

# 13.54 AC DEVELOPMENT OPPORTUNITY

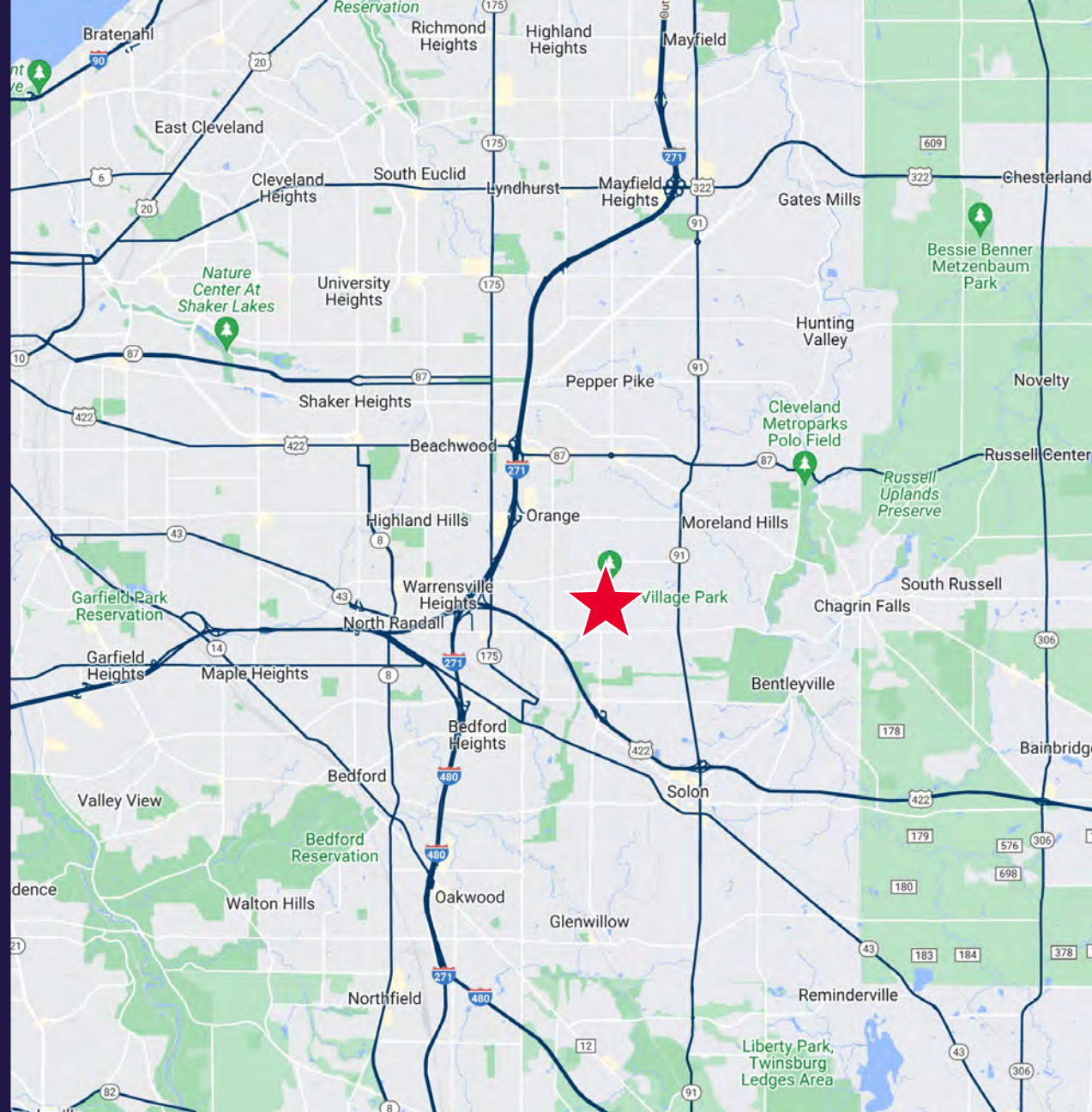
4799 LANDER ROAD & W. FAIRVIEW DRIVE, ORANGE VILLAGE, OHIO 44022

