

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
- Recent (2017) Complete Upgrade
- Specific Groupings for Toddlers, Infants and Preschool



P.A. COMMERCIAL
Corporate & Investment Real Estate

LITTLE HOUSE ACADEMY

4430 ELIZABETH LAKE RD, WATERFORD TOWNSHIP, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$349,000
Building Size:	1,672 SF
Lot Size:	0.51 Acres
Zoning:	BI
Year Built:	1954
Renovated:	2017
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.

DEVON JACKSON Senior Associate

DeVon@pacommercial.com (P) 248.663.0508 (C) 248.568.1488

KEVIN BULL Associate

kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972



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// COMPLETE HIGHLIGHTS



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

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 HIGHLIGHTS

- 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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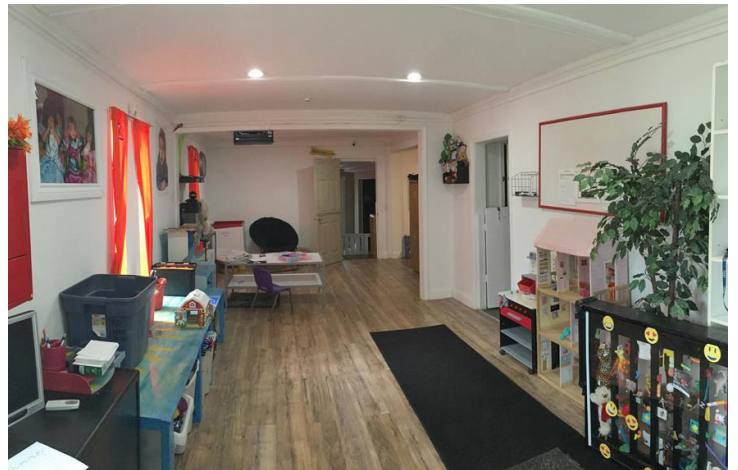
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// ADDITIONAL PHOTOS



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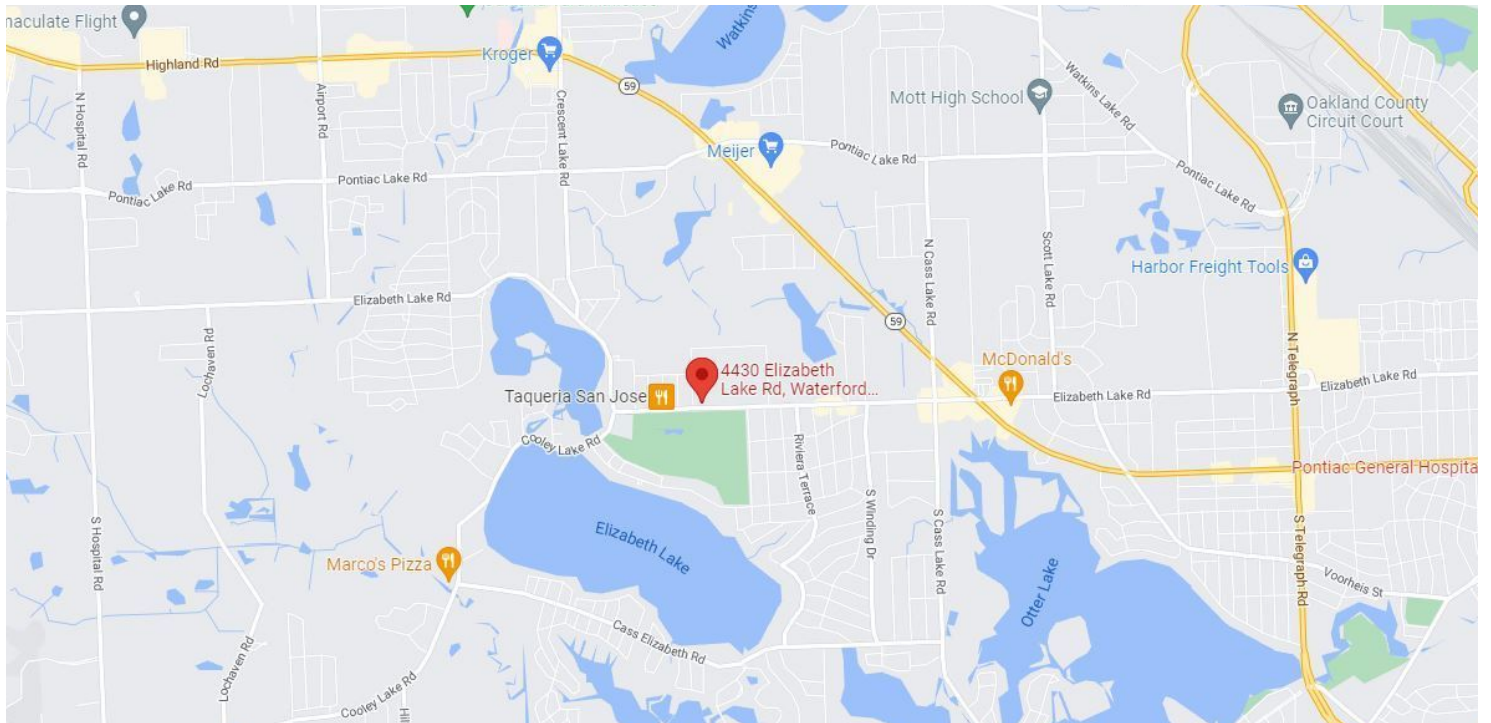
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// PROPERTY DESCRIPTION



