker Heights Development Corporation (SHDC)				
Zoning	Commercial Mixed-Use (CM2)				
Former Use	Offices				

CONTACT

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SHDC

Executive Director

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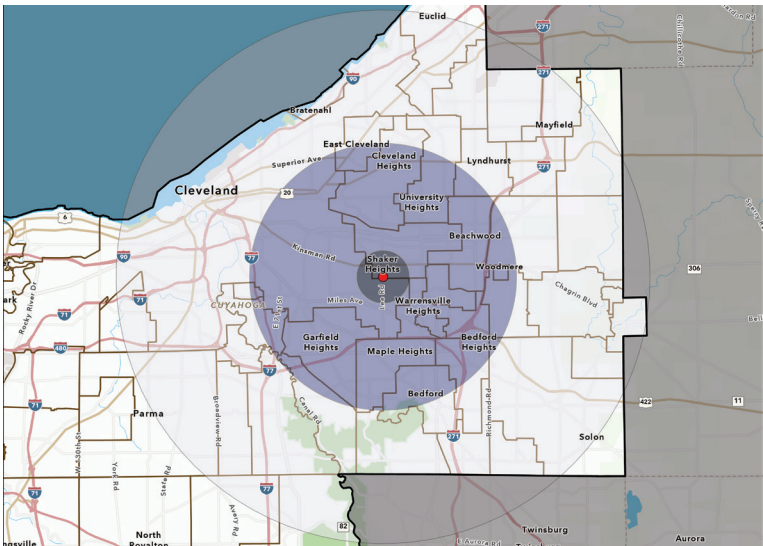
www.shakerdevcorp.com

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



DEMOGRAPHIC DATA

	1-Mile	5-Mile	10-Mile
Population			
Total Population	21,631	304,434	782,475
Median Age	43.71	39.65	40.87
Educational Attainment			
Less than High School	7%	9%	10%
High School Diploma/ Some College	46%	48%	49%
Associates Degree	8%	8%	8%
Bachelors Degree	20%	17%	18%
Advanced Degree	18%	18%	16%
Household (HH)			
Total Households	10,216	133,816	349,725
Average HH Size	2.11	2.20	2.18
HH Income			
Median HH Income	\$63,887	\$67,093	\$70,008
HH Vehicle Ownership			
No Vehicle	12%	16%	15%
1 Vehicle	49%	45%	43%
2+ Vehicle	39%	39%	42%



● 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

- New Market Tax Credit
- Qualified US HUB Zone
- City of Shaker Heights tax incentives negotiable

TRANSPORTATION

- 40 GCRTA bus lines: 30-minute frequency weekday AM/PM rushes and weekday mid-days
- 14 GCRTA bus line: Located within a 1/2 mile, 15-minute frequency weekday AM/PM rushes and weekday mid-days, and 30-minute frequency all week evenings and weekends
- Blue Line rail station: Located within a 1/2 mile, 15-minute frequency all day and all week

SITE DUE DILIGENCE

- Site demolition and remediation to be completed by SHDC in partnership with the Cuyahoga County Land Bank prior to development

UTILITIES

- Fiber Internet Available
- Service Providers: FirstEnergy/ The Illuminating Company, AT&T Ohio, Spectrum , Cleveland Water

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