

**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



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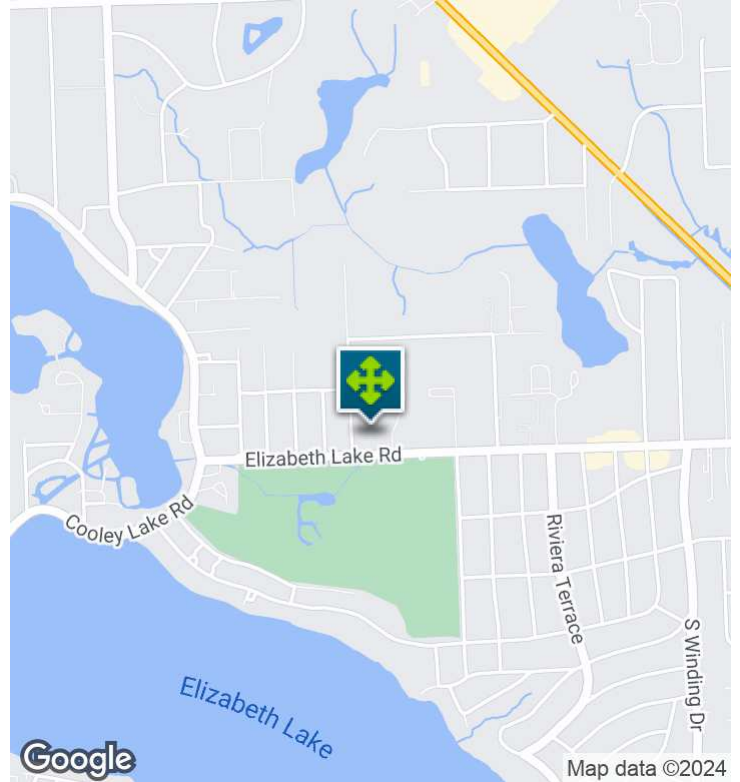
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## EXECUTIVE SUMMARY



**Sale Price**

**\$319,000**

### OFFERING SUMMARY

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



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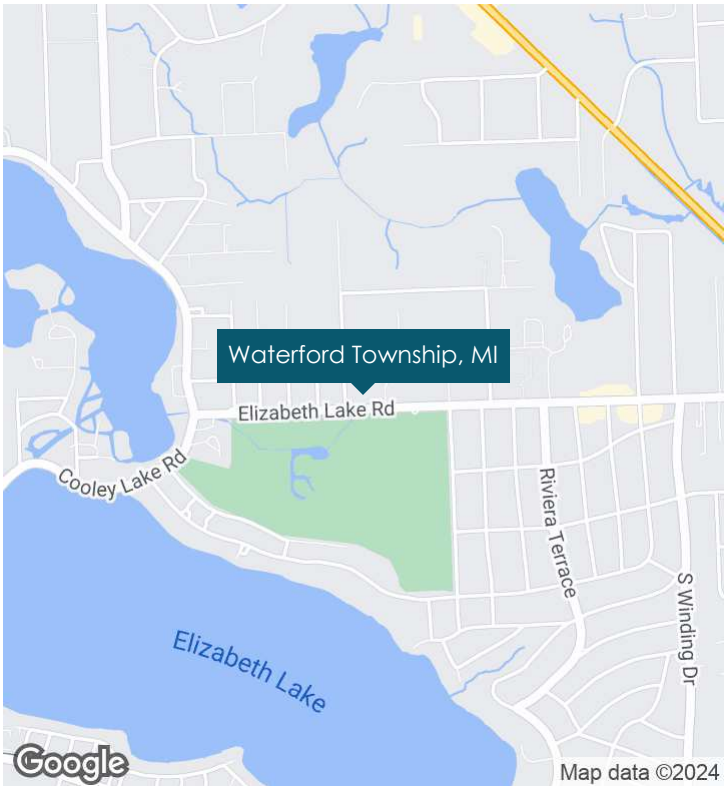
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# CITY INFORMATION



