

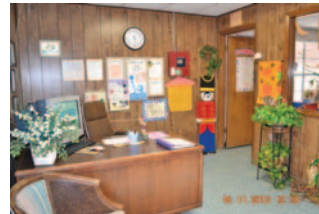


**4601 N. MacArthur Boulevard**

Warr Acres, Oklahoma 73122

## PROPERTY HIGHLIGHTS

- Operating Child Care Center
- Licensed for 63 Children
- Two Star Facility
- Takes DHS Enrollment
- Current Owner Operating for 31 Years
- Equipment & Bus Included
- 10 Free Surface Parking Spaces
- Built in 1950 & Remodeled in 1983



TOTAL SF	2,968 SF MOL
ZONING	C-3
LAND IN ACRES	0.42 MOL
GENERAL USE	Child Care Center

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## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
13,850	100,410	200,580

### Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$38,853	\$39,996	\$44,311

### Total Households

1 Mile:	3 Mile:	5 Mile:
5,466	42,177	85,070

## LOCATION HIGHLIGHTS

- Frontage: 146' on N. MacArthur
- Great Visibility
- 2 Entrances off N.W. 45th Street
- 1 Entrance off North MacArthur
- Heavily Traveled 4 Lane Street
- New Developing Retail Area
- Located on a Hard Corner

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