

FOR SALE: CHILD CARE OR OFFICE FACILITY

6455 E. 106th Street North - Sperry, OK

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS

- **BUILDING TOTAL:** +/- 10,001 SF*
 - CHILD CARE CENTER +/- 8,649 SF*
 - STORM SHELTER BLDG +/- 1,352 SF*

*Source: Tulsa County Assessor

- **FURNISHED WITH:**
 - COMMUNITY PLAYTHINGS
 - LAKESHORE FURNITURE



- LARGE FULL SERVICE KITCHEN
- NEW CONSTRUCTION PERFECT FOR A DAYCARE OR OFFICE OWNER
- NEW RESIDENTIAL HOME CONSTRUCTION NEARBY
- BUILDING ACCESS & SECURITY SYSTEM IN PLACE
- EXCELLENT DESIGN FOR TEACHERS & CHILDREN
- INTERACTIVE MUSIC & NATURE THEMED PLAYGROUNDS



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	256	13,854	45,724
Households	84	5,124	17,129
Average HH Income	\$145,558	\$121,092	\$105,118

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"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

SHEILA COOPER

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SPERRY SCHOOLS

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