## 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



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## 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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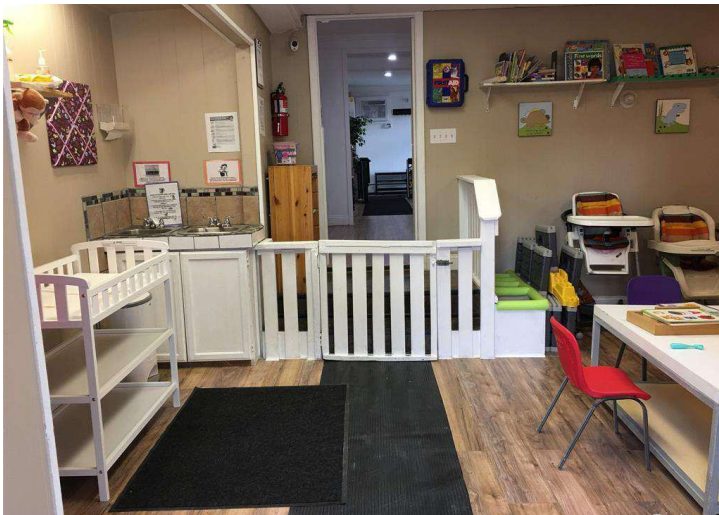
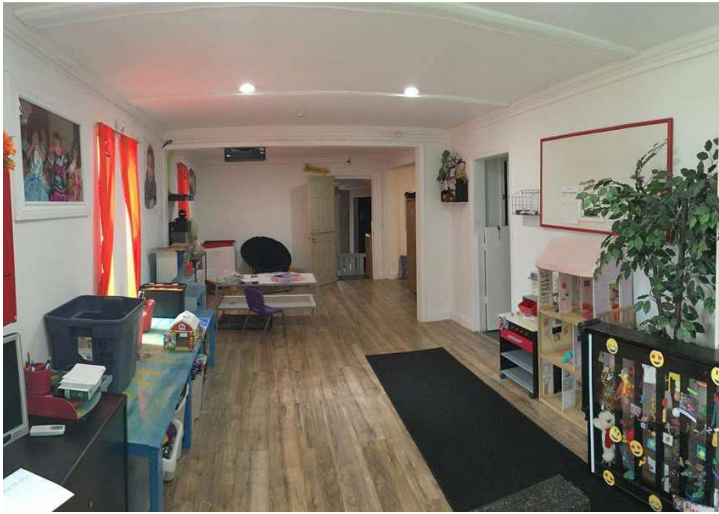
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## ADDITIONAL PHOTOS