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.

The most prevalent occupations for people in Waterford are a mix of both white- and blue-collar jobs. 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.

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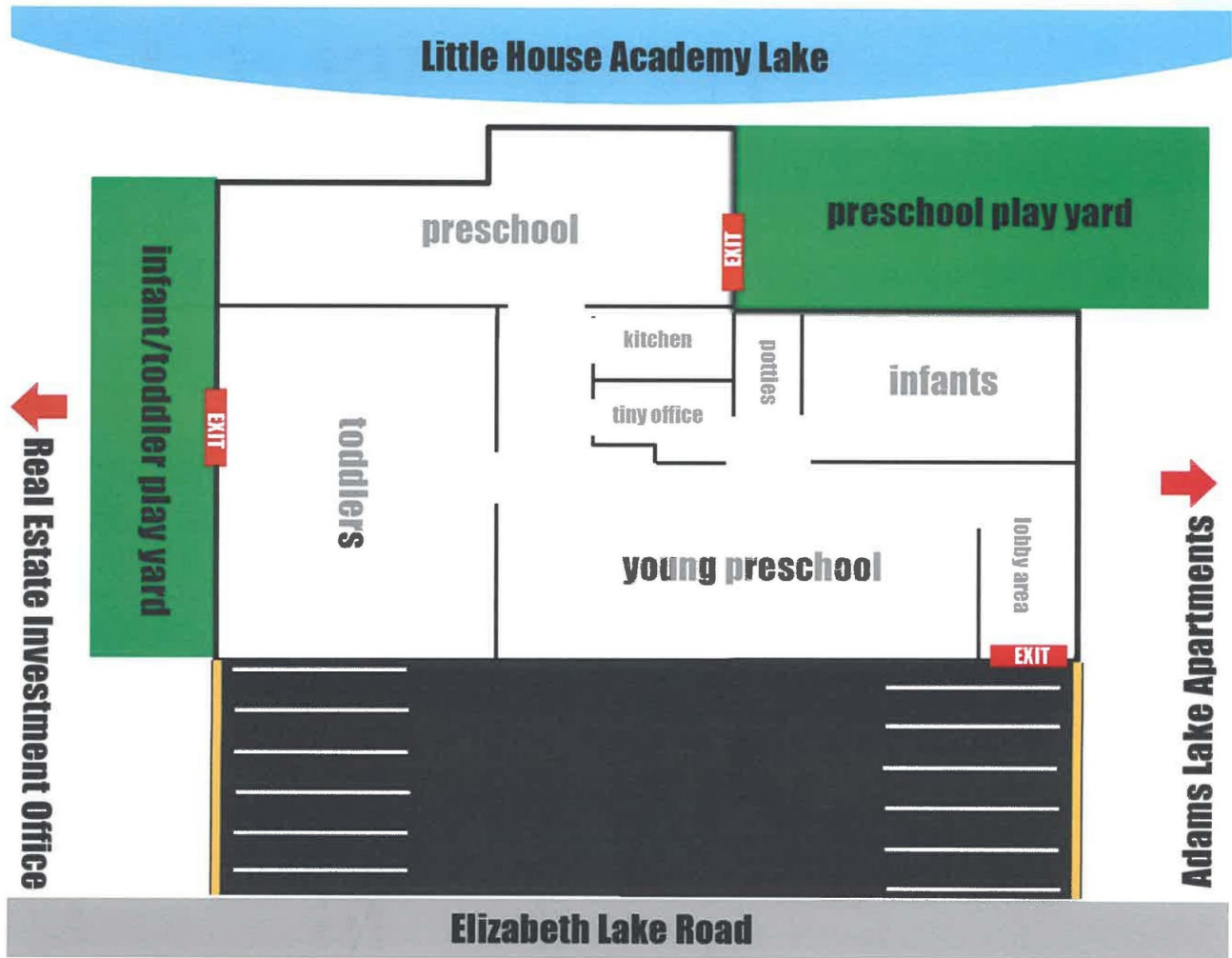
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// SITE PLANS



