



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

317.902.8622



3542 W US HIGHWAY 40, GREENFIELD, IN 46140



OFFICE, 2 BARNES  
& STORAGE LAND  
FOR SALE

\$789,000



Welcome to a truly rare opportunity in the rapidly growing corridor of Greenfield, Indiana—where prime location, flexible use, and endless potential converge on 2.83 expansive acres along the historic US Highway 40.

This standout property features a substantial commercial office building that offers a commanding presence and ideal functionality for a variety of business needs. Above, a spacious and thoughtfully designed living space allows for a convenient live/work setup or can be used as a rental unit to generate additional income. It's a property that works as hard as you do—whether you're running a business, managing tenants, or envisioning a dynamic mixed-use investment.

The appeal doesn't stop there. Two large, well-maintained barns add immense value with their versatile utility—perfect for storage, workshops, or creative redevelopment. These structures, combined with the expansive land, offer nearly unlimited possibilities. Whether you're a business owner in need of space, a hobbyist with big plans, or an investor looking to develop, this property delivers on all fronts.

With nearly three acres at your disposal, the potential for expansion is wide open. Consider adding additional structures, using the land for outdoor storage, or simply enjoying the elbow room rarely found so close to town. The visibility and accessibility provided by the property's prime frontage on US Highway 40 only add to its investment appeal.

Just minutes from Greenfield's revitalized downtown and an easy drive to Indianapolis, this location combines the charm of small-town living with the strategic access and opportunity of a high-traffic commercial corridor. As Greenfield continues its upward growth trajectory—attracting both new residents and businesses—this property becomes even more valuable.

This is a one-of-a-kind opportunity to own a property that offers space, function, and flexibility, all in a location poised for continued appreciation. An active business is currently operating on-site; tours are available by appointment only for qualified, serious buyers.

# Property Summary

## 3542 W US HIGHWAY 40, GREENFIELD, IN 46140

Offering Price	\$789,000
Property Type	Commercial
Building Size	2,854 SF
Lot Size	123,275 SF (2.83 Acre)
Stories	2
Structural Framing	Steel, Wood
Year Built	1942
Parcel No.	30-10-04-100-010.000-012
Zoning	C-1

## TAXES

Tax Year	Total Taxes
2024	\$5,079.16
2023	\$5,313.64
2022	\$4,947.86
2021	\$5,530.10
2020	\$5,235.56

## PERMITTED C-1 USES

1. Any office use or complex
2. Public and semi-public uses such as libraries, museums, etc.
3. Educational
4. Professional service establishment
5. Shopping or durable goods establishment
6. Indoor commercial amusement, recreation and entertainment
7. Automobile sales, new or used, service and repair.
8. Post office
9. Telephone exchange, gas mixing station, minor electrical substation.



