



Legacy Childhood Education Center

MCP MCGRAW
COMMERCIAL
PROPERTIES

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9135 E 61st Street,
Tulsa, OK 74133

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Property Summary



PROPERTY HIGHLIGHTS

- New Roof in June 2022
- Interior remodel 2023-2024
- The security system includes: 32-camera surveillance system, a burglar alarm system, a fire, smoke & CO2 alarm system, keypad-controlled access to areas beyond the lobby
- New commercial grade flooring throughout
- Granite countertops
- Newer interior paint throughout
- LED-upgraded lighting in 2019
- New west end air handler/coil heat pump in Oct 2023
- HVAC on service plan with Air Assurance
- New electrical breaker panels in 2023/2024
- Exterior light timer (tork) 2023
- **Furnishings & equipment are not included in the sale price but could be negotiated separately**
- Detached storage space

OFFERING SUMMARY

Sale Price:	\$770,000
Lot Size:	0.493 Acres
Building Size:	4,900 SF

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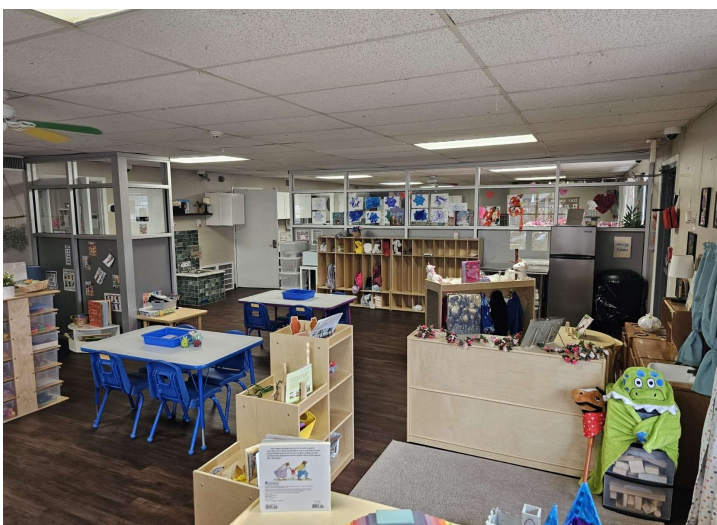
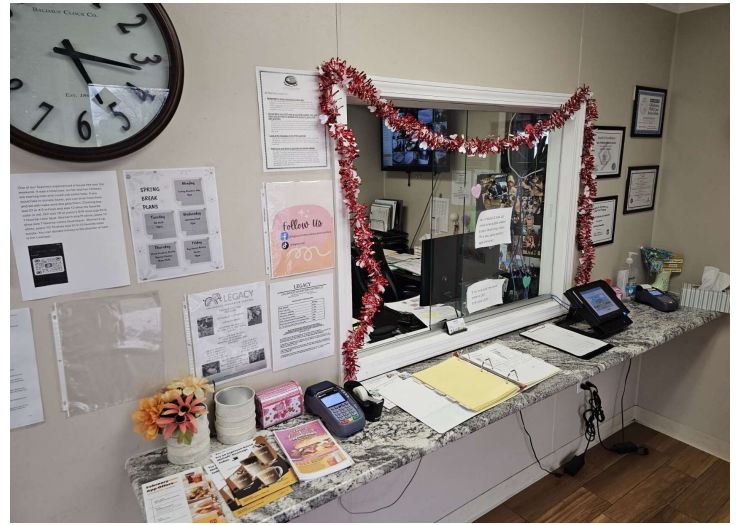
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Additional Photos



