

**FOR
SALE**

TURNKEY MEDICAL OFFICE FACILITY/CHILDCARE
6455 E. 106th Street North - Sperry, OK

**BAUER
& ASSOCIATES
REALTORS®**



PROPERTY HIGHLIGHTS

- **BUILDING TOTAL:** +/- 10,001 SF*
(Main Building: ±8,649 SF | Storm Shelter: ±1,352 SF)
*Source: Tulsa County Assessor
- New Construction | Purpose-Built for Childcare
- Adaptable Layout – Ideal for childcare, pediatric medical, therapy, or office use
- Turnkey Opportunity – Includes premium FF&E (Community Playthings & Lakeshore)
- Full-Service Commercial Kitchen – Supports childcare or staff operations
- Multiple Classrooms / Private Rooms – Easily convertible to exam or therapy rooms
- Modern Security & Controlled Access System Installed
- Dedicated On-Site Storm Shelter – Enhanced safety for occupants
- Efficient Layout for Supervision or Patient Flow
- Located Near Expanding Residential Development
- Strong Demand Drivers – Growing need for childcare and local healthcare services
- Reduced Startup Time & Cost – Move-in ready for immediate operation



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	1,186	20,800	104,000
TOTAL HOUSEHOLDS	801	10,100	38,700
TOTAL POPULATION	2,319	27,600	104,000
AVERAGE HH SIZE	2.89	2.72	2.65
AVERAGE HH INCOME	\$142,295	\$116,276	\$89,497

DEMOGRAPHICS - SOURCE: ESRI 2026

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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