# 4799 LANDER ROAD & W. FAIRVIEW DRIVE

ORANGE VILLAGE, OHIO 44022

## HIGHLIGHTS

- Structures on the site area a meeting hall/church building of approximately 7,119 SF built in 1989, renovated in 2007, 2016 and updated in 2023 and a 360 SF storage shed.
- Three Parcels:
  - PP# 901-35-006** - 4.21 AC  
Approximate lot dimensions 250' (frontage on Lander) x 771' depth
  - PP# 901-39-036** - 7.38 AC  
Approximate lot dimensions 677' width x 475' depth
  - PP# 901-35-011** - 1.95 AC  
Approximate lot dimensions 220' width x 410' depth
- Combined depth of **PP# 901-35-006** and **PP# 901-39-036** is approximately 1,246'
- Beautiful wooded private site
- Zoned: U-1 Single Family



**116,695**  
Population  
(2024 | 5 Mile)



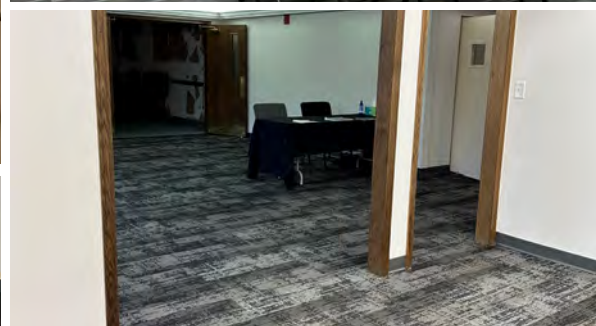
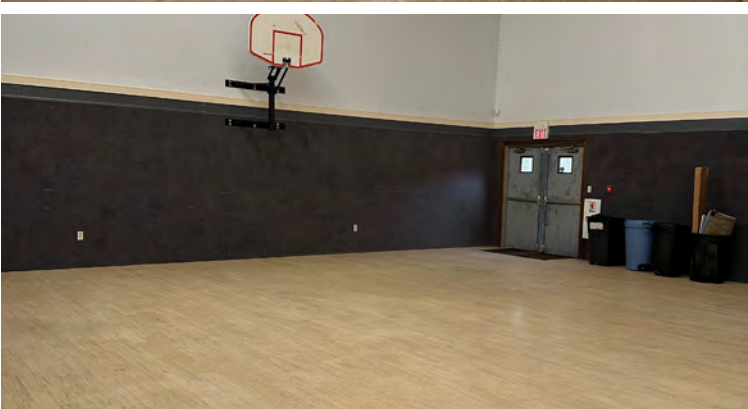
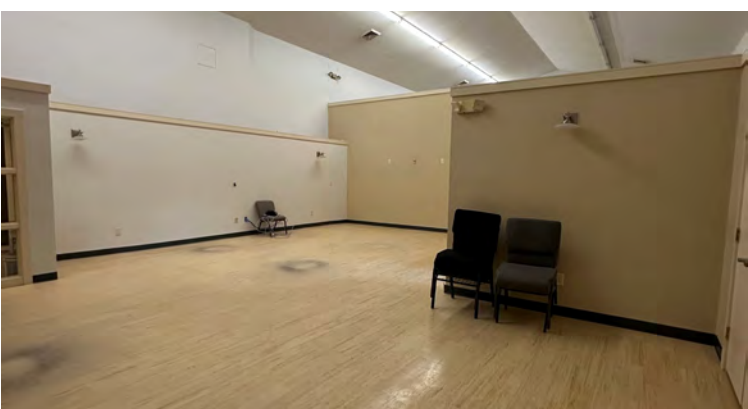
**50,026**  
Households  
(2024 | 5 Mile)



