## Executive Summary



## Details

| | |
|---|---|
| Sale Price: | $495,000 |
| Building Size: | 4,000 SF |

## Highlights

- Operating daycare business available to be included in purchase price
- Large fenced backyard with 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
- Prime central location in the Asian District near Classen Blvd and surrounding neighborhoods

## Overview

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 or investor. 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.

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## Additional Photos









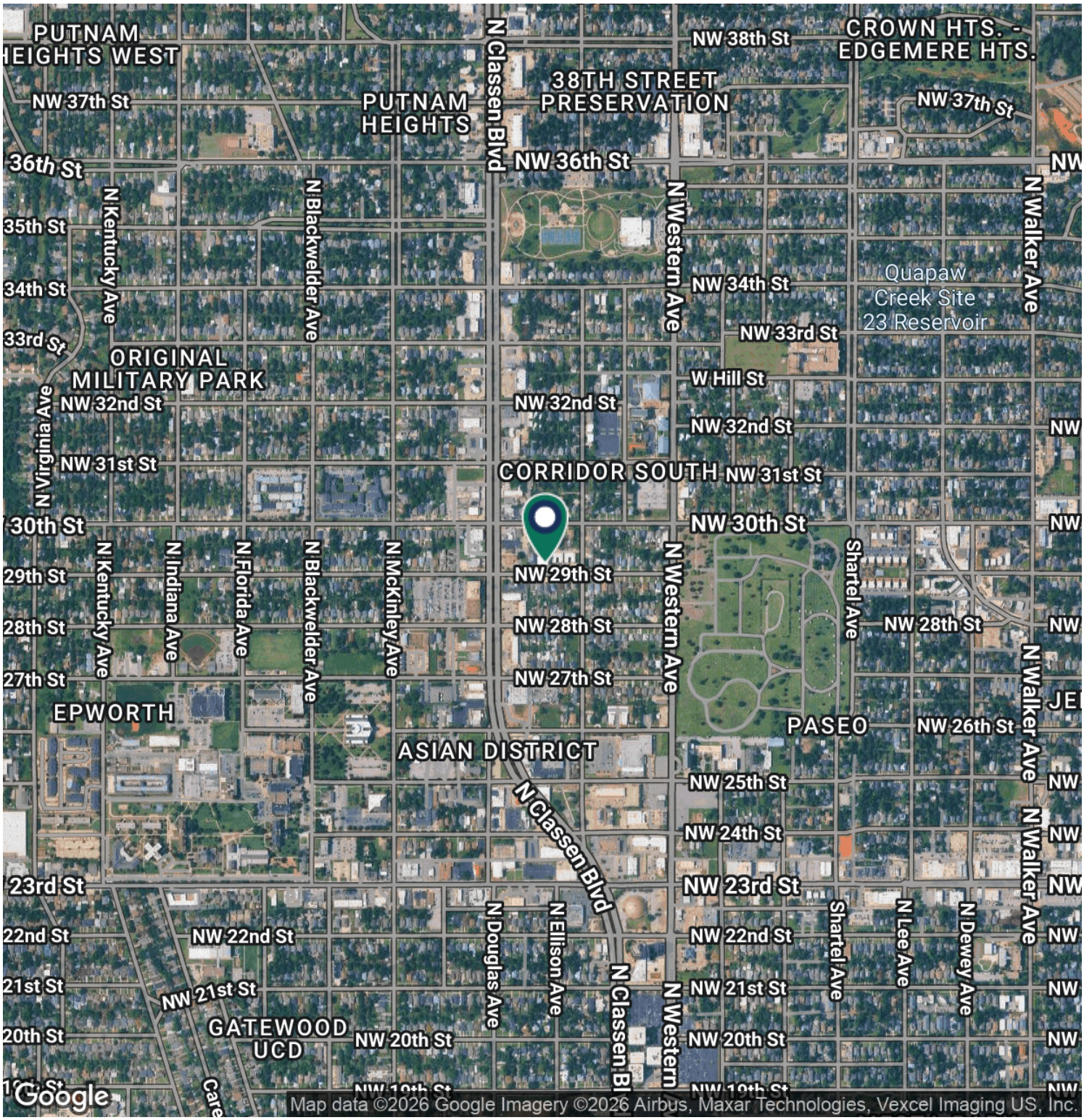





