



Zoned: CO | For Lease | \$16.25 SF +NNN | +/- 6,059 SF

MONTESSORI | PRE-SCHOOL | DAYCARE FACILITY

9725 E. 79th St. | Tulsa, OK 74133

MCP

CARA LEIGH INGRAM
Sales Associate
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Property Overview

- Early Childhood Education | Montessori School | Pre-School | Daycare
- +/- 6,059 SF Facility
- Customized build out for School operations
- Circular drive for student pick-up & drop-off
- Fully equipped large outdoor children's playground
- Monument Signage Opportunity
- 20+ on-site parking spots
- Building co-Tenant is a Medical Doctor (occupying south portion of the building)
- Many established residential subdivisions & apartments with plenty of area growth potential
- Multiple Golf courses, Parks and Retail close by

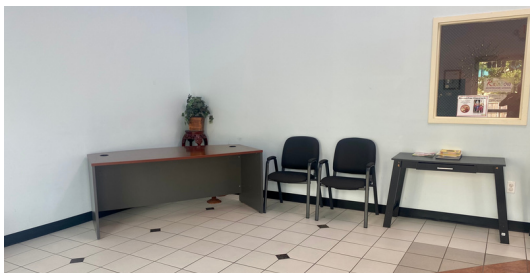
Business Opportunity:

- Well-established early education / school facility with fully furnished classrooms
- Features Four (4) extra-large classrooms with capacity for 20 children per classroom
- Attached restrooms per code
- Two (2) adult size and Two (2) child size restrooms
- Commercial kitchen w/ commercial refrigerator & freezer
- School Directors Office
- Total License capacity is 88 students, plenty of room to grow the business
- A great opportunity for an experienced operator for well-established Montessori School
- Opportunity for great teacher to student ratio
- Significant enrollment growth opportunities to increase revenue with added programs and possibility for operator to apply for DHS grants
- Annual Potential Revenues - \$950,000 (@ maximum student capacity of 88 Students)

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PROPERTY PHOTOS

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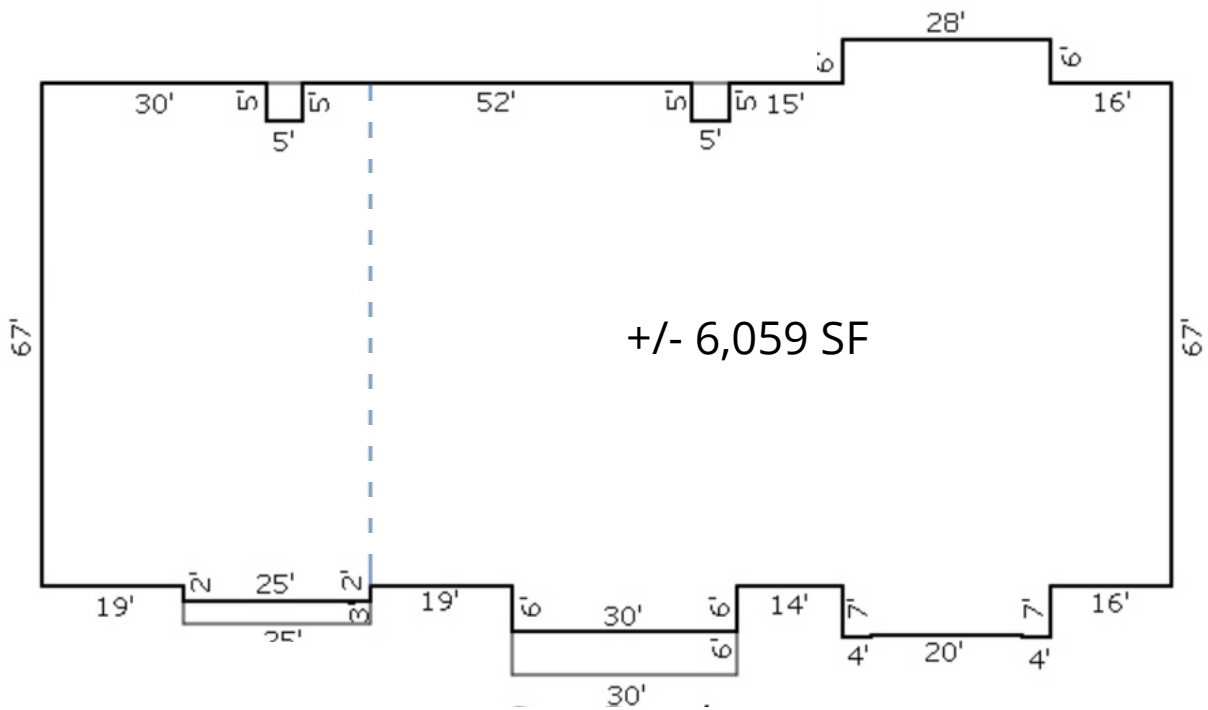
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FLOOR PLAN

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LOCATION OVERVIEW

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LOCATION DETAILS:

Workers, residents, and commuters are provided an extremely convenient location for their early education needs. Several elementary schools, prominent high schools & preparatory schools, are within a 3-mile radius of the property, making it a strong feeder school location. The area boasts an excellent average household income of \$73,539 + within a 1-mile radius and population counts are 218,712 within a 5-mile radius of the property.