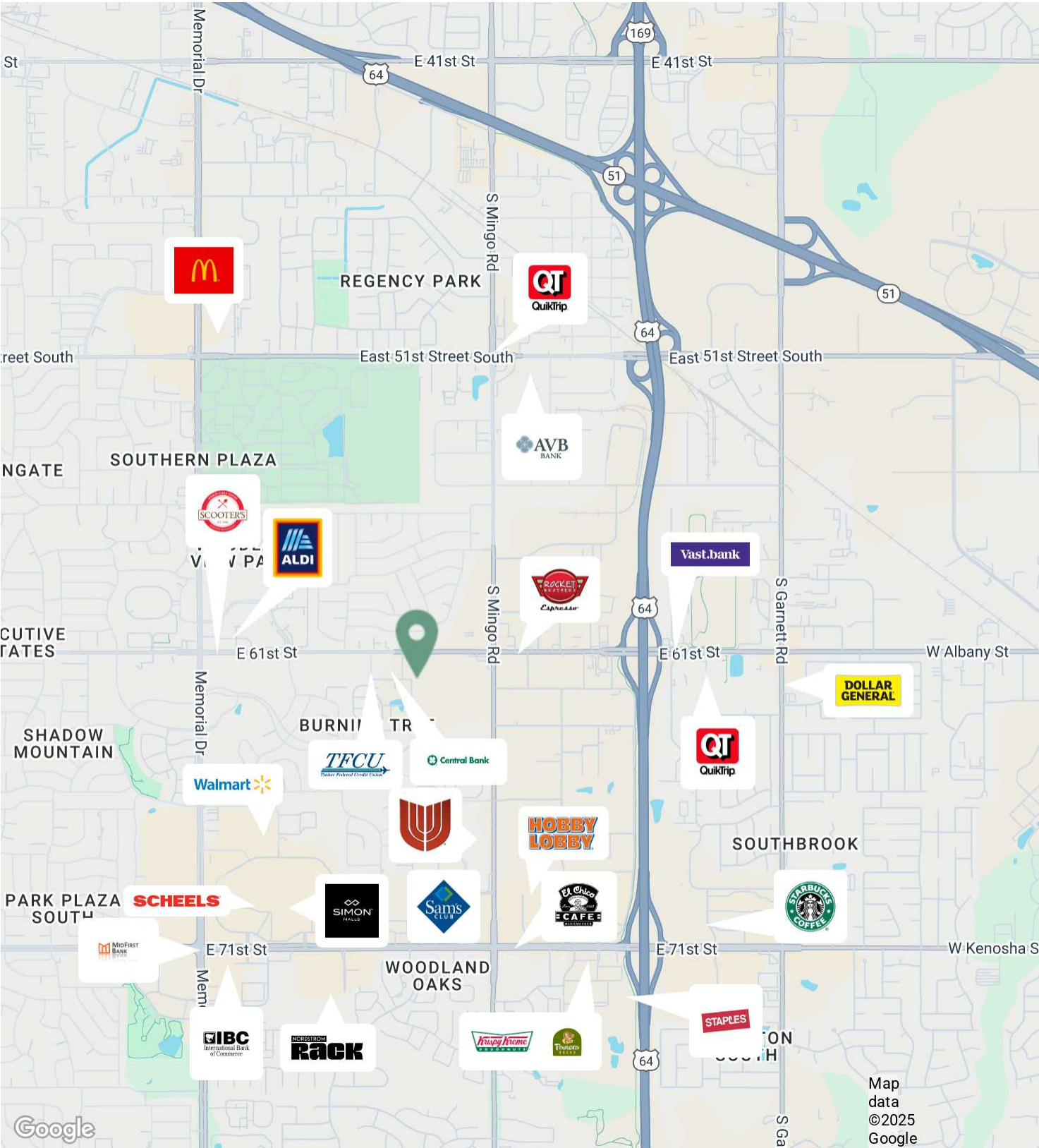
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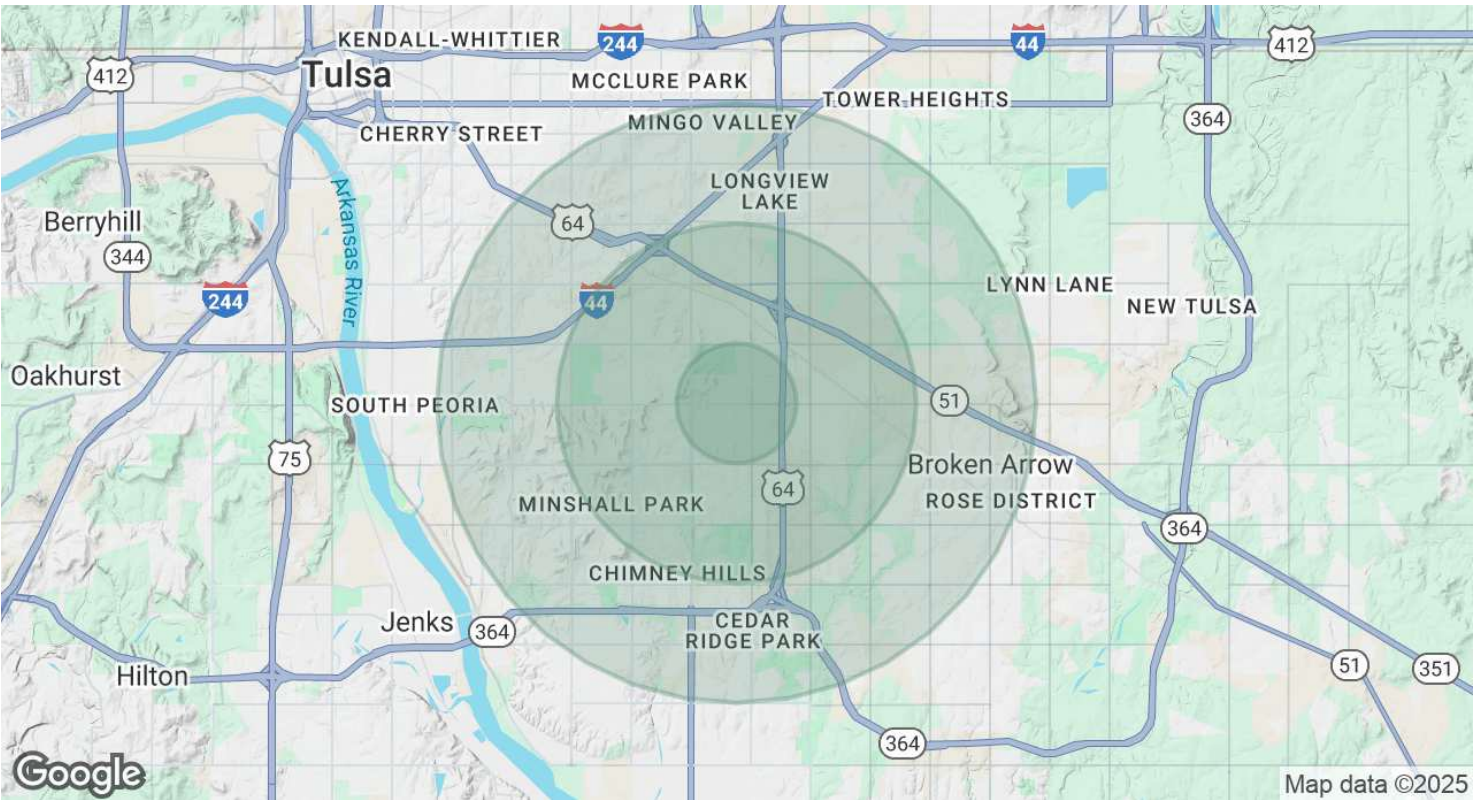
Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,156	91,135	263,037
Average Age	40	40	40
Average Age (Male)	37	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,117	38,770	109,363
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$62,189	\$83,952	\$92,503
Average House Value	\$203,888	\$223,518	\$267,906

Demographics data derived from AlphaMap