



# LEARNING LADDER

1025 Yorkshire Drive  
Howell, MI 48843



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### Learning Ladder

1025 Yorkshire Drive  
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# LEARNING LADDER

## PROPERTY INFORMATION

*Call for Price*

**Property Address**  
*1025 Yorkshire Drive  
Howell, MI 48843*

**Year Built**  
*1962*

**Property Size**  
*2,300 Sq. Ft.*

**Land Size**  
*0.81 Acres*

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





## PROPERTY OVERVIEW

This established childcare facility in Howell, Michigan is thoughtfully designed to cater to early childhood education and development. The space features multiple dedicated areas for different age groups and activities and extensive storage for educational materials. Learning spaces are diverse, featuring reading nooks with extensive book collections, art areas, and play zones. A central area is perfect for group activities. Large windows provide ample natural light and views of the outdoors, contributing to a pleasant atmosphere.

## LEARNING

### LADDER

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# PROPERTY PHOTOS



## LEARNING LADDER





# PROPERTY PHOTOS



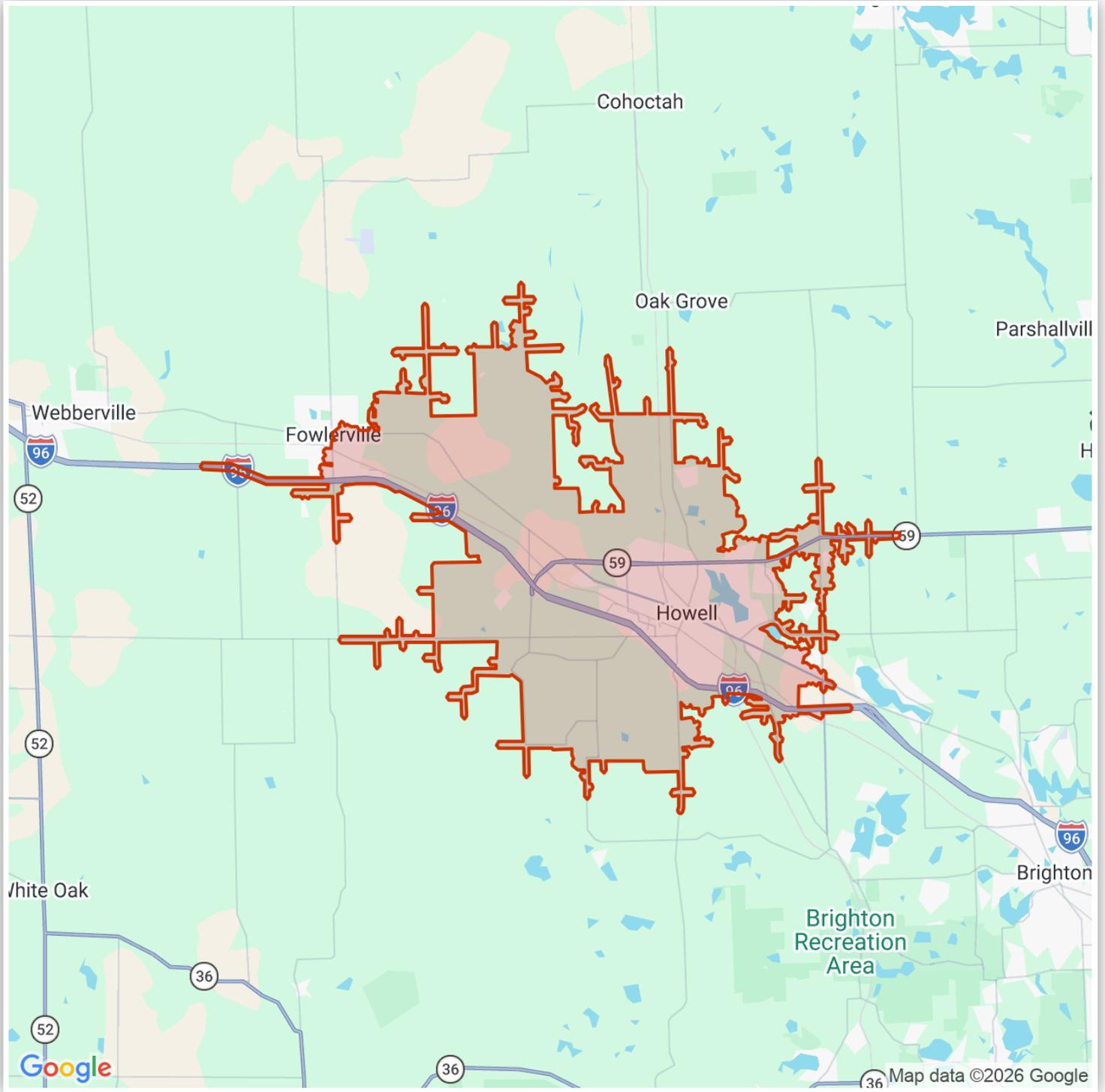
## LEARNING

### LADDER





## LOCATION/STUDY AREA MAP (DRIVE TIME: 10 MINUTES)



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# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)

## KEY FACTS

**31,793**  
Population

