

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Turnkey daycare opportunity located at 1221 NW 29th Street in Oklahoma City's Asian District. This well-established facility is available for sale with the option to include the operating business, offering a seamless transition for an owner-user. The property features multiple classroom areas, child-focused improvements, and a functional layout designed for daily operations.

The site includes a large, fenced backyard with a dedicated playground and outdoor activity area, providing ample space for recreation and outdoor learning. Positioned on a quiet street with convenient drop-off access, the property also offers on-site parking and easy ingress/egress for parents and staff. Centrally located near Classen Boulevard with quick access to surrounding neighborhoods, this is a rare opportunity to acquire a fully equipped childcare facility in a strong urban location.

### PROPERTY HIGHLIGHTS

- Operating daycare business available to be included in purchase price
- Large fenced backyard with a dedicated playground and outdoor activity area
- Turnkey facility with multiple classrooms and childcare improvements
- Easy parent drop-off with convenient street access and on-site parking

### OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,927	40,095	82,303
Total Population	14,898	86,862	193,316
Average HH Income	\$88,805	\$76,911	\$73,339

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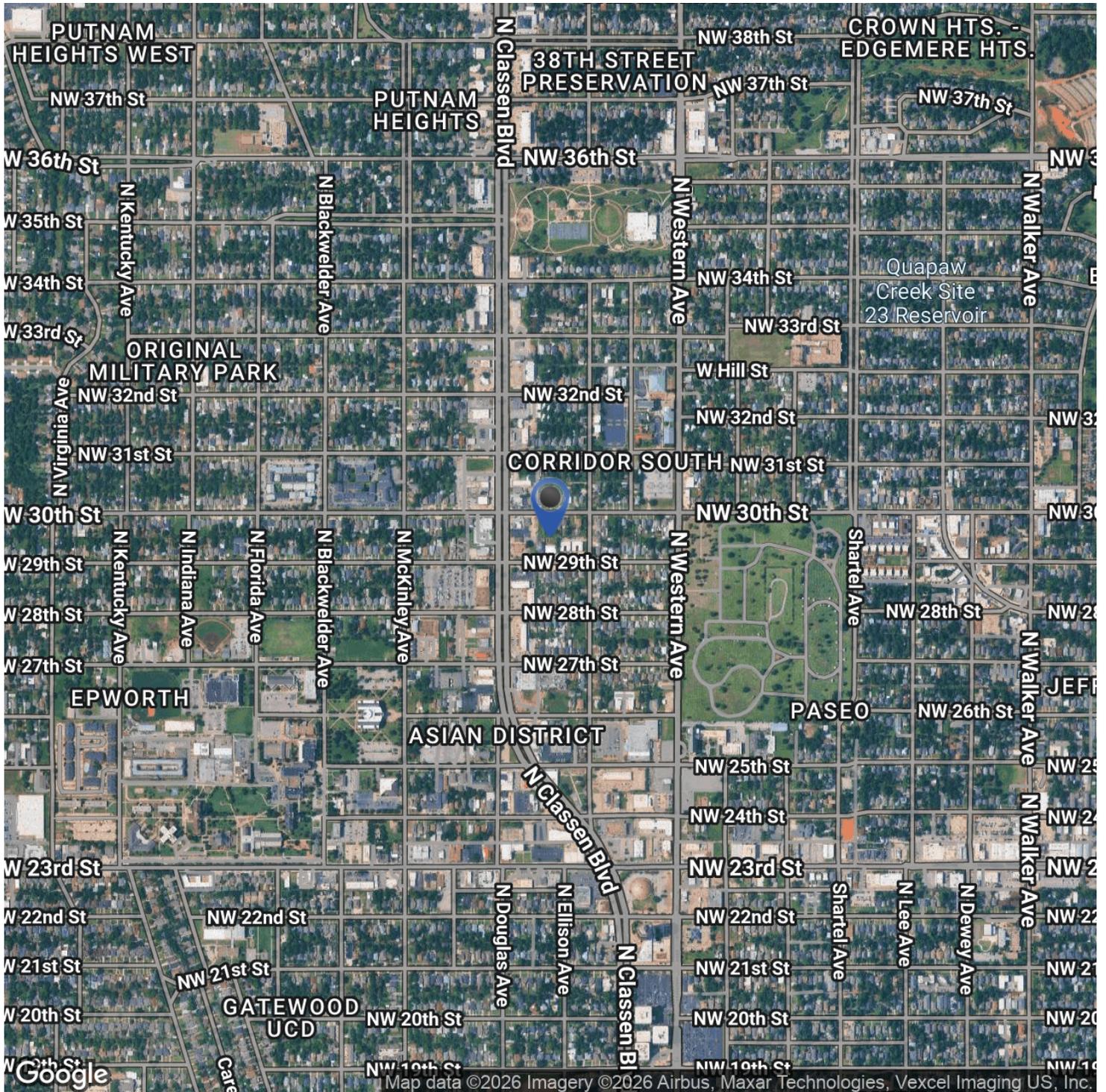
## ADDITIONAL PHOTOS