# Neighborhood Map



# Exterior Photos



# Lobby & Office



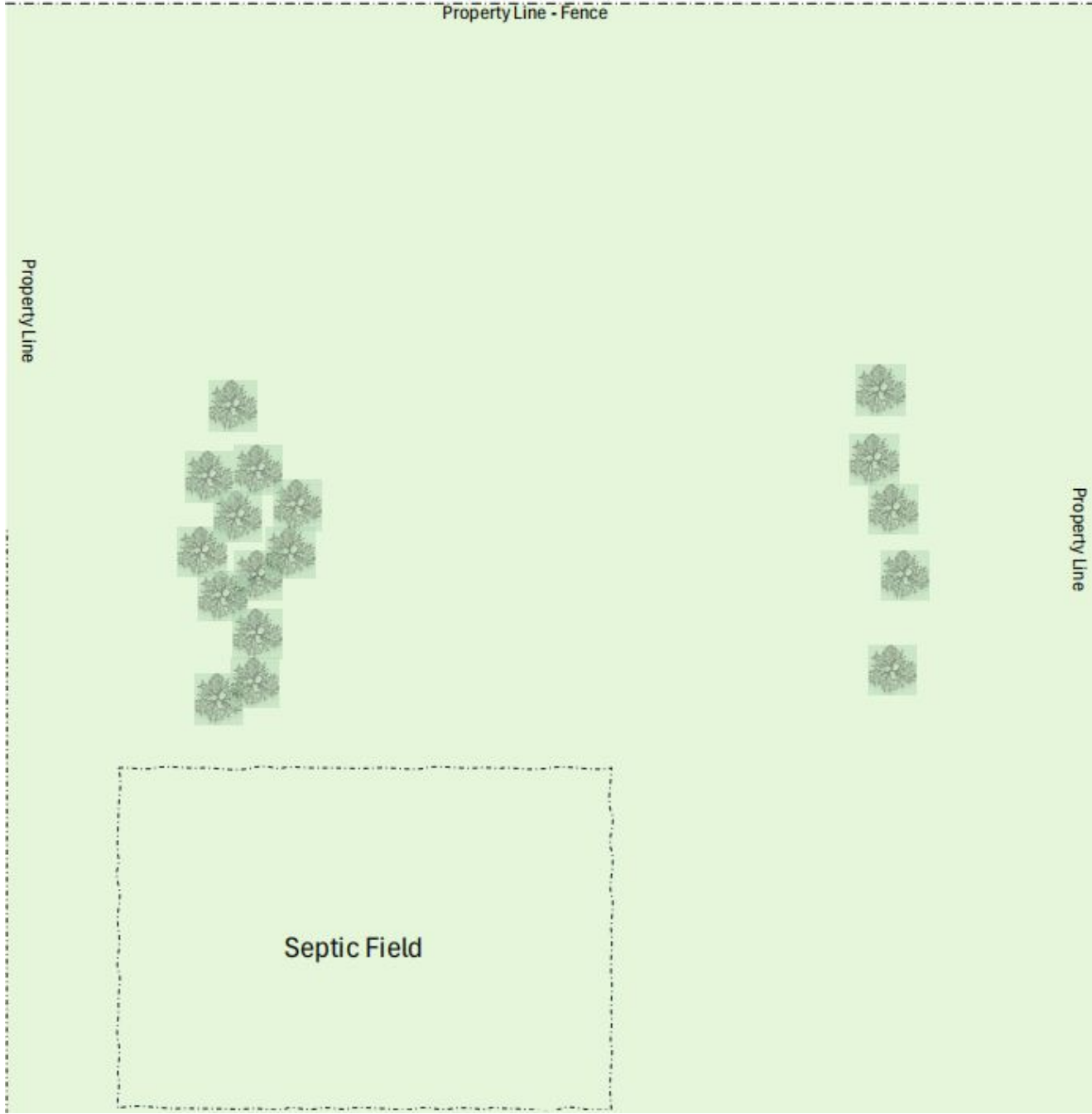
# Conference Room & Breakroom



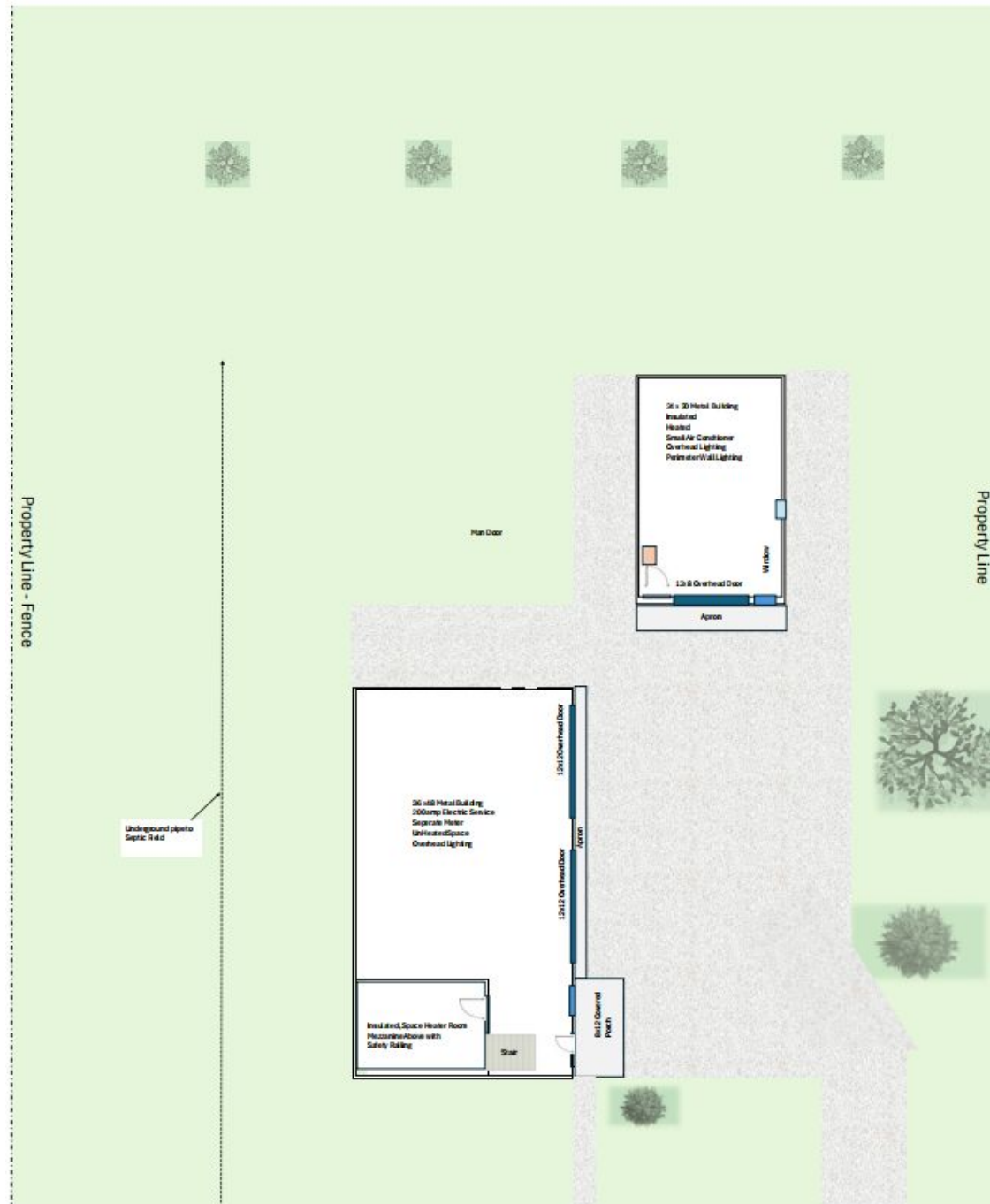
# Apartment



