



**2.25 AC
FOR SALE
PRICE REDUCED**

MAYFIELD ROAD

25,500 vpd

FOR SALE
COMMERCIAL REDEVELOPMENT OPPORTUNITY

4615 MAYFIELD ROAD, SOUTH EUCLID, OHIO 44121

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SOUTH EUCLID, OHIO 44121

OVERVIEW

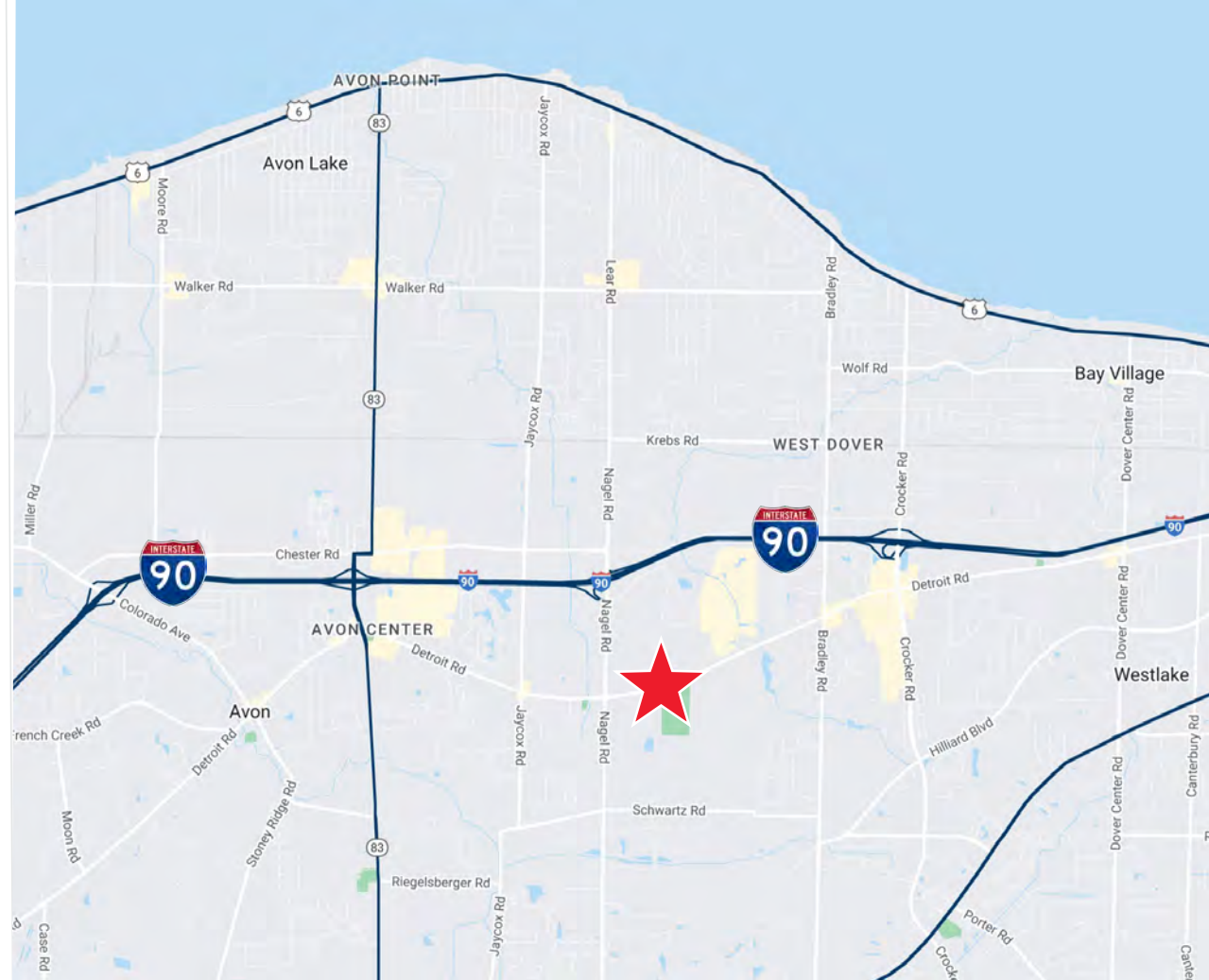
- Size: 2.25 acres
- 25,589 VPD (vehicles per day) on Mayfield Road
- Located at a signalized intersection
- 270,000+ population within a 5-mile radius
- Just south of Ramblewood Town Homes
- Less than one (1) mile from Brush High School
- Utilities present at site
- Proactive business community
- “Highest and Best” use study in place
- Shows multi-family

