



# FORMER GREENBRIAR CROSSING SITE

PARMA HEIGHTS, OHIO

**Contact Us for Development Opportunities**  
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 County Planning

# SITE PROFILE

## SITE DESCRIPTION

This site is mostly undeveloped land with one individual building on the north end and one on the south. Those businesses include a home goods store—Old Time Pottery, and a restaurant—Arby's.

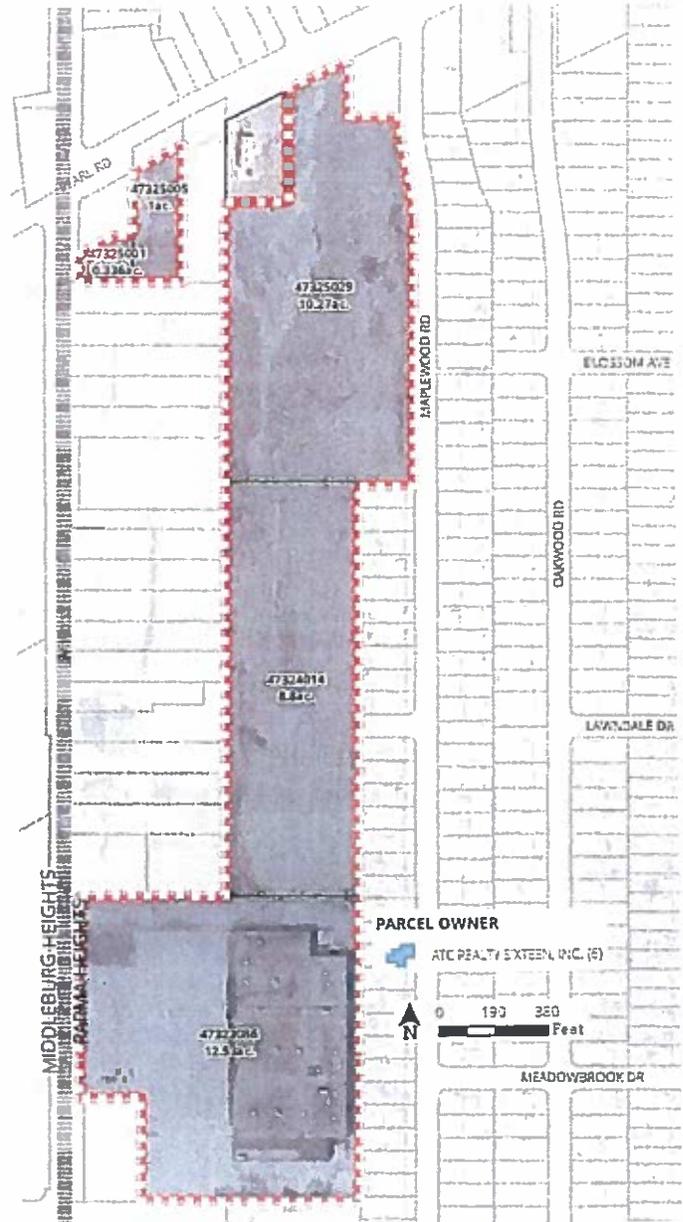
The site is accessible 4AM through 12AM during the week and 5AM through 12AM on the weekends via the RTA bus routes 51, 83, and 86. I-71 is one and a half miles away by car.

Most of the site is zoned as a Planned Unit Development with a small separated area to the west zoned as Commercial. Single Family Residential borders the length of the site to the east, and a small section of Multi-Family Residential lies to the south. Commercial, General Business, and Shopping Center zones border the site to the west and north.

The 2016 Master Plan of Parma Heights calls for the introduction of Mixed-Use development where appropriate along Pearl Road and W 130th Street to improve vibrancy and sense of place. This site is fit for future Mixed Use as a mostly vacant area located in a commercial corridor. Parma Heights would consider other zoning uses depending upon proposed projects.