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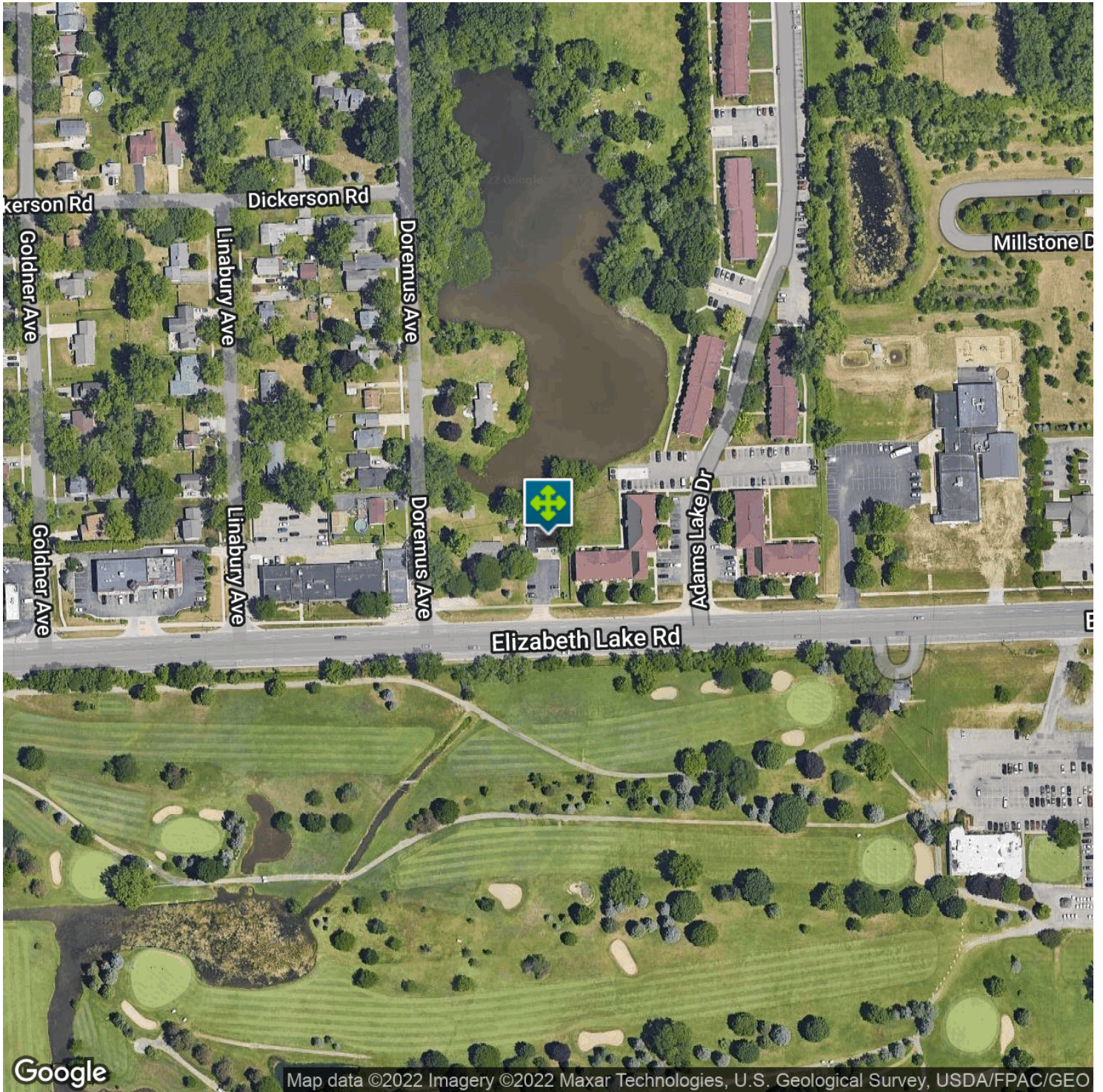
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// AERIAL MAP