AVAILABLE SPACE

2.25 AC
265' x 362'

REDUCED SALE PRICE

\$850,000



DEMOGRAPHICS

274,027

Population
(2024 | 5 Mile)

40.1

Median Age
(2024 | 5 Mile)

124,117

Households
(2024 | 5 Mile)

\$75,505

Household Income
(2024 | 5 Mile)

12,598

Total Businesses
(2024 | 5 Mile)

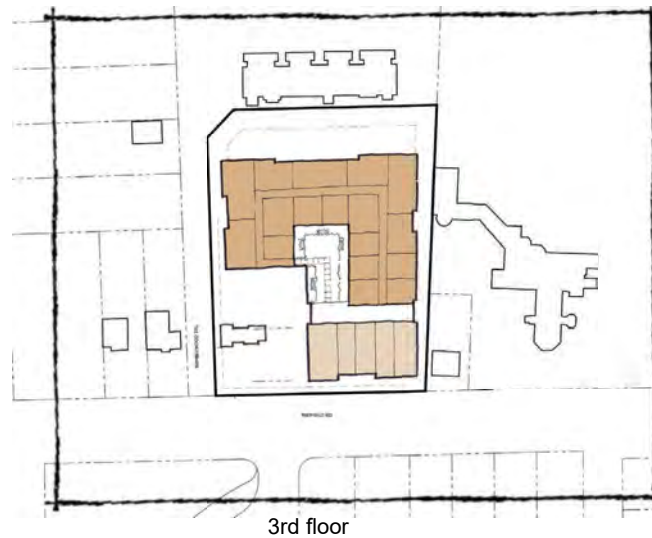
144,232

Total Employees
(2024 | 5 Mile)

PROPERTY PHOTOS



CONCEPTUAL SITE PLAN



DEVELOPMENT SUMMARY

Zoning:	Mayfield Green
Total Site Area:	±2.25 AC
Proposed Retail - First Floor	
Existing Bldg.	±1,200 SF
Proposed Bldg.	±17,000 SF
Total:	±18,200 SF
Proposed Office - Second Floor	
Proposed Bldg.	±17,000 SF
Total:	±17,000 SF
Proposed Residential - Third Floor	
Proposed Bldg. – Apartments	±34,000 SF
Proposed Bldg. – Flats	±9,500 SF
Total:	±43,500 SF
Estimated Parking Required	±185
Parking Provided	±185

LEGEND

	Parking
	Retail
	Office
	Residential (Apartments)
	Residential (Loft)

PROPERTY VISION



The City of South Euclid received a grant through Team NEO that allows communities to closely study and determine the “highest and best” use for redevelopment.

The project is eligible for 75% real estate tax abatement for five (5) years, and qualifies for the Vibrant Community Program. This could result in a grant of up to \$2 million.

For additional information about these and other incentives, please contact:

Michael Love

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ASSUMPTIONS

- Snapshot based on highest and best use study results
- Overview includes an example illustrating \$1,000,000 Vibrant Community Program Grant
- Snapshot represents stabilized development
- Each developer evaluates a potential development opportunity based upon specific parameters unique to their individual investment criteria. This variable includes but is not limited to development fee, contingency allowance, projected carry expense through stabilization
- Snapshot does not include impact of potential additional incentives



NEIGHBORHOOD REDEVELOPMENT

PLANNED REDEVELOPMENT OF MAYFIELD & GREEN



MAYFIELD-GREEN DISTRICT, M-G PERMITTED USES

Residential

- Multi-family (including apartment and townhouses above retail)
- Nursing home, senior living, and similar care facilities (conditional use)

Office

- Administrative, professional, business, and sales
- Medical, urgent care, and hospitals (conditional use)