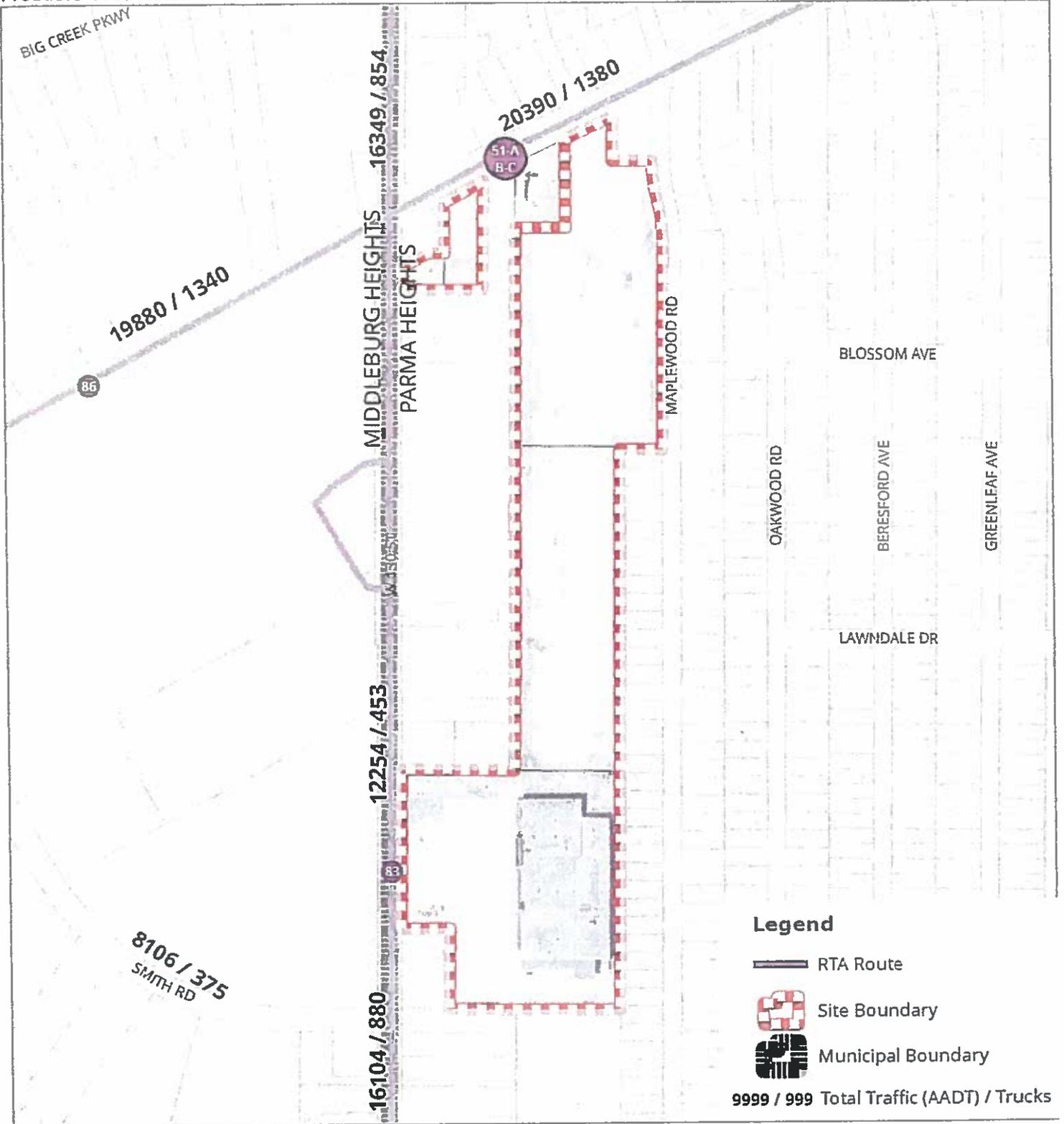
## SITE CHARACTERISTICS

Distance to Interstate	2.5 Miles
Available Transit	3 Routes
Site Acreage	32.9 Acres
Number of Owners	1 Owner
Electric	FirstEnergy
Water	Cleveland Water Division
Sewer	Northeast Ohio Regional Sewer District
Natural Gas	Columbia Gas Ohio
Fiber	Available
Rail	No
Rail Spur	N/A
Flood Plain	No
Wetlands	No
Current Zoning	PUD, C
Surrounding Uses	A, B, C, C1, GB, R1-A, RS, SC



