

FOR SALE

**4615 Mayfield Road**

South Euclid, Ohio 44121



**2.25 ACRES**

PRICE REDUCED 3/14/2023

Redevelopment  
Opportunity



# PROPERTY FEATURES



**2.25 ACRES**  
**265' x 362'**

TOTAL SITE SIZE

**265'**

FRONTAGE ON MAYFIELD

**\$900,000**

REDUCED PRICE  
3/14/2023

## COMMENTS

- 22,789 VPD (vehicles per day) on Mayfield Road
- At a traffic signal
- 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



**274,274**  
Population  
(2022 | 5 Mile)



**121,630**  
Households  
(2022 | 5 Mile)



**\$173,870**  
Owner Median  
Home Value  
(2022 | 5 Mile)



**41.8**  
Median Age  
(2022 | 5 Mile)



**\$62,179**  
Median  
Household Income  
(2022 | 5 Mile)



**\$84,249**  
Average  
Household Income  
(2022 | 5 Mile)



**View Full  
Demographics**

# PROPERTY THE VISION



COME TOGETHER & THRIVE

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**

Economic Development Director  
City of South Euclid, Ohio  
Phone: 216.691.4205  
Email: [mlove@seuclid.com](mailto:mlove@seuclid.com)

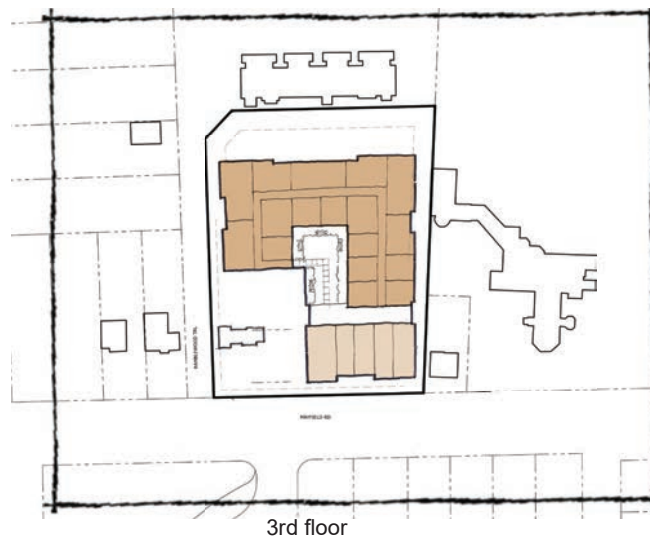
## ASSUMPTIONS

- 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





# PROPERTY SITE LAYOUT



## 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 PARCEL



# PROPERTY 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



# PROPERTY PHOTOS



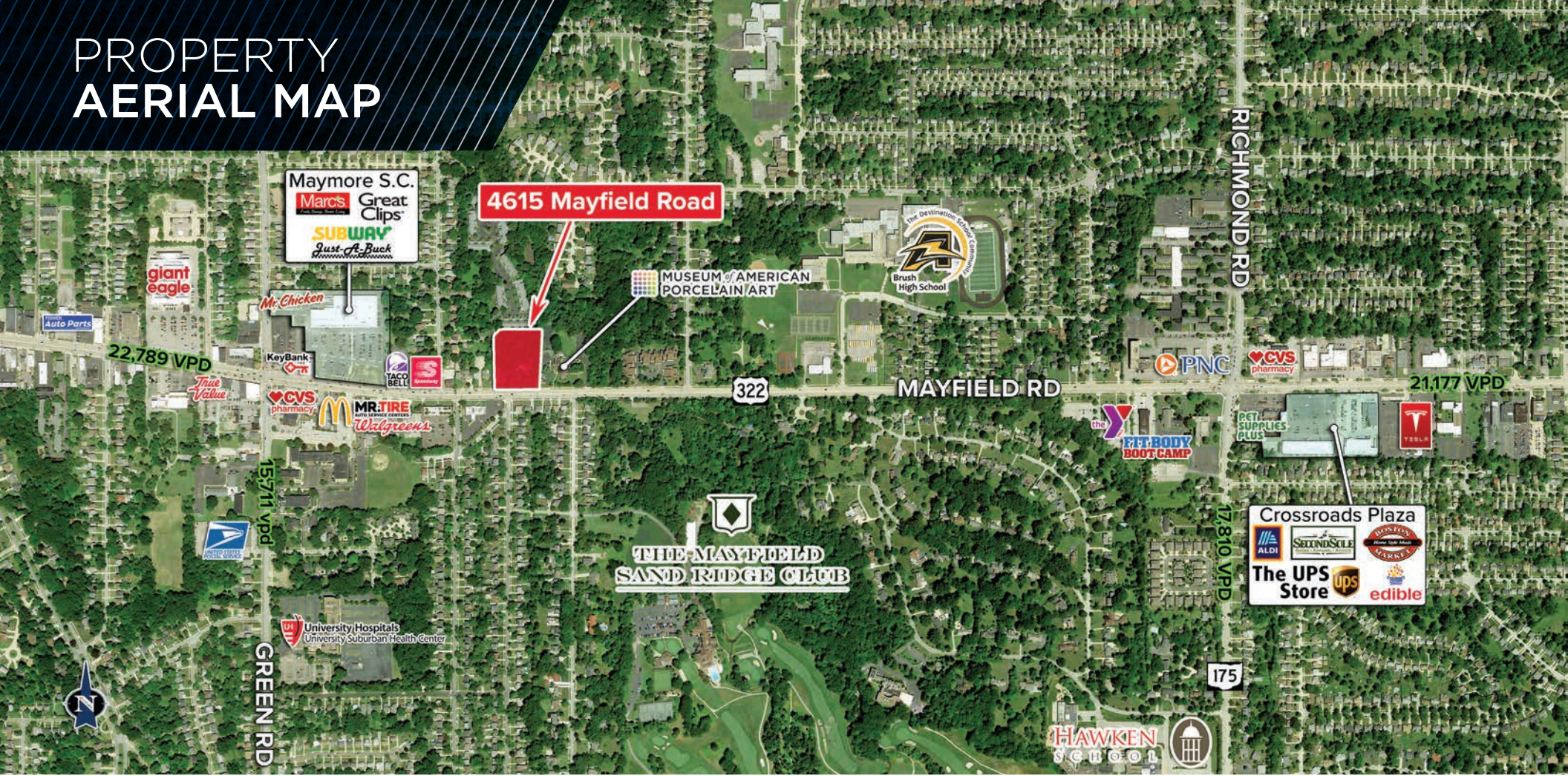
## Property Layout



4615 MAYFIELD ROAD, SOUTH EUCLID, OHIO 44121



# PROPERTY AERIAL MAP



Easy access  
to I-271





**JOSEPH V. BARN, SIOR**

Principal  
Land Advisory Group  
+1 216 525 1464  
jbarna@crescorealestate.com

**COLE SORENSON**

Associate  
+1 216 525 1470  
csorenson@crescorealestate.com

**KIRSTEN PARATORE**

Associate  
+1 216 525 1491  
kparatore@crescorealestate.com