Cell: 918-724-5140

scooper@bauertulsa.com

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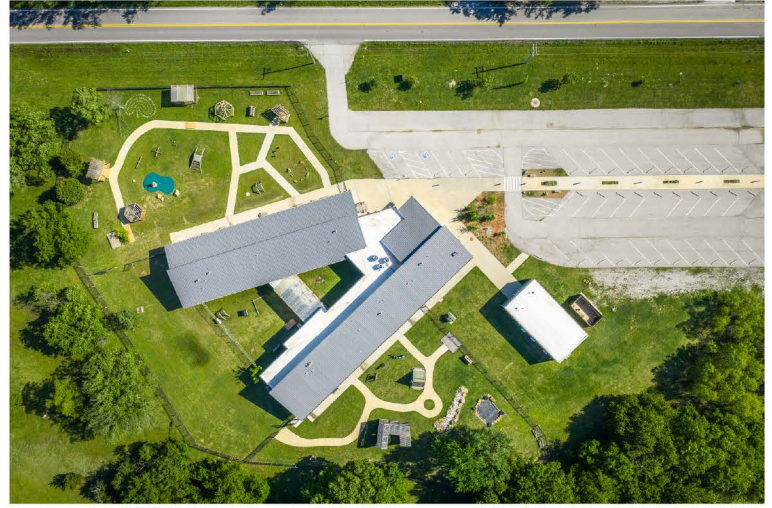
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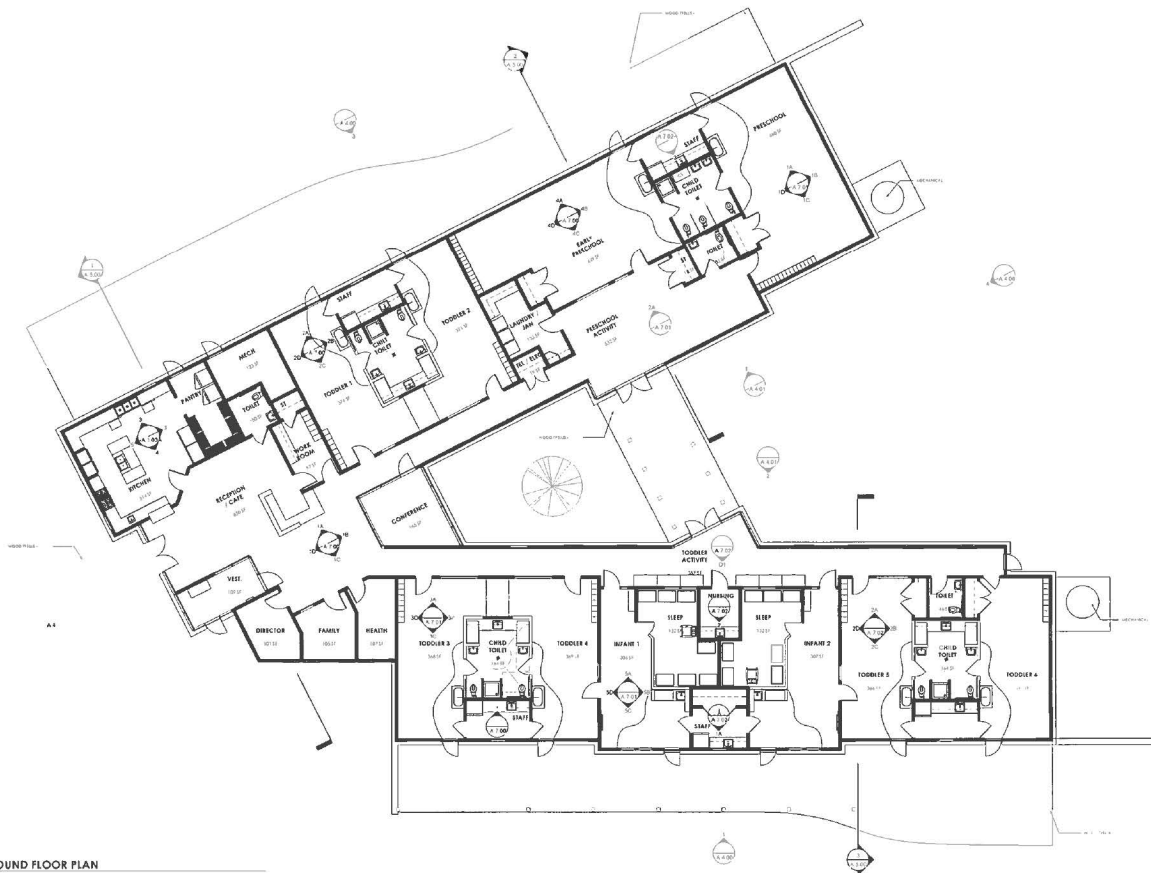
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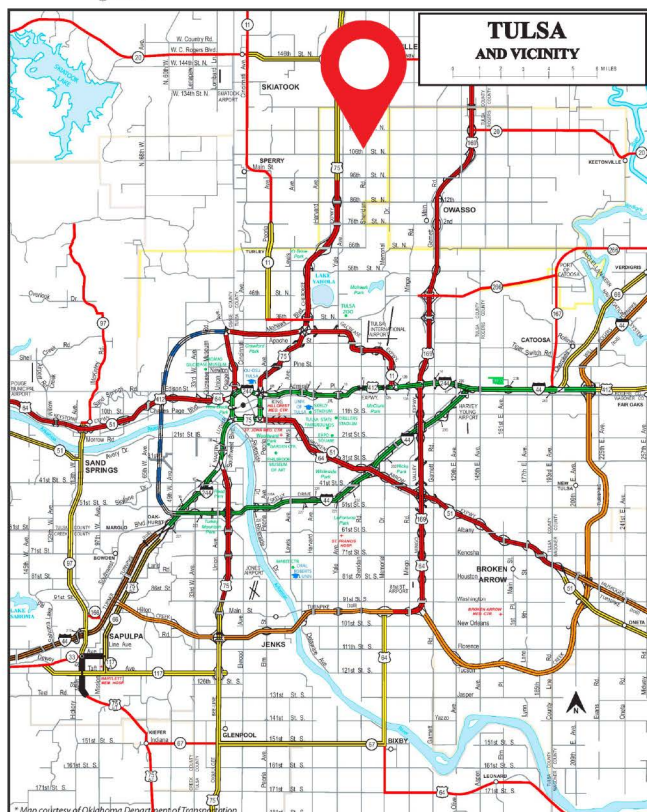
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1 GROUND FLOOR PLAN