# Former Greenbriar Crossing Site : Transportation Profile

Probable Use: Mixed Use PUD 32.9 Acres



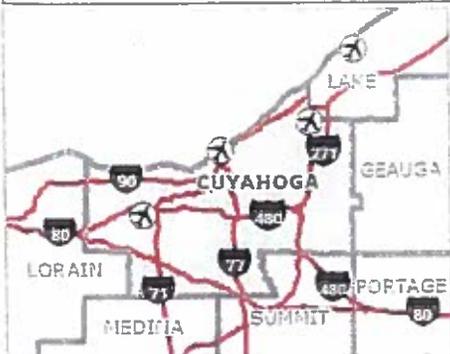
## Legend

RTA Route

Site Boundary

Municipal Boundary

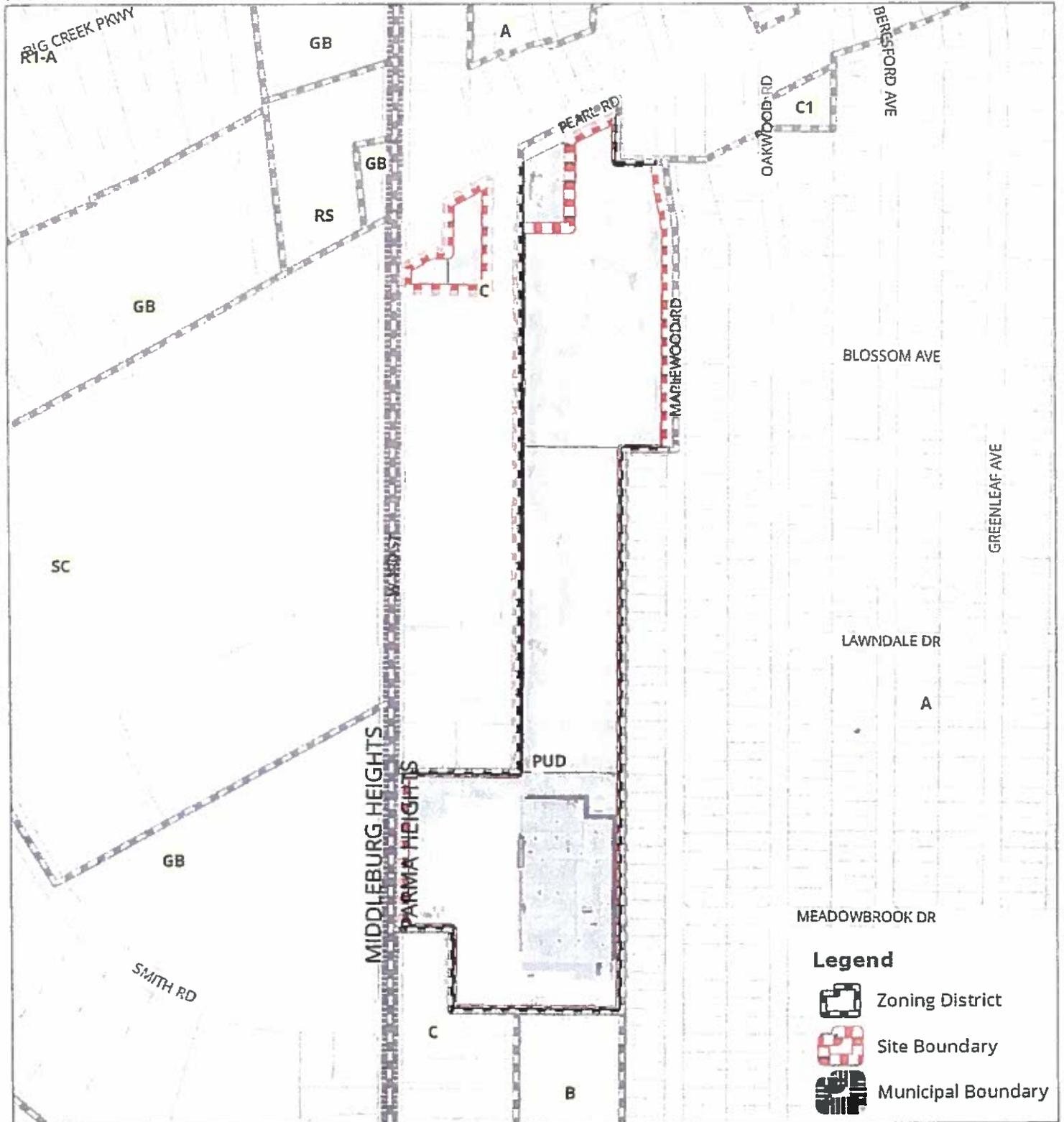
9999 / 999 Total Traffic (AADT) / Trucks