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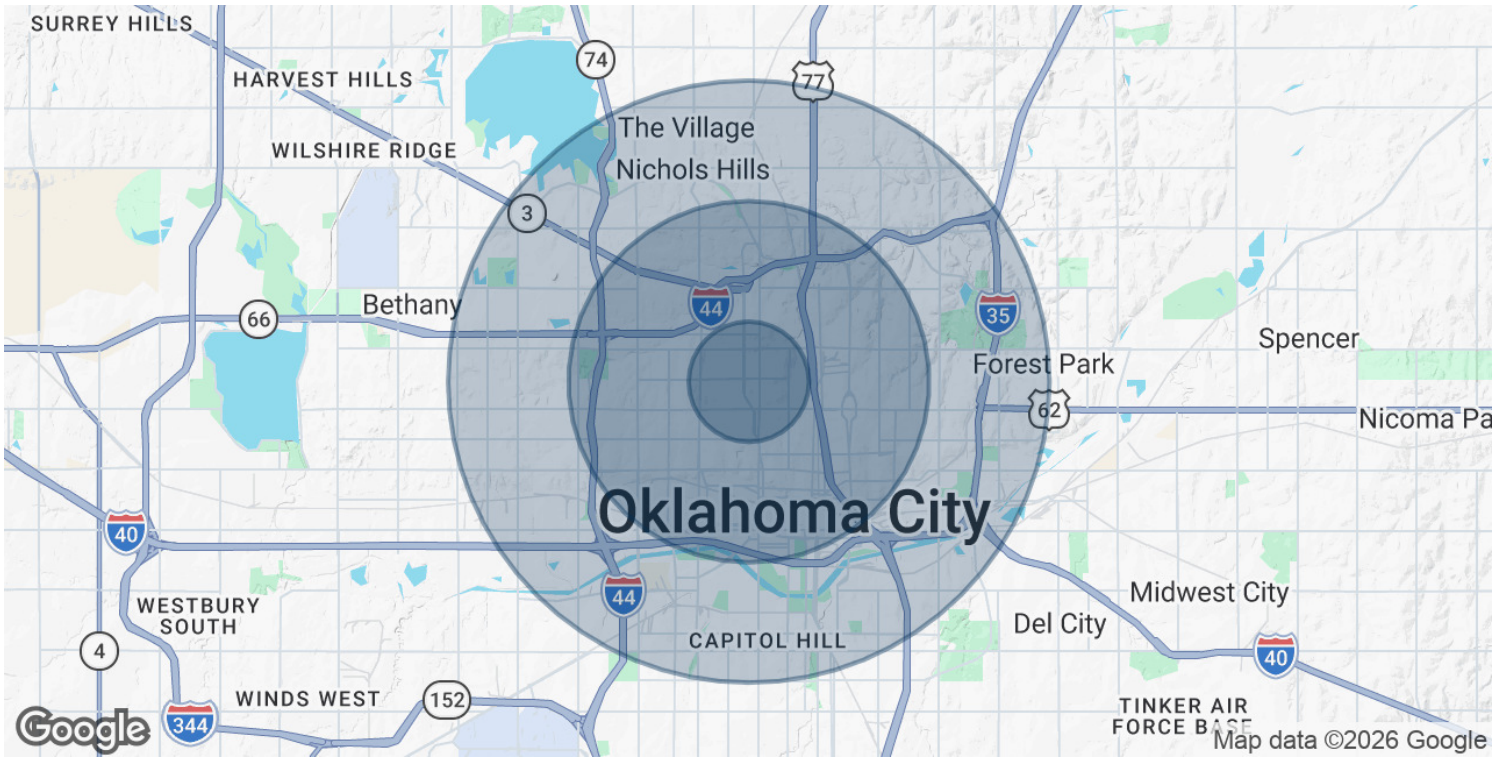
## Location Map




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# Demographics Map & Report




| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 14,898 | 86,862 | 193,316 |
| Average Age | 37 | 38 | 38 |
| Average Age (Male) | 37 | 38 | 37 |
| Average Age (Female) | 37 | 39 | 39 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households | 6,927 | 40,095 | 82,303 |
| # of Persons per HH | 2.2 | 2.2 | 2.3 |
| Average HH Income | $88,805 | $76,911 | $73,339 |
| Average House Value | $334,131 | $289,406 | $255,388 |

*2020 American Community Survey (ACS)*

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