

DAY CARE PROPERTY // FOR SALE

ESTABLISHED DAY CARE CENTER BUSINESS & REAL ESTATE FOR SALE

4430 ELIZABETH LAKE RD

WATERFORD TOWNSHIP, MI 48328



- Includes Real Estate, Business, and FF&E
- High Demand Facility--- 30 Child Capacity with a Huge Waiting List
- Recent (2017) Complete Upgrade
- - Specific Groupings for Toddlers, Infants and Preschool
- - STEAM (Science, Technology, Engineering, Arts, Mathematics) Programming



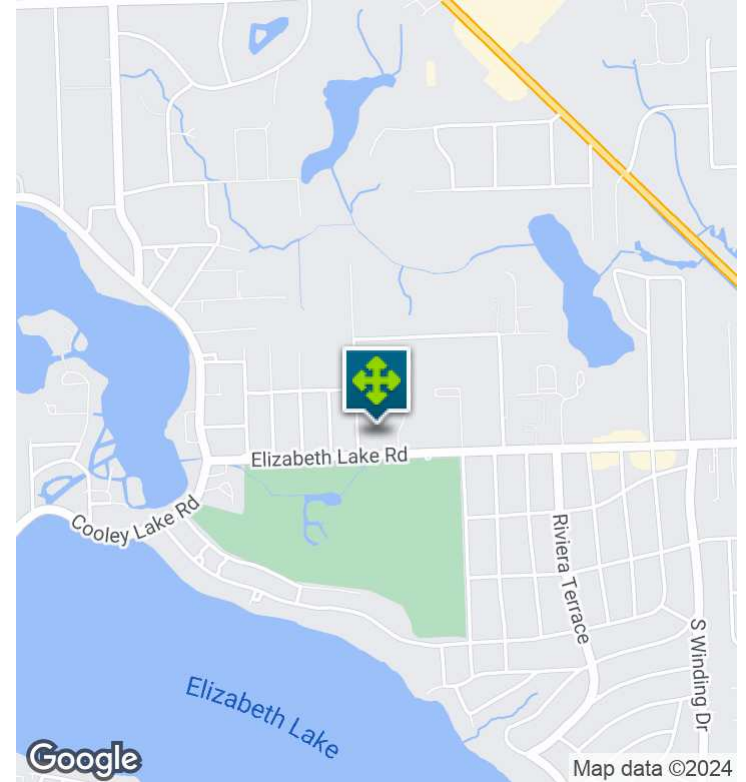
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

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EXECUTIVE SUMMARY



Sale Price	\$319,000
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OFFERING SUMMARY

Building Size:	1,672 SF
Lot Size:	0.51 Acres
Price / SF:	\$190.79
Year Built:	1954
Renovated:	2017
Zoning:	BI
Market:	Detroit
Submarket:	Lakes Area
Traffic Count:	21,751