Cuyahoga  
County Planning  
Commission

# Former Greenbriar Crossing Site : Zoning Profile

Probable Use: Mixed Use PUD 32.9 Acres



### Legend

-  Zoning District
-  Site Boundary
-  Municipal Boundary

### ZONING DISTRICT DESIGNATIONS

- A = SINGLE-FAMILY RESIDENTIAL
- B = MULTI-FAMILY RESIDENTIAL
- C = COMMERCIAL
- C1 = COMMERCIAL PARKING
- GB = GENERAL BUSINESS
- PUD = PLANNED UNIT DEVELOPMENT
- R1-A = ONE FAMILY A
- RS = RETAIL SERVICE
- SC = SHOPPING CENTER



Cuyahoga County Planning Commission

# DEMOGRAPHIC PROFILE

## TOTAL POPULATION

	15 Minute	30 Minute	60 Minute
Total Population	253,182	1,057,595	2,912,957
Male	48.5% 122,726	47.9% 511,709	48.2% 1,405,168
Female	51.5% 130,456	52.1% 555,887	51.8% 1,507,799

## AGE OF POPULATION

	15 Minute	30 Minute	60 Minute
Children (Under 23)	23.2% 58,779	24.7% 264,026	25.0% 729,235
Millennial (20 to 34)	18.8% 47,525	18.8% 200,362	18.3% 531,703
Working Age (35 to 64)	40.9% 103,432	41.0% 437,418	41.0% 1,193,197
Senior (65 and Over)	17.2% 43,446	15.5% 165,790	15.8% 458,831

## EDUCATIONAL ATTAINMENT

	15 Minute	30 Minute	60 Minute
Less than High School Diploma	11.5% 20,547	12.4% 91,745	10.5% 210,246
High School or GED	35.1% 62,788	31.1% 229,077	31.8% 635,346
Some College or Associate's Degree	31.2% 55,720	30.0% 220,838	29.2% 583,266
Bachelor's Degree	14.5% 25,872	16.9% 124,295	17.6% 351,645
Master's Degree or Higher	7.7% 13,761	9.6% 71,013	10.8% 215,762

## HOME OWNERSHIP

	15 Minute	30 Minute	60 Minute
Occupied Units	105,521	441,777	1,184,797
Owner	68.7% 72,479	63.6% 281,045	66.6% 788,962
Renter	31.3% 33,042	36.4% 160,732	33.4% 395,835

## AGGREGATE INCOME

	15 Minute	30 Minute	60 Minute
Aggregate Income	\$6.27 bil	\$27.83 bil	\$80.01 bil
Average Household Income	\$59,450	\$62,935	\$67,527
Per Capita Income	\$24,778	\$26,052	\$27,455

## HOUSEHOLD INCOME RANGES

	15 Minute	30 Minute	60 Minute
Under \$25,000	24.3% 25,656	28.2% 124,619	25.4% 301,355
\$25,000 to \$49,999	27.5% 29,003	25.0% 110,650	24.8% 293,889
\$50,000 to \$74,999	20.2% 21,335	17.5% 77,159	18.1% 214,933
\$75,000 to \$99,999	12.7% 13,395	11.4% 50,474	12.0% 142,393
\$100,000 to \$124,999	7.2% 7,606	7.0% 31,091	7.5% 89,005
\$125,000 or Higher	8.1% 8,525	10.8% 47,774	12.1% 143,222

## DRIVE TIME MAP

- ◆ Site Location
- 15 Minute Drive
- 30 Minute Drive
- 60 Minute Drive



# EMPLOYMENT PROFILE

Information in this column describes the number of *jobs* located within 15, 30, and 60 minutes of the site.