**39.7** Median Age

**2.42**  
Average Household Size

**12,510**  
Total Households

## EDUCATION

2.86%

No High School Diploma

8.76%

High School Graduate

23.34%

Some College

25.28%

Bachelor's/ Grad

## BUSINESS



## EMPLOYMENT

**3,919**  
Manufacturing Employees

**3,562**  
Retail Trade Employees

**1,235**  
Eating & Drinking Employees

**1,472**  
Finance/Ins/Real Estate Emp

**4.2%** Unemployment Rate

## INCOME

**\$83,644**  
Median Household Income

**\$42,792**  
Per Capita Income

**\$296,687**  
Median Net Worth

## Households by Income

The largest group : \$100,000 - \$149,999 (20.93%) ■

The smallest group : < \$15,000 (3.73%) ■

Indicator	Value(%)	
< \$15,000	3.73	■
\$15,000 - \$24,999	5.52	■
\$25,000 - \$34,999	7.61	■
\$35,000 - \$49,999	10.79	■
\$50,000 - \$74,999	15.97	■
\$75,000 - \$99,999	15.3	■
\$100,000 - \$149,999	20.93	■
\$150,000 - \$199,999	12.16	■
\$200,000+	8	■



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# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)

## POPULATION TRENDS AND KEY INDICATORS 10Minute Drive Time

<b>31,793</b> Population	<b>12,891</b> Households	<b>39.7</b> Median Age
<b>2.42</b> Avg Size Household	<b>\$83,644</b> Median Household Income	<b>\$299,446</b> Median Home Value
<b>92</b> Wealth Index	<b>108</b> Housing Affordability	<b>24.3</b> Diversity Index

## HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

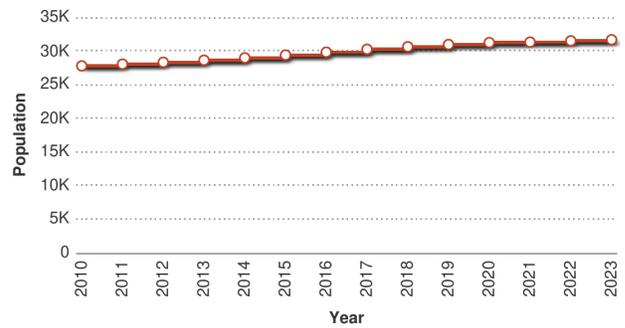
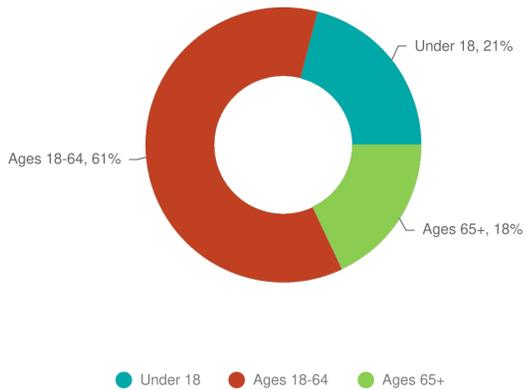
**0.45%**