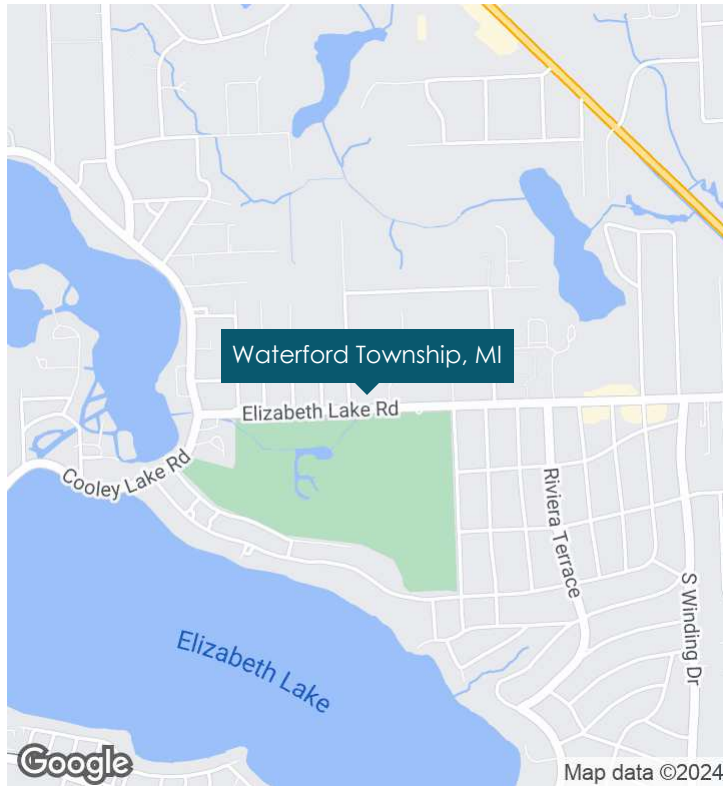
PROPERTY OVERVIEW

Little House Academy is situated on a half-acre lot with 13 parking spaces. The facility itself is 1,672 square feet with multiple indoor/outdoor separate areas for Infants, Toddlers & Preschool allowing for customized developmental experiences.

Little House Academy's progressive, ground-breaking program infuses the STEAM (Science, Technology, Engineering, Arts, Mathematics) in all areas of our curriculum. This includes an emphasis on the cognitive, physical, and social-emotional domains of development. Through project-based, inquiry-driven activities, the children will explore and discover the world around them while learning literacy, problem-solving skills, and collaboration techniques.

The state-licensed childcare facility is for ages birth – 12 years of age and offers daycare, preschool, after-school, and tutoring services. They are also big fans of communication, so we use a super epic app called Kinderlime which provides up-to-the-minute updates on the kiddos, throughout the whole day as well as secure webcams which provide instantaneous views of the kids.

CITY INFORMATION



LOCATION DESCRIPTION

Located on the north side of Elizabeth Lake Rd, just north of Cooley Lake Rd in Waterford Twp. Waterford is a larger medium-sized township located in Oakland County in the State of Michigan. With a population of 70,565 people and 20 constituent neighborhoods, Waterford is the largest community in Michigan.

Overall, Waterford is a township of sales and office workers, professionals, and service providers. There are especially a lot of people living in Waterford who work in office and administrative support (13.75%), sales jobs (10.58%), and management occupations (9.23%). Also of interest is that Waterford has more people living here who work in computers and math than 95% of the places in the US. The percentage of people in Waterford who are college-educated is somewhat higher than the average US community of 21.84%: 27.77% of adults in Waterford have at least a bachelor's degree.

The average household income within 5 miles is \$92,268, which is middle-income relative to Michigan, and upper-middle income relative to the rest of the US.

LOCATION DETAILS

Market	Detroit
Sub Market	Lakes Area
County	Oakland
Cross Streets	Elizabeth Lake Rd and Cooley Lake Rd
Street Parking	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

PROPERTY DETAILS

Sale Price	\$319,000
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LOCATION INFORMATION

Building Name	Little House Academy
Street Address	4430 Elizabeth Lake Rd
City, State, Zip	Waterford Township, MI 48328
County	Oakland
Market	Detroit
Sub-market	Lakes Area
Cross-Streets	Elizabeth Lake Rd and Cooley Lake Rd
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

BUILDING INFORMATION

Building Size	1,672 SF
Tenancy	Single
Number of Floors	1
Average Floor Size	1,672 SF
Year Built	1954
Year Last Renovated	2017
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Day Care
Property Subtype	Street Retail
Zoning	BI
Lot Size	0.51 Acres
APN #	13-27-251-018
Corner Property	No
Traffic Count	21751
Traffic Count Street	Elizabeth Lake Rd
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