## JOBS BY INDUSTRY

	15 Minute	30 Minute	60 Minute
Total Jobs	114,295	625,239	1,401,292
Natural Resources, Mining, Utilities	0.2% 199	0.6% 3,938	0.8% 10,797
Goods Production	13.3% 15,230	12.3% 76,939	16.1% 225,530
Retail Trade	14.8% 16,873	9.5% 59,201	10.8% 150,834
Wholesale Trade, Transportation	11.9% 13,649	8.8% 55,163	8.2% 115,283
Information	3.9% 4,414	2.4% 15,159	1.8% 24,809
Financial Activities	6.7% 7,603	6.8% 42,365	5.4% 76,033
Professional and Business Services	14.0% 16,017	17.7% 110,432	14.8% 207,493
Education and Health Services	18.0% 20,619	24.7% 154,569	25.6% 358,507
Leisure and Hospitality	10.8% 12,355	10.0% 62,455	10.0% 139,355
Other Services	3.4% 3,868	3.0% 19,025	3.1% 43,145
Public Administration	3.0% 3,457	4.2% 25,988	3.5% 48,501

## JOBS BY AGE OF EMPLOYEE

	15 Minute	30 Minute	60 Minute
29 or younger	23.6%	21.6%	22.2%
30 to 54	52.8%	55.3%	54.4%
55 or older	23.7%	23.1%	23.4%

## JOBS BY INCOME

	15 Minute	30 Minute	60 Minute
\$1,250/Month or Less	29.4%	24.5%	25.6%
\$1,251 to \$3,333/Month	34.1%	34.5%	35.3%
Greater than \$3,333/Month	36.4%	41.1%	39.1%

U.S. Census Bureau, LEHD Origin-Destination Employment Statistics (LODES), 2013

Information in this column describes the number of *workers living* within 15, 30, and 60 minutes of the site.

## WORKERS BY INDUSTRY

	15 Minute	30 Minute	60 Minute
Total Workers	113,623	438,718	1,328,054
Natural Resources, Mining, Utilities	0.6% 735	0.7% 3,515	0.9% 11,803
Goods Production	15.1% 17,162	14.0% 68,295	15.7% 208,954
Retail Trade	11.0% 12,544	10.6% 51,580	10.6% 141,173
Wholesale Trade, Transportation	9.4% 10,692	8.5% 41,631	8.0% 105,249
Information	2.2% 2,469	2.0% 9,952	1.8% 23,711
Financial Activities	6.1% 6,949	5.9% 29,046	5.5% 72,650
Professional and Business Services	15.0% 17,008	15.5% 75,715	14.6% 193,623
Education and Health Services	23.4% 26,542	25.3% 123,677	26.2% 347,872
Leisure and Hospitality	10.4% 11,831	10.4% 50,894	10.0% 132,774
Other Services	3.2% 3,672	3.2% 15,648	3.1% 41,593
Public Administration	3.5% 4,025	3.8% 18,765	3.6% 47,652

## WORKERS BY AGE OF EMPLOYEE

	15 Minute	30 Minute	60 Minute
29 or younger	23.1%	23.1%	22.4%
30 to 54	54.2%	54.2%	54.1%
55 or older	22.7%	22.8%	23.5%

## WORKERS BY INCOME

	15 Minute	30 Minute	60 Minute
\$1,250/Month or Less	24.9%	26.0%	25.8%
\$1,251 to \$3,333/Month	37.6%	35.5%	35.1%
Greater than \$3,333/Month	37.5%	38.5%	39.1%

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