



**2.25 AC  
FOR SALE  
PRICE REDUCED**

**MAYFIELD ROAD**

**25,500 vpd**

FOR SALE  
**COMMERCIAL REDEVELOPMENT OPPORTUNITY**

4615 MAYFIELD ROAD, SOUTH EUCLID, OHIO 44121

# 33000 DETROIT ROAD

AVON, OH 44011

## OVERVIEW

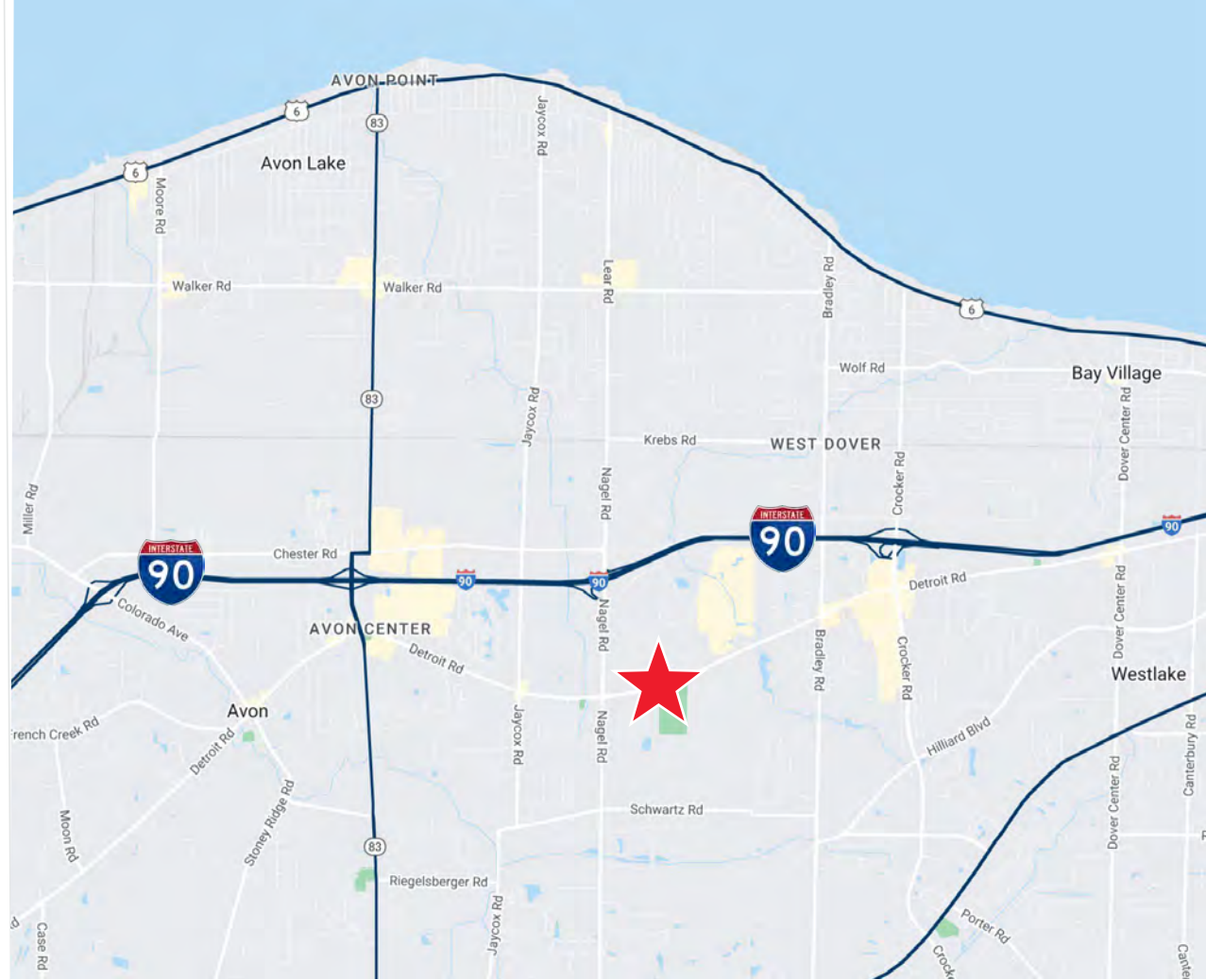
- Size: 2.25 acres
- 25,589 VPD (vehicles per day) on Mayfield Road
- Located at a signalized intersection
- 270,000+ population within a 5-mile radius
- Just south of Ramblewood Town Homes
- Less than one (1) mile from Brush High School
- Utilities present at site
- Proactive business community
- “Highest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

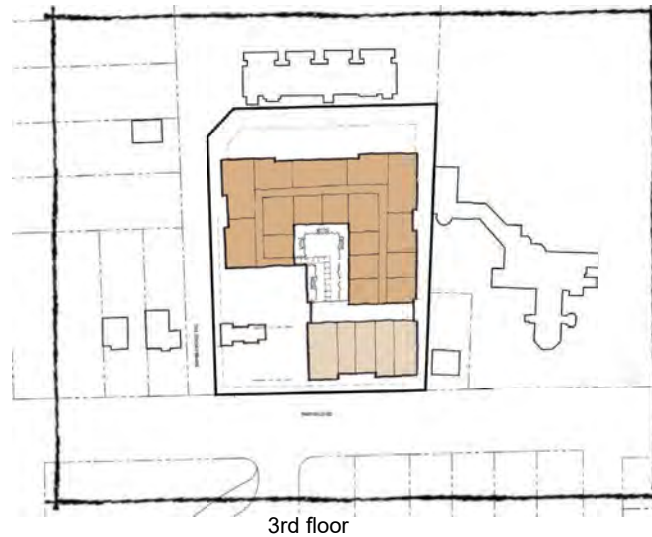
**144,232**

Total Employees  
(2024 | 5 Mile)

# PROPERTY PHOTOS



# CONCEPTUAL SITE PLAN



## DEVELOPMENT SUMMARY

Zoning:	Mayfield Green
Total Site Area:	±2.25 AC
<b>Proposed Retail - First Floor</b>	
Existing Bldg.	±1,200 SF
Proposed Bldg.	±17,000 SF
Total:	±18,200 SF
<b>Proposed Office - Second Floor</b>	
Proposed Bldg.	±17,000 SF
Total:	±17,000 SF
<b>Proposed Residential - Third Floor</b>	
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





CVS  
pharmacy  
Walgreens

giant  
eagle

Marc's  
Fresh. Savory. Smart Living.

MAYFIELD RD

PAVA RD

2.25 AC  
FOR SALE

MUSEUM of AMERICAN  
PORCELAIN ART

FOR SALE  
**COMMERCIAL REDEVELOPMENT OPPORTUNITY**  
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