2024-2029  
Forecasted  
Growth Rate

**0.16%**

Household Population  
**31,464**
  
 Population Density  
**630**

## POPULATION BY AGE



## DAYTIME POPULATION

**33,229**  
2024 Total Daytime Population

**14,983**  
2024 Daytime Pop: Residents

**18,246**  
2024 Daytime Pop: Workers

**652**  
2024 Daytime Pop Density

## POPULATION BY GENERATION

**5.15%**  
Greatest Gen: Born 1945/Earlier

**19.49%**  
Baby Boomer: Born 1946 to 1964

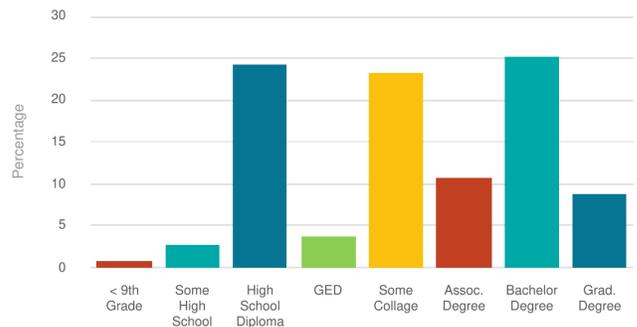
**19.71%**  
Generation X: Born 1965 to 1980

**25.26%**  
Millennial: Born 1981 to 1998

**21.24%**  
Generation Z: Born 1999 to 2016

**9.14%**  
Alpha: Born 2017 to Present

## POPULATION BY EDUCATION



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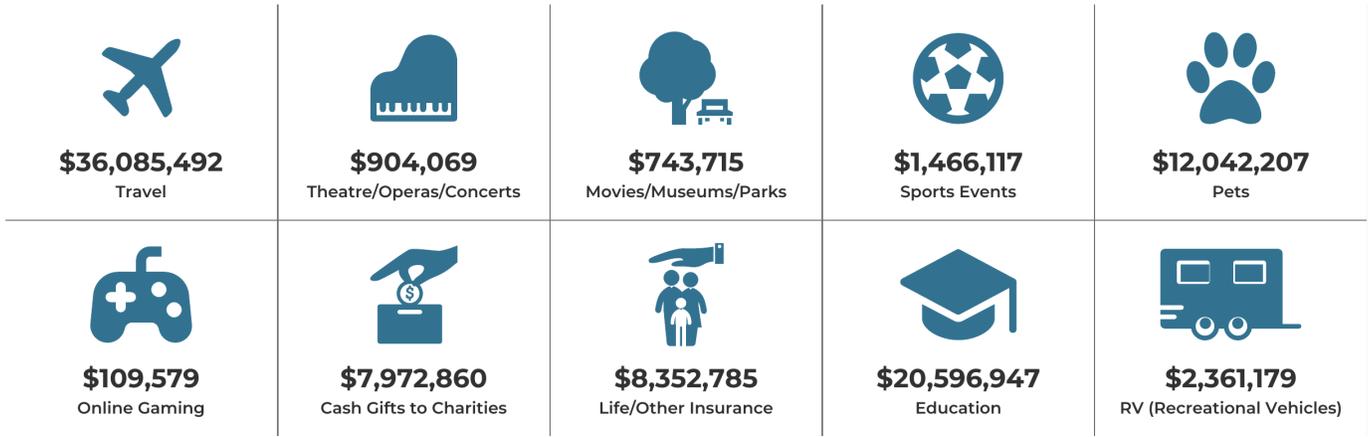


## Lifestyle and Tapestry Segmentation Infographic

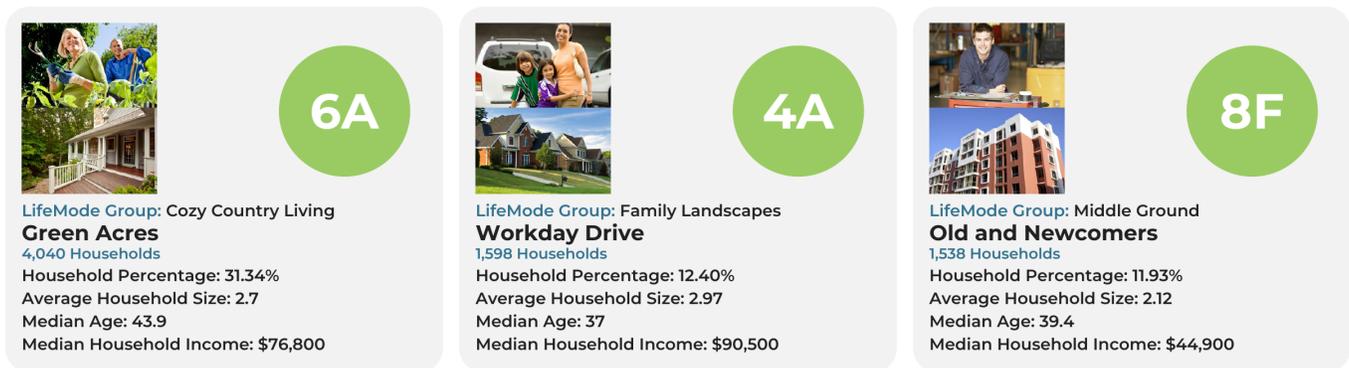
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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## INFOGRAPHIC: LIFESTYLE / TAPESTRY

### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

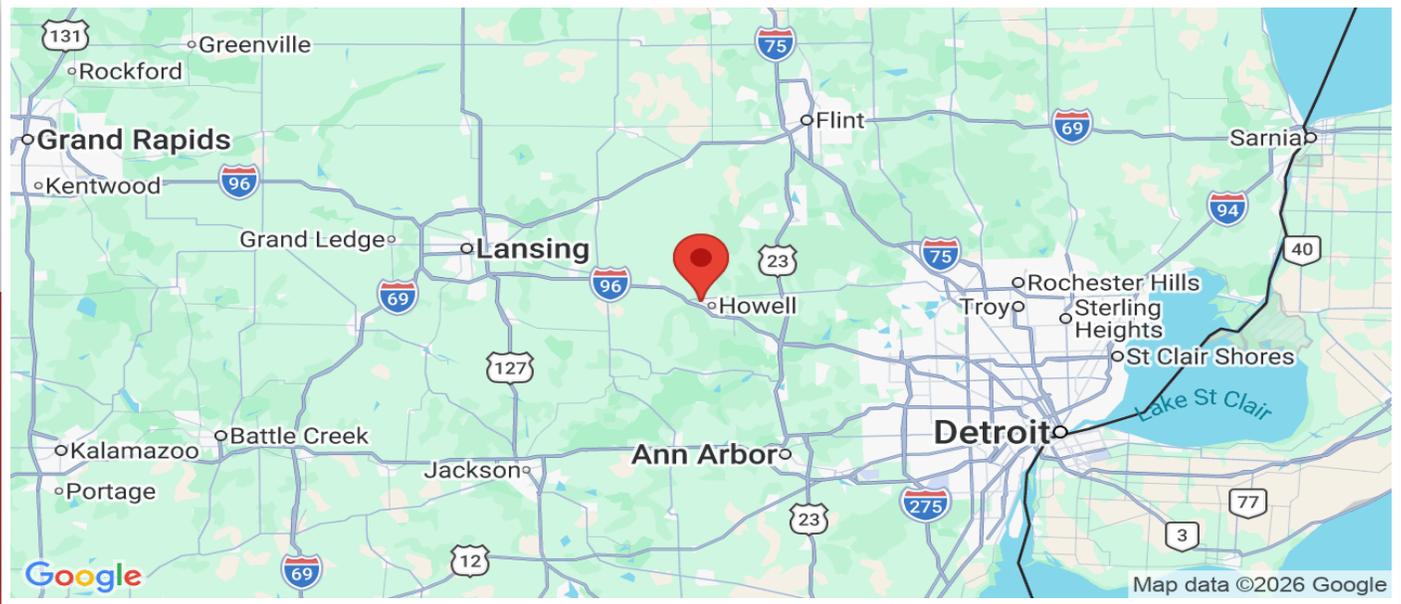
- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |



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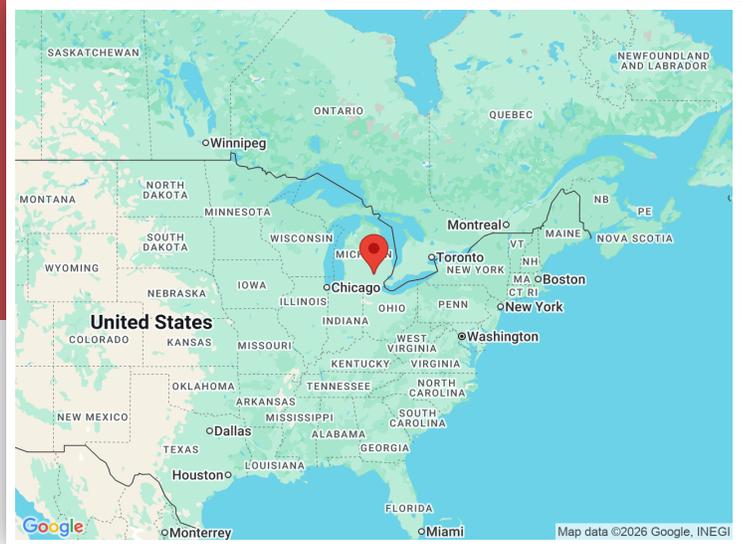