CROSSROADS

N. Sheridan Rd.

&

E. 106th St. N.



NEARBY

OWASSO SPORTS PARK NORTH/SOUTH

BAILEY MEDICAL CENTER

QUIKTRIP

WALMART

COSTCO

SAM'S CLUB

SPERRY SCHOOLS

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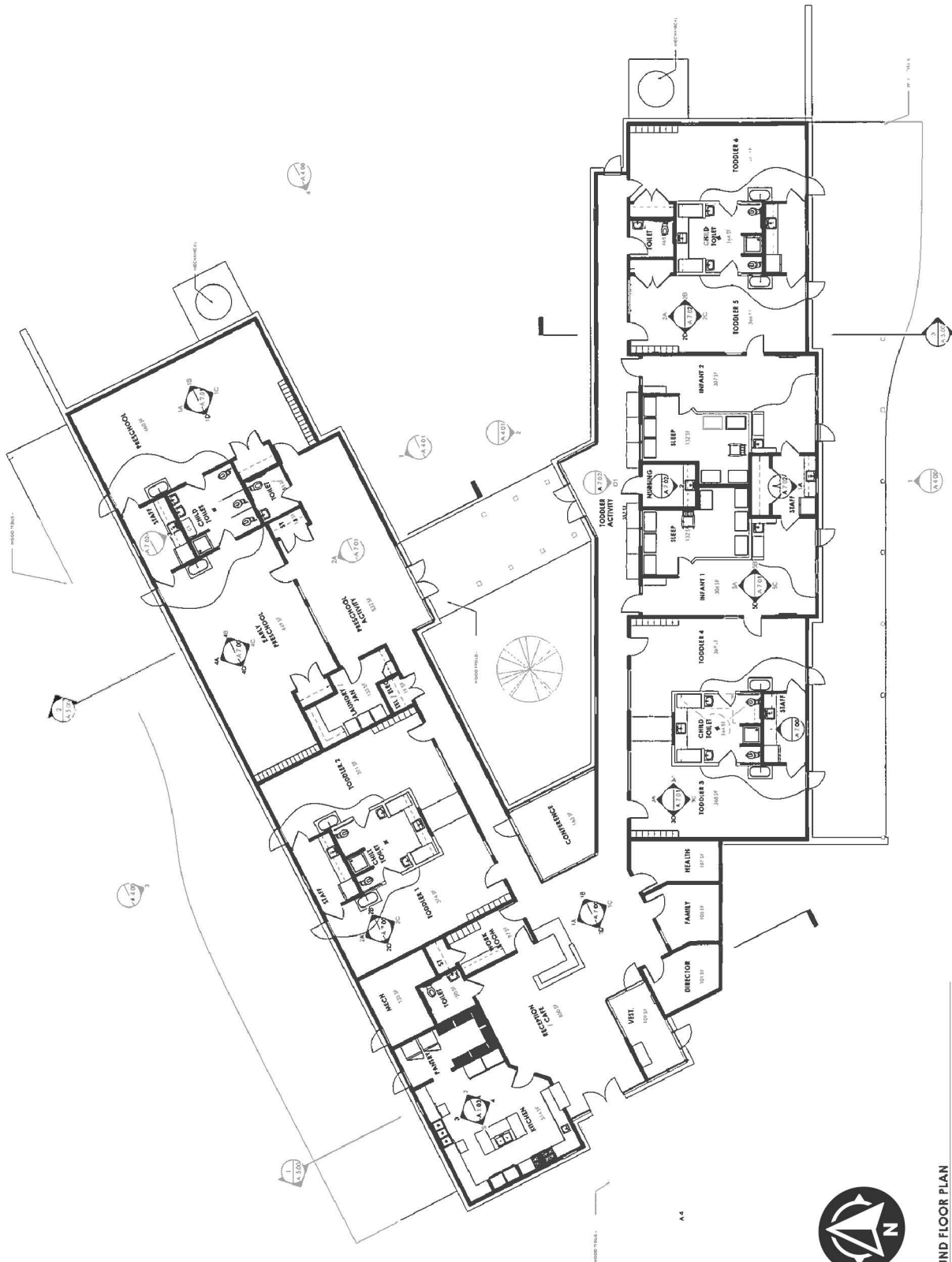
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