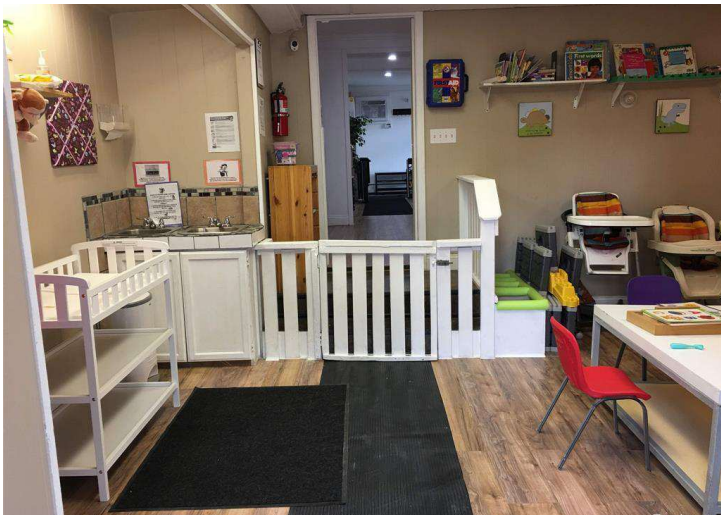
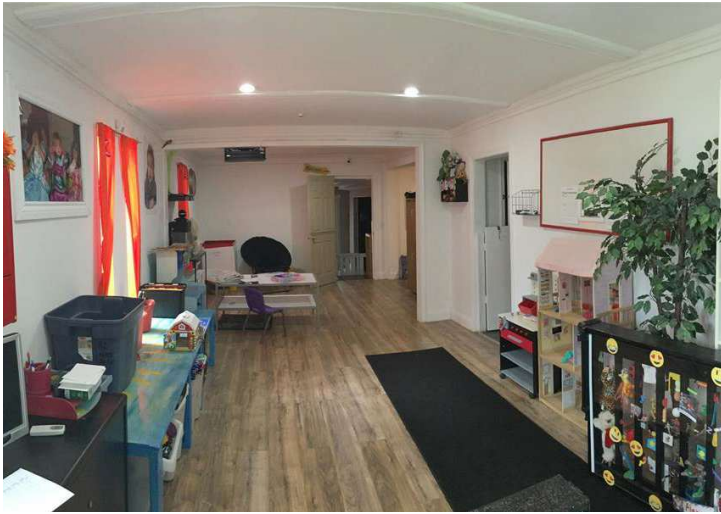
Street Parking	No
Parking Type	Surface
Number of Parking Spaces	13

UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	Yes

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ADDITIONAL PHOTOS

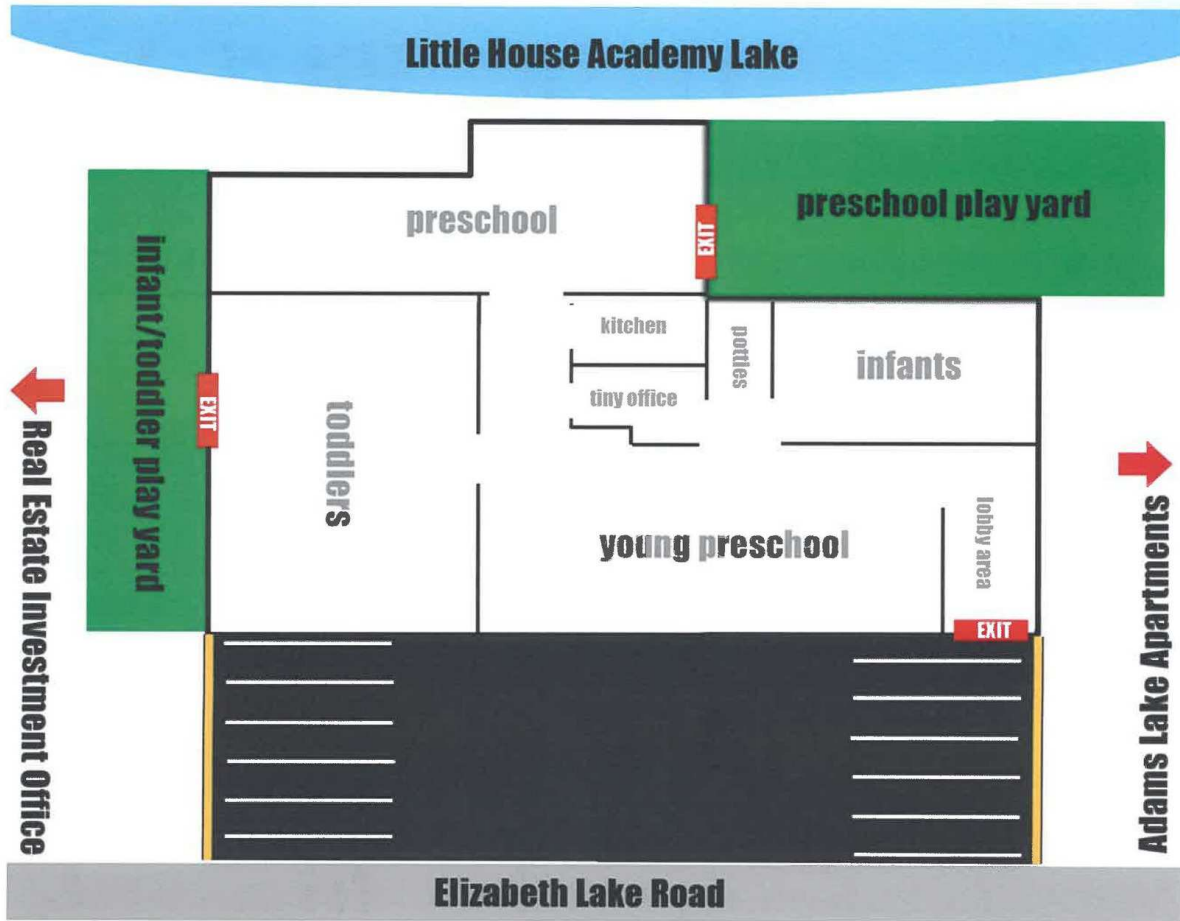


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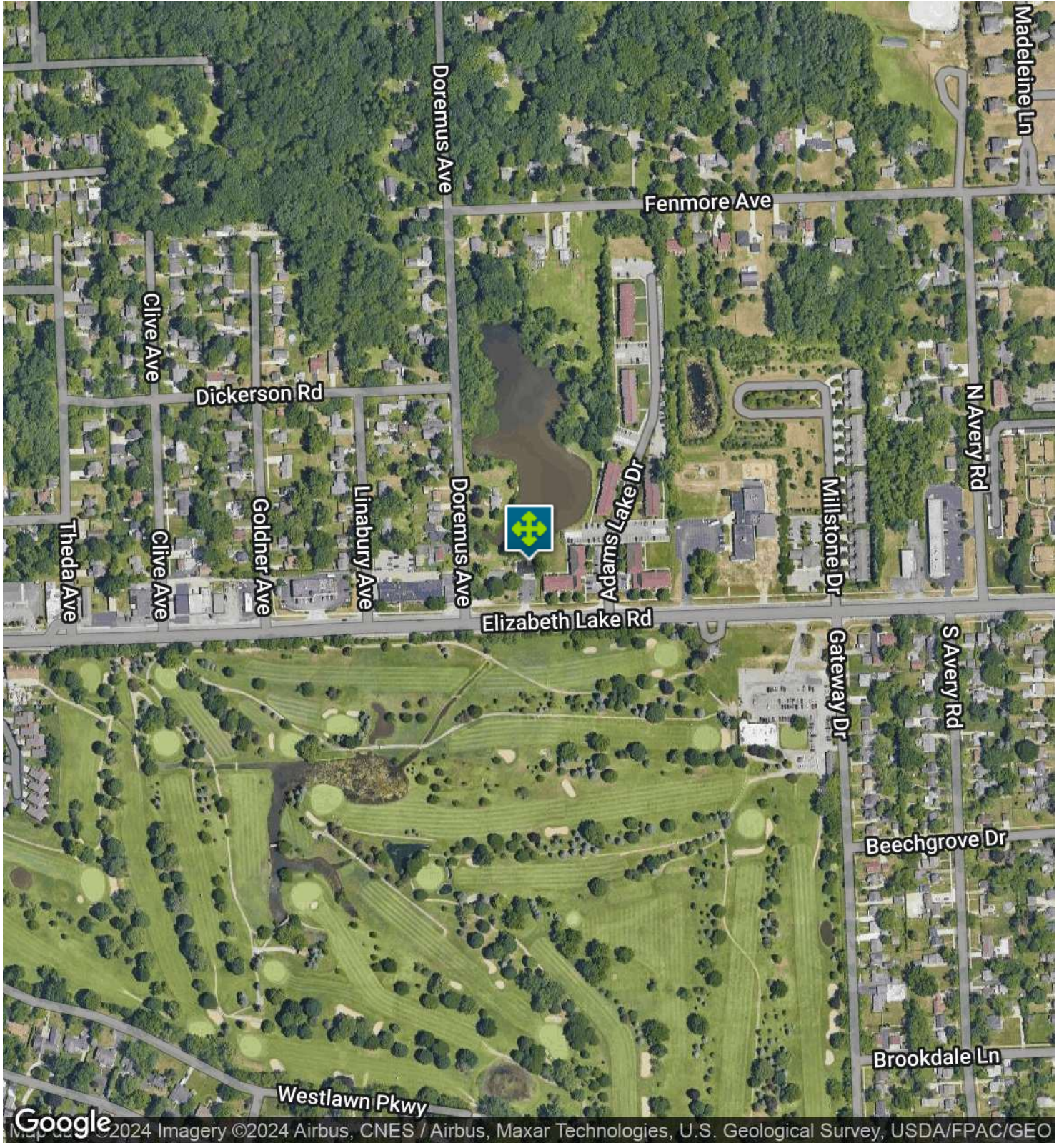