**\$99,086**  
Med. Household Income  
(2024 | 5 Mile)

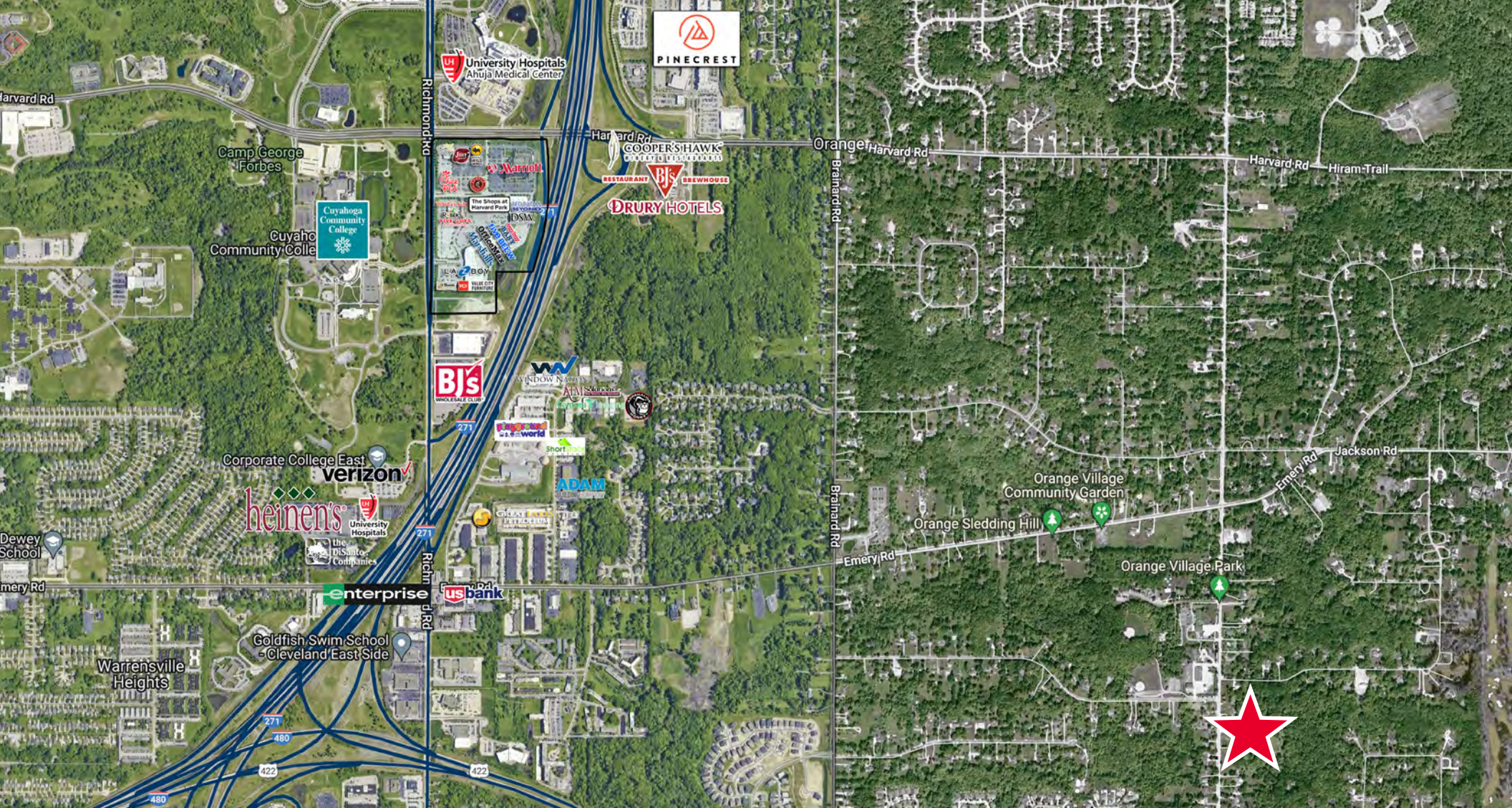


**113,224**  
Total Employees  
(2024 | 5 Mile)



## The meeting hall/church building consists of the following:

- Two (2) large meeting areas with peaked roofs – each approximately 60' x 40' – one has been used as sanctuary with 20 benches that seat approximately 10 people each; one has been used as office areas and recreation area
- Large open area in front of sanctuary with counter and lower cabinetry & accent lights
- Pastor office approximately 16' x 15'
- Administrative area located just outside Pastor office approximately 16' x 10'
- Classroom with sink & upper/lower cabinets approximately 21' x 16'
- Classroom with sink & upper/lower cabinets approximately 22' x 12'
- Two (2) restrooms with new fixtures in 2023
- New Hot Water Tank in 2023 and two new electrical panels in 2023
- Three (3) HVAC Roof Top Units new in 2017
- Roof was new in 2013 - 2015



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