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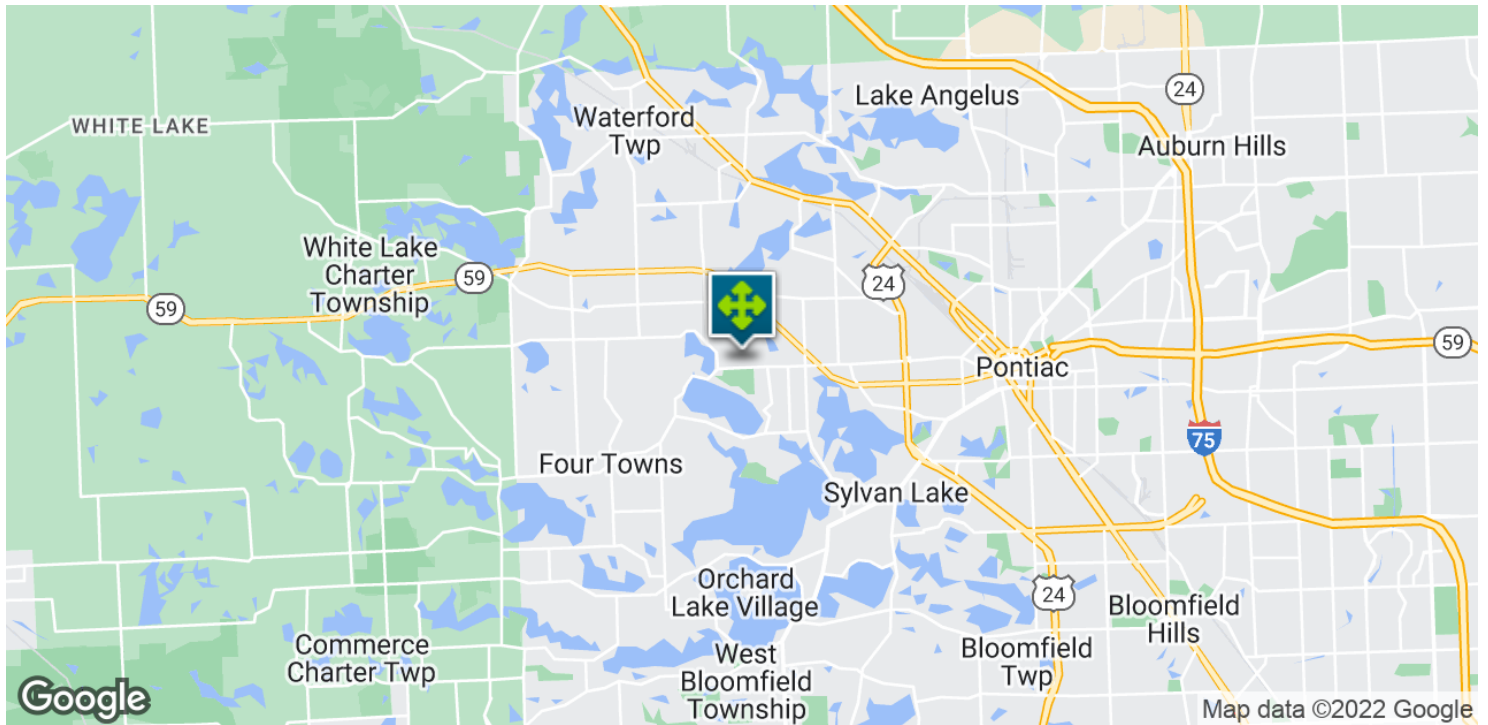
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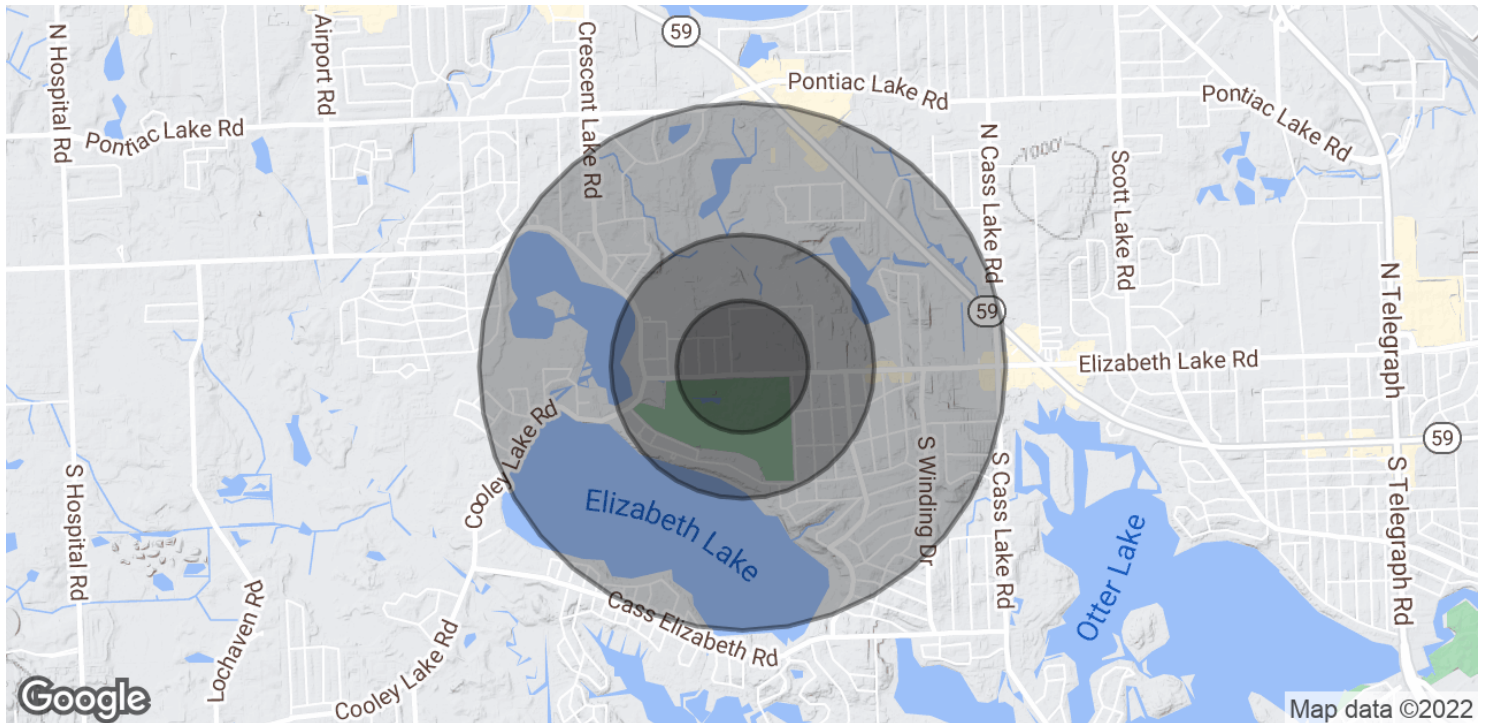
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// DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	558	1,887	6,856
Average Age	34.6	38.6	41.0
Average Age (Male)	29.6	35.1	37.6
Average Age (Female)	43.0	45.1	45.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	863	3,140
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$68,589	\$74,526	\$73,871
Average House Value	\$172,964	\$174,753	\$186,594

* Demographic data derived from 2020 ACS - US Census

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