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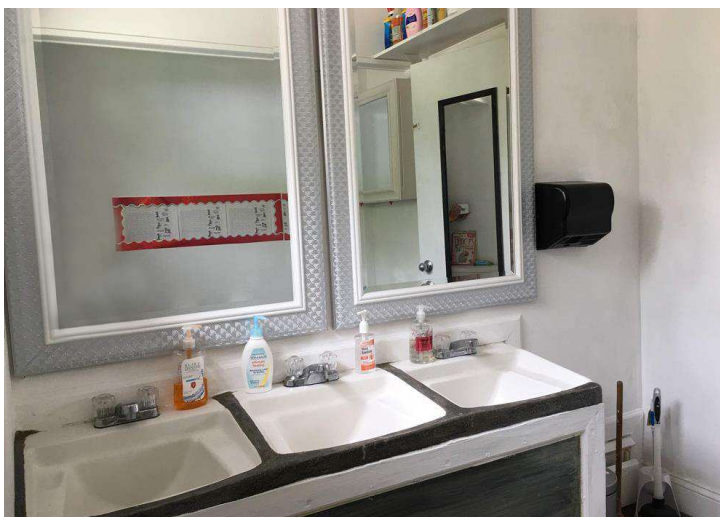
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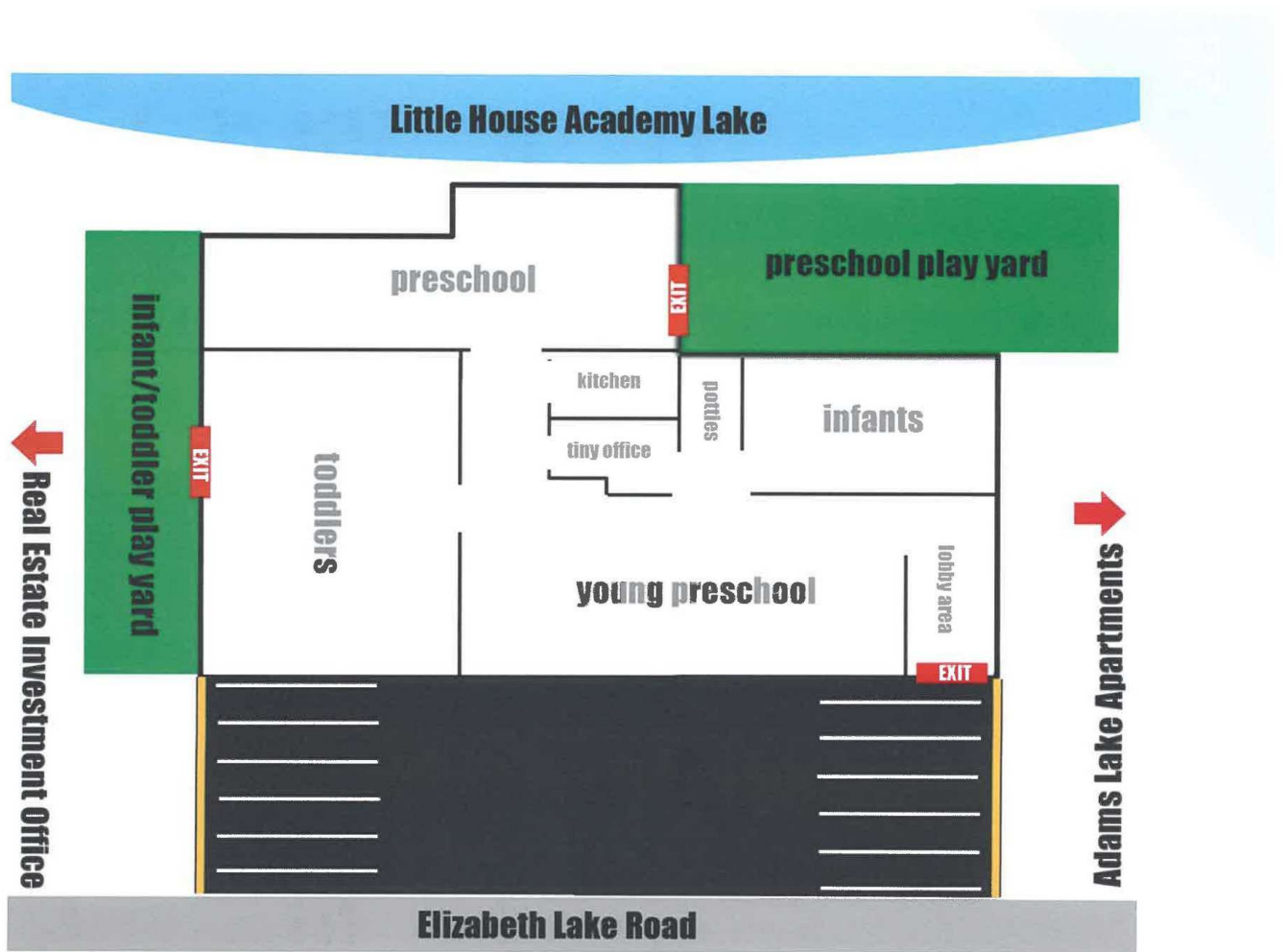
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## FLOOR PLANS