- Located just north of 81st St & Mingo Rd on E. 79th St S. near the intersection of 81st Street
- 81st Street (17,939+ VPD / 2022) and just east of Mingo Road (15,312+ VPD / 2021)
- Excellent location in a highly populated area
- Close access to / from Hwy 169

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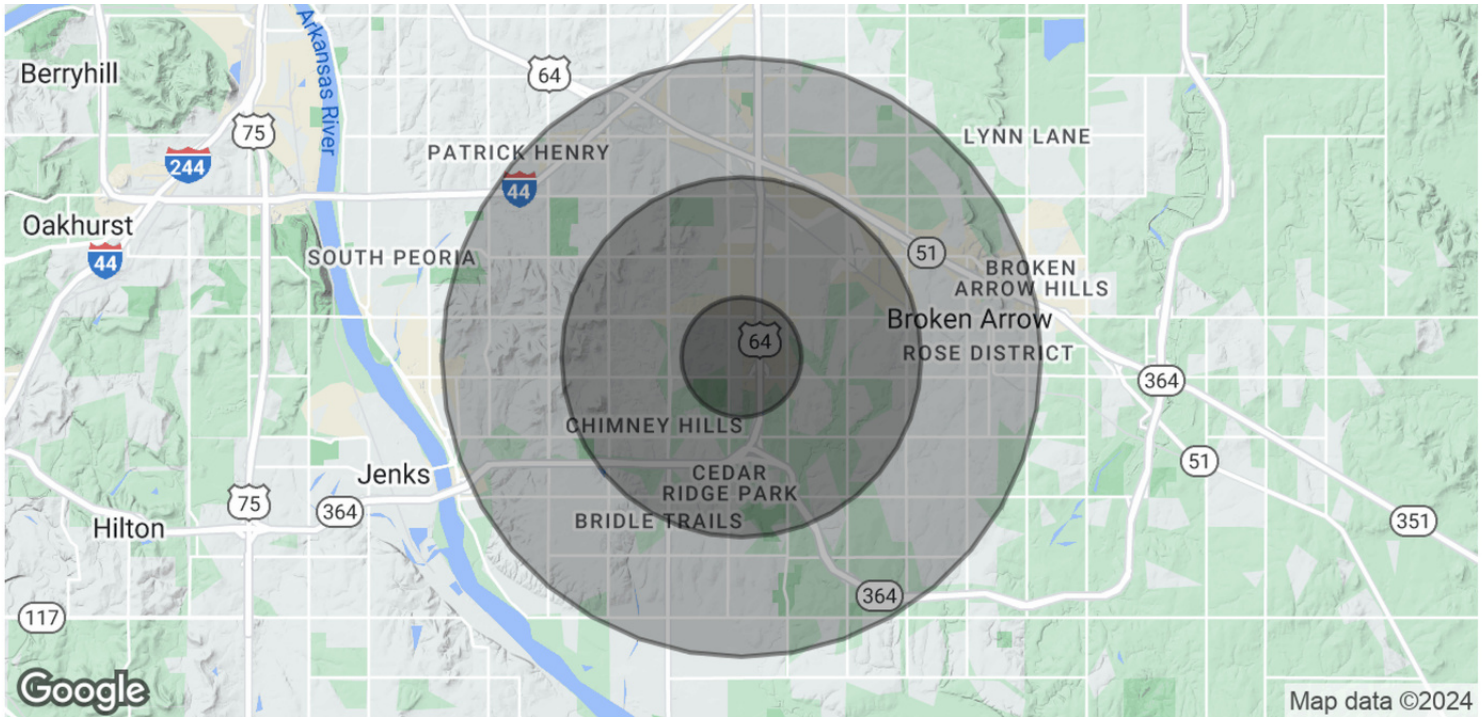
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COMMUNITY OVERVIEW

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,297	84,223	218,712
Average Age	34.3	40.0	38.2
Average Age (Male)	34.5	37.7	36.4
Average Age (Female)	33.8	42.2	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,459	37,270	93,774
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$73,539	\$97,829	\$88,910
Average House Value	\$141,507	\$190,321	\$190,953

* Demographic data derived from 2020 ACS - US Census

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