# AREA LOCATION MAP



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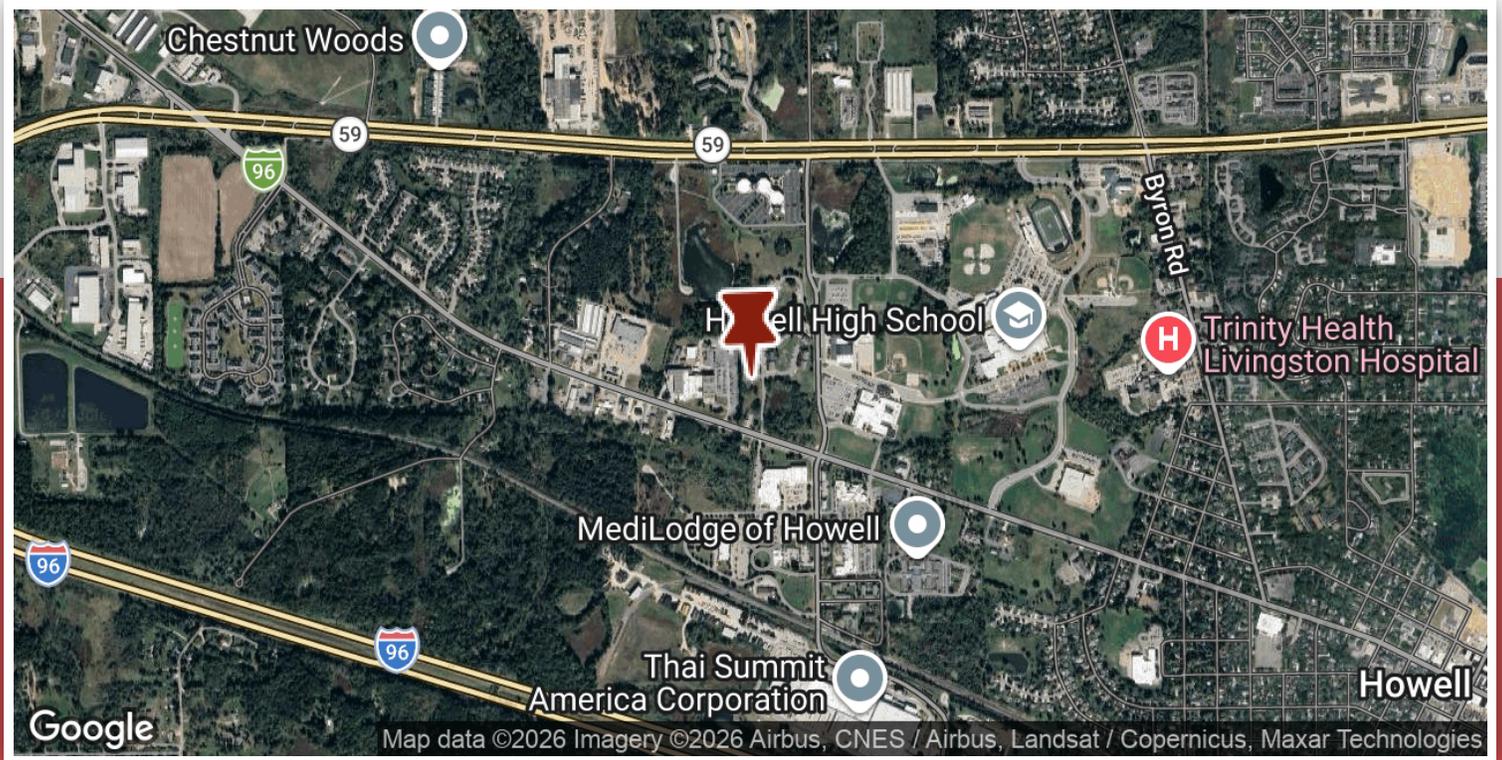


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## AERIAL ANNOTATION MAP



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