FLOOR PLANS



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AERIAL MAP



Google

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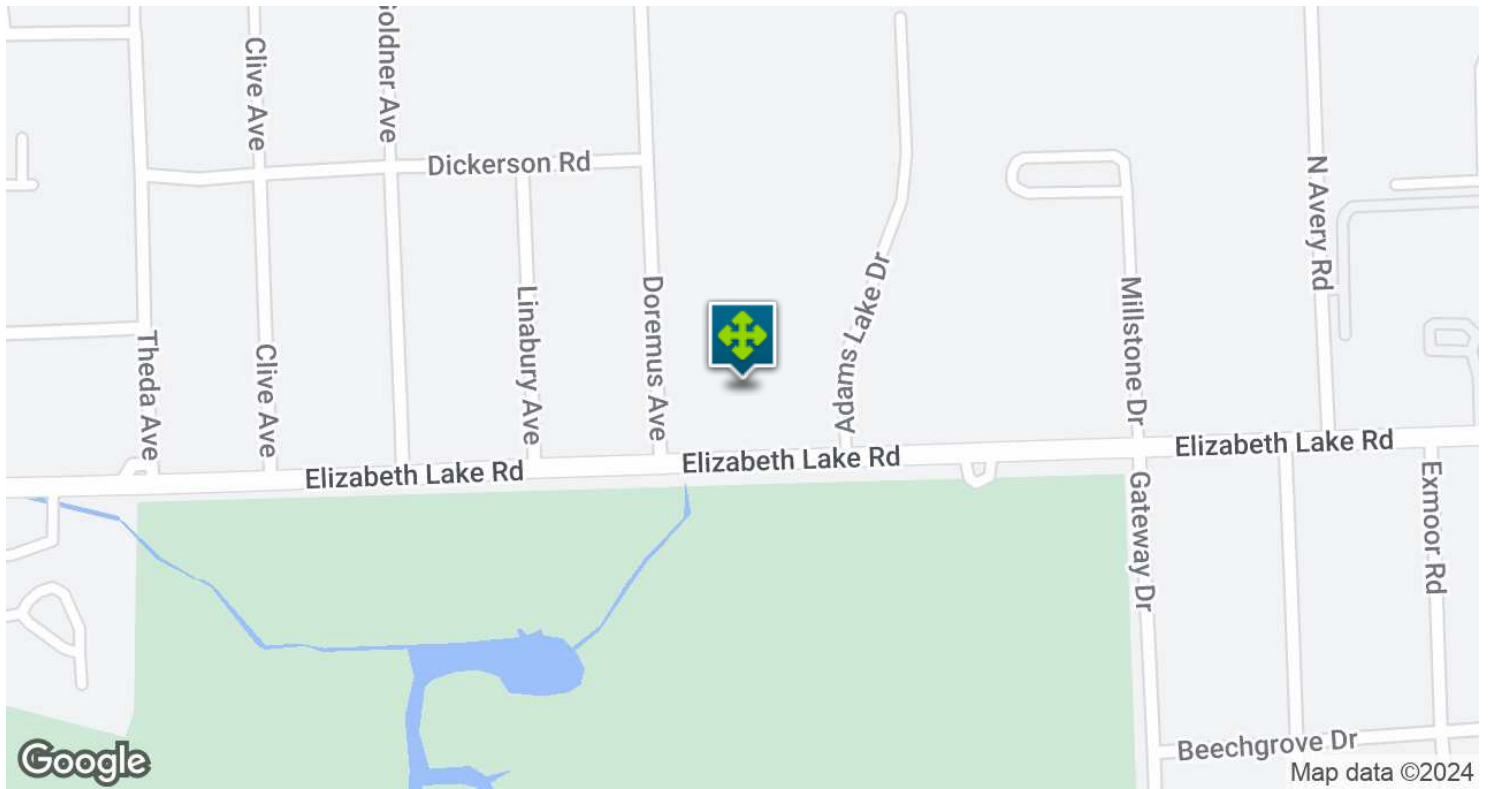
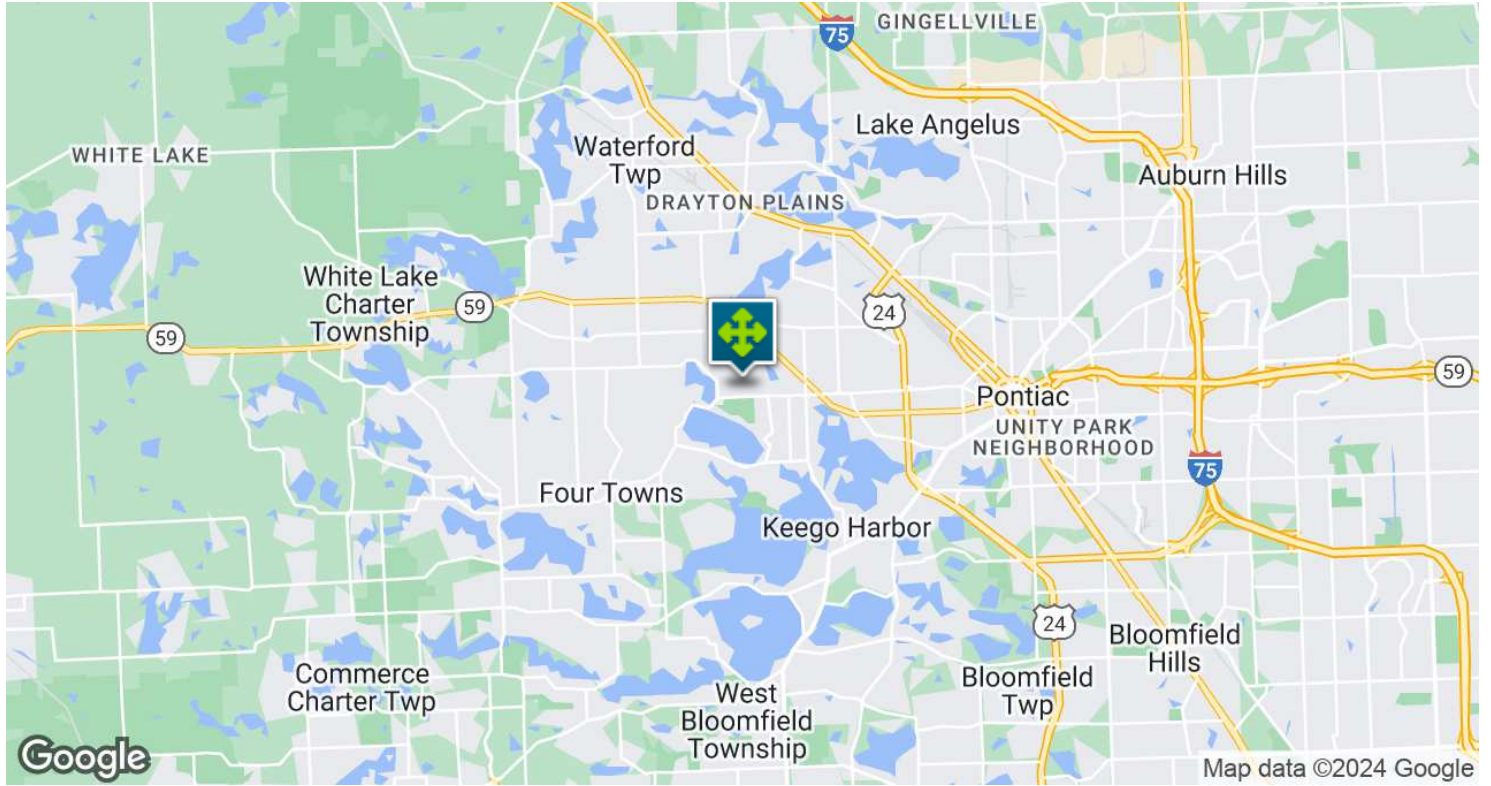
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LOCATION MAP