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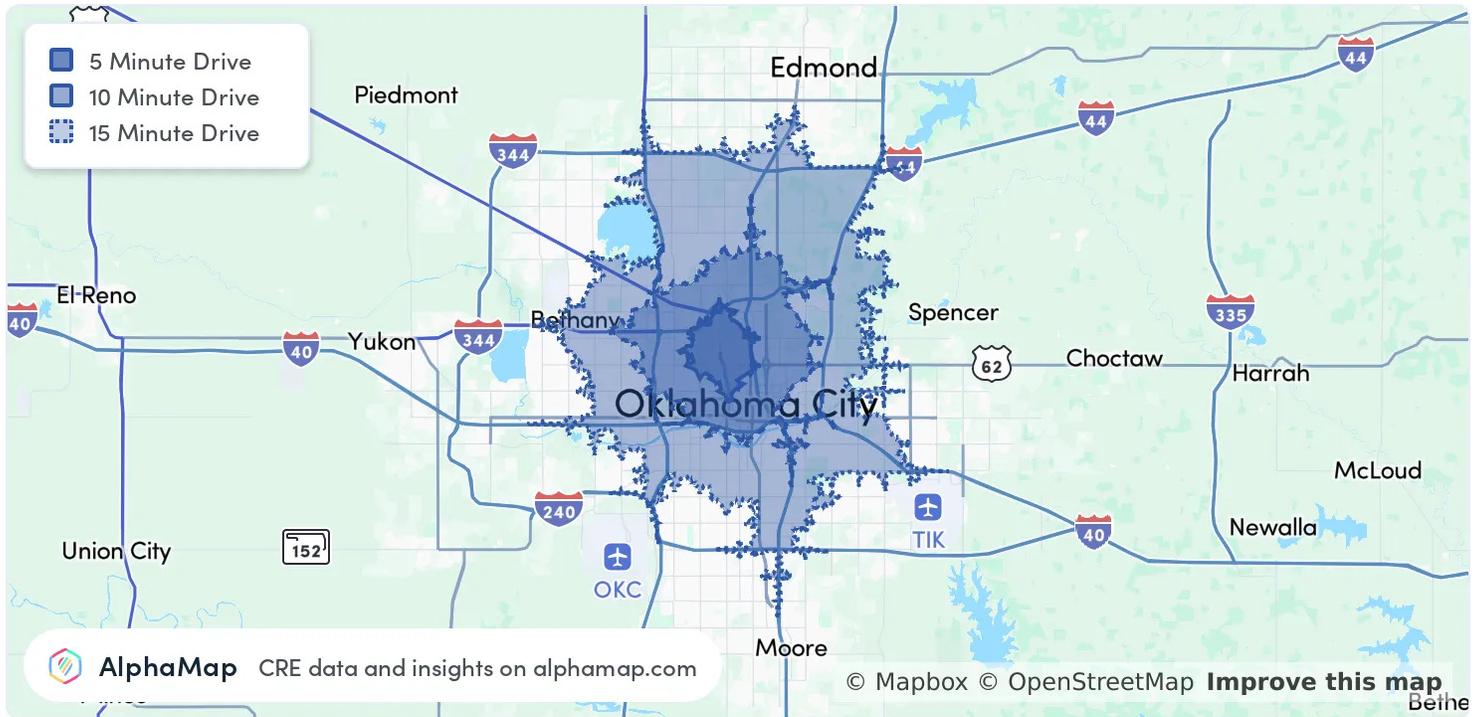
## LOCATION MAP



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## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	24,064	104,438	281,661
Average Age	37	38	38
Average Age (Male)	37	38	37
Average Age (Female)	37	39	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	11,423	47,063	119,657
Persons per HH	2.1	2.2	2.4
Average HH Income	\$86,560	\$76,893	\$72,455
Average House Value	\$327,379	\$285,488	\$243,133
Per Capita Income	\$41,219	\$34,951	\$30,189

Map and demographics data derived from AlphaMap

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