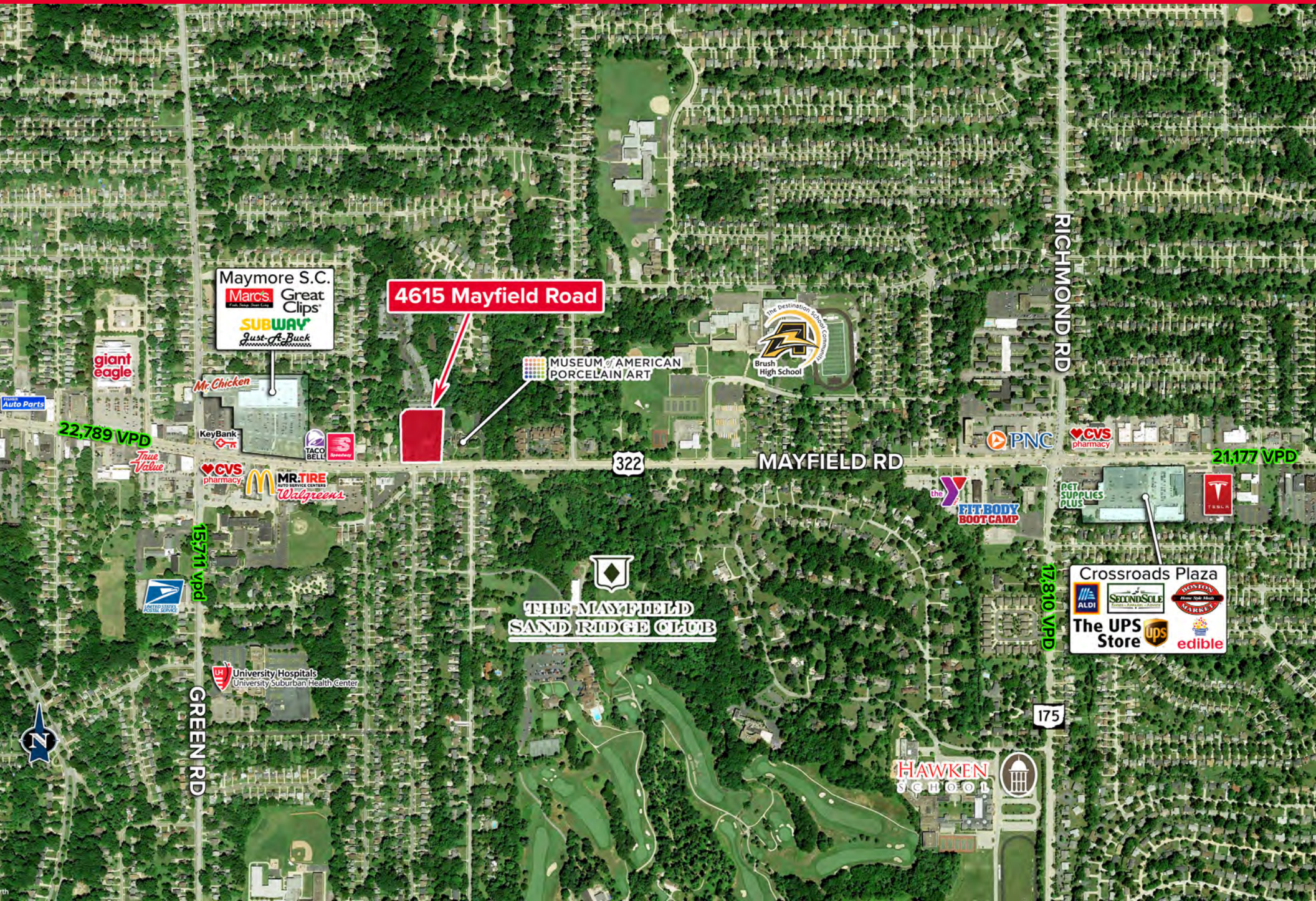
Retail/Services

- Financial institutions without drive-thru
- Personal services
- Restaurants without drive-thru
- Enclosed retail

Entertainment and Community Facilities

- Assembly halls, meeting places
- Libraries
- Museums
- Theaters, community/movie

MARKET AMENITIES



4615 Mayfield Road

Maymore S.C.
Marc's Great Clips
SUBWAY
Just A-Buck

4615 Mayfield Road

MUSEUM OF AMERICAN PORCELAIN ART

The Destination School Community
Brush High School

RICHMOND RD

322

MAYFIELD RD

21,177 VPD

22,789 VPD

15,711 vpd

17,810 VPD

THE MAYFIELD SAND RIDGE CLUB

Crossroads Plaza
ALDI
SECOND SOLE
The UPS Store
edible

GREEN RD

175

HAWKEN SCHOOL





**2.25 AC
FOR SALE**

MAYFIELD RD

PAVA RD

CVS pharmacy
Walgreens

giant eagle

Marcs
Fresh. Savory. Sweet. Living.

MUSEUM of AMERICAN PORCELAIN ART

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COMMERCIAL REDEVELOPMENT OPPORTUNITY
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