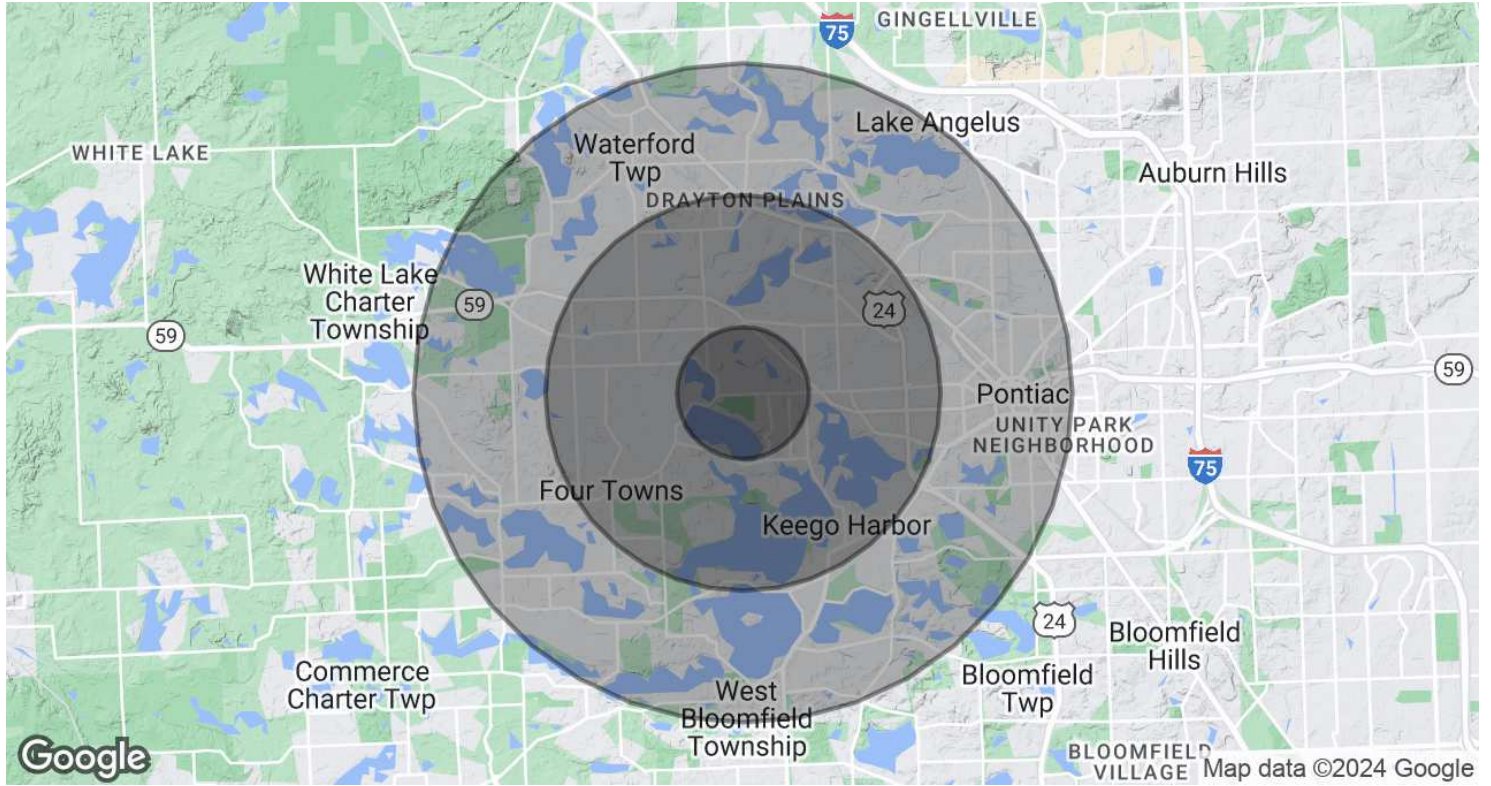


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,896	63,365	157,571
Average Age	41.0	41.0	41.4
Average Age (Male)	37.6	39.4	40.0
Average Age (Female)	45.3	42.9	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,159	28,069	68,775
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$73,977	\$77,496	\$85,741
Average House Value	\$187,259	\$196,025	\$221,804

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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