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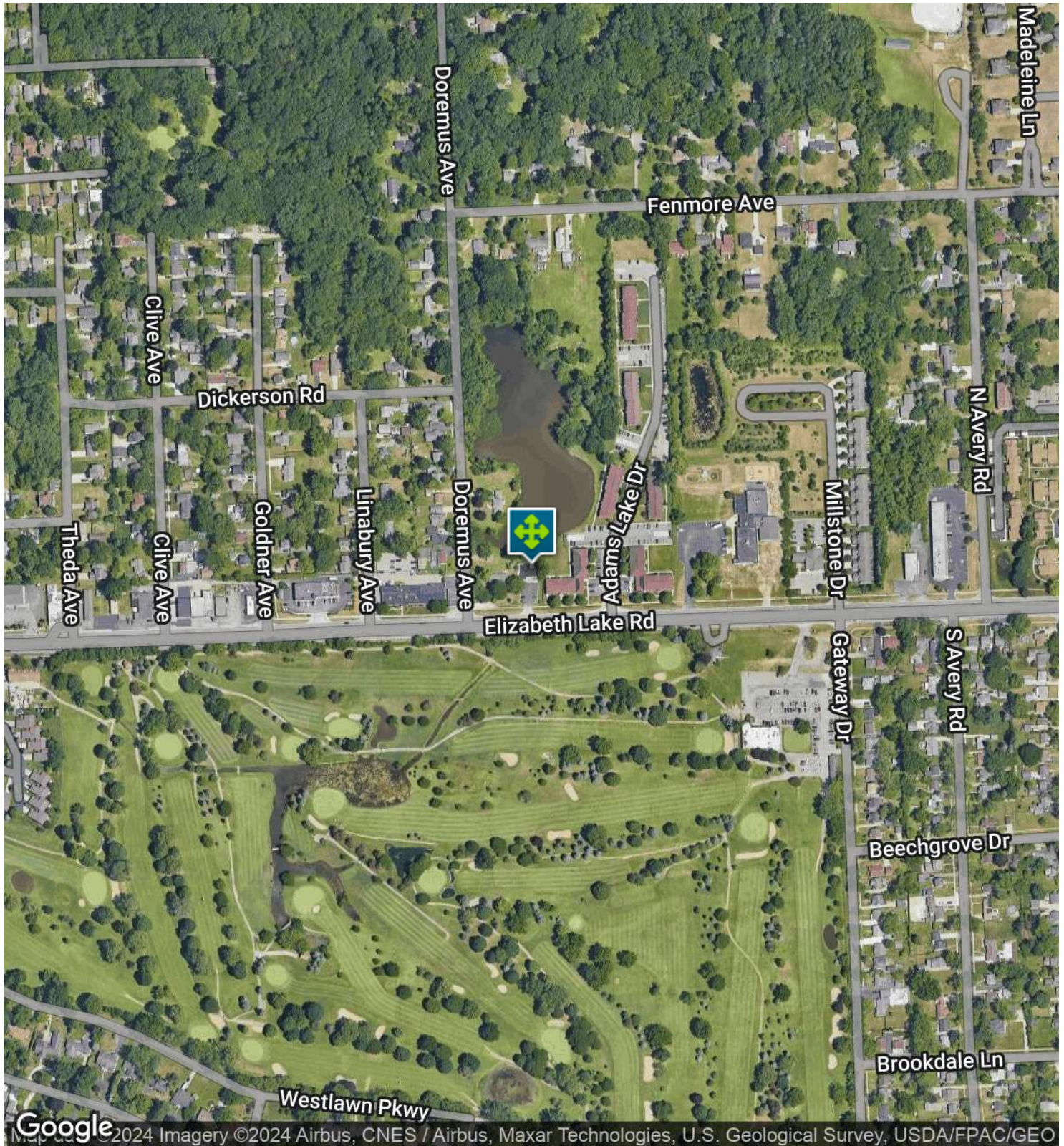
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## AERIAL MAP



Google Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



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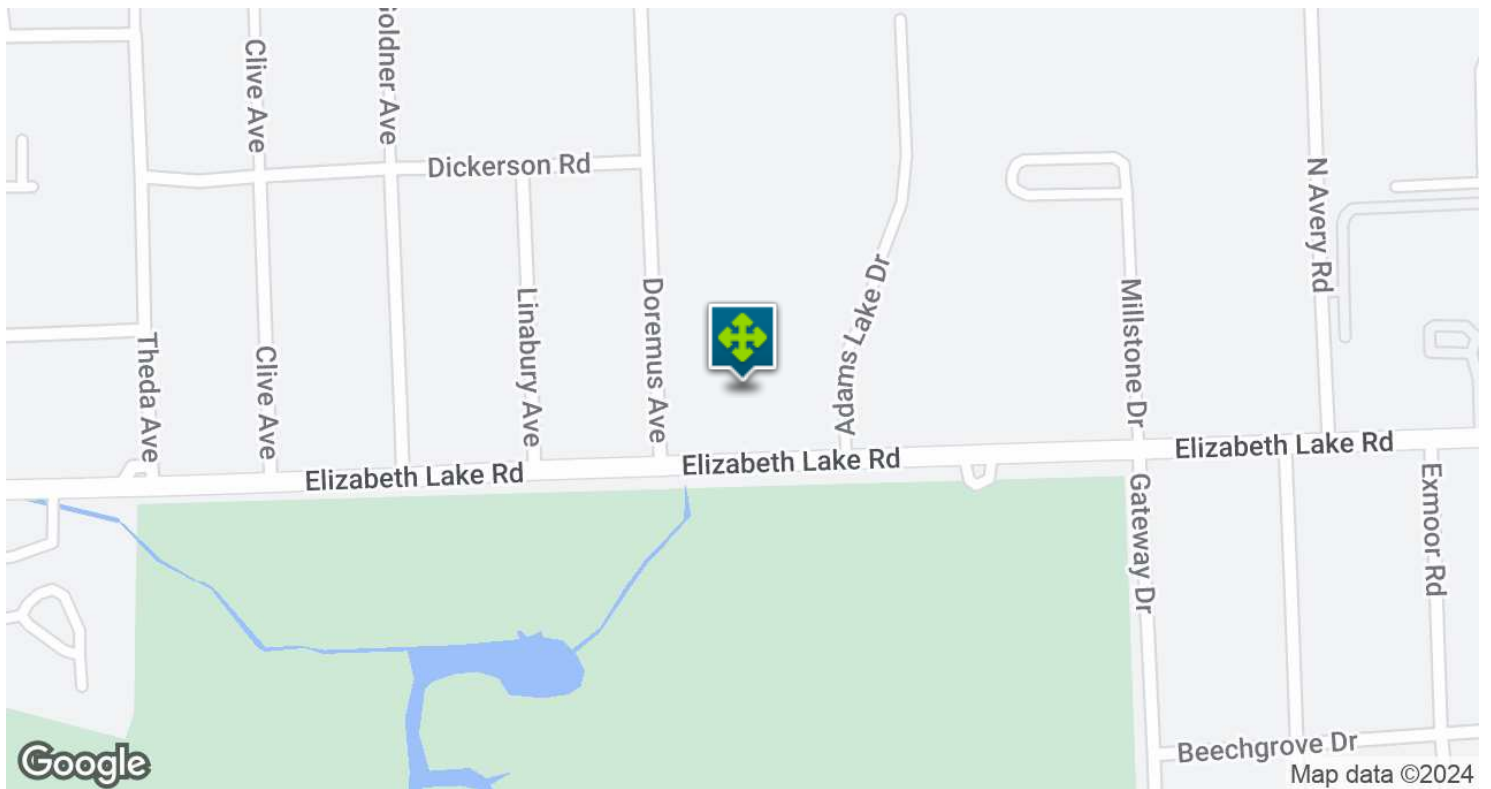
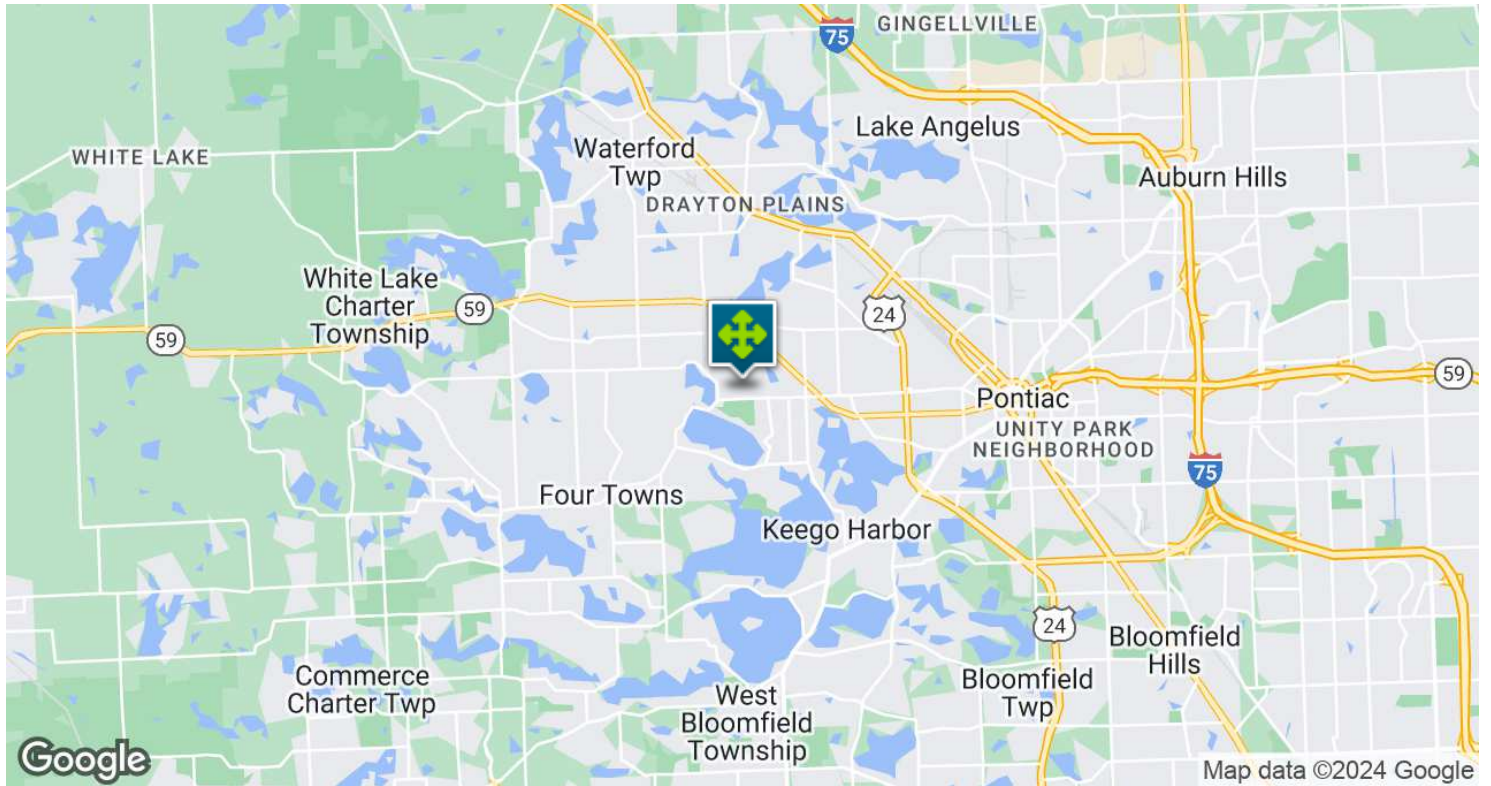
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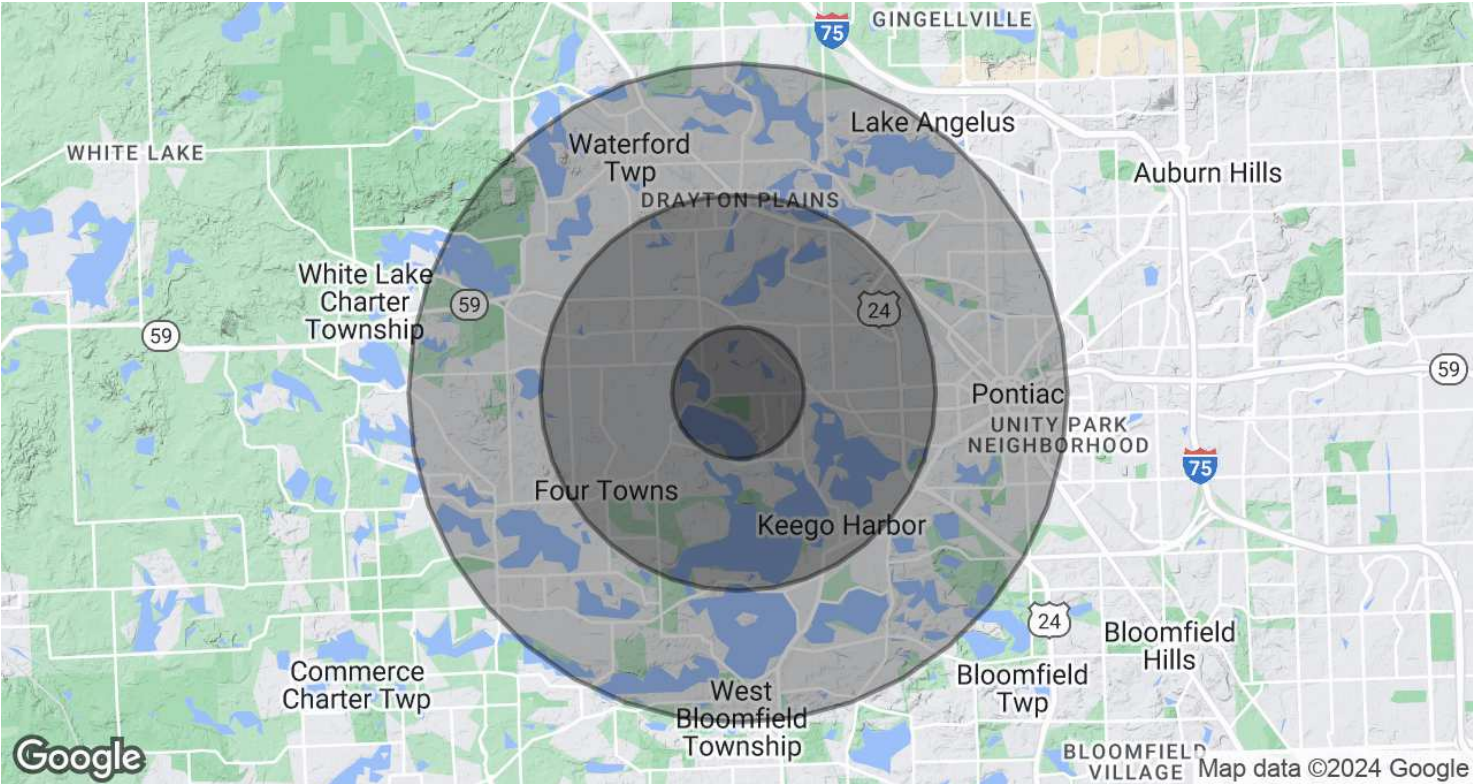
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# DEMOGRAPHICS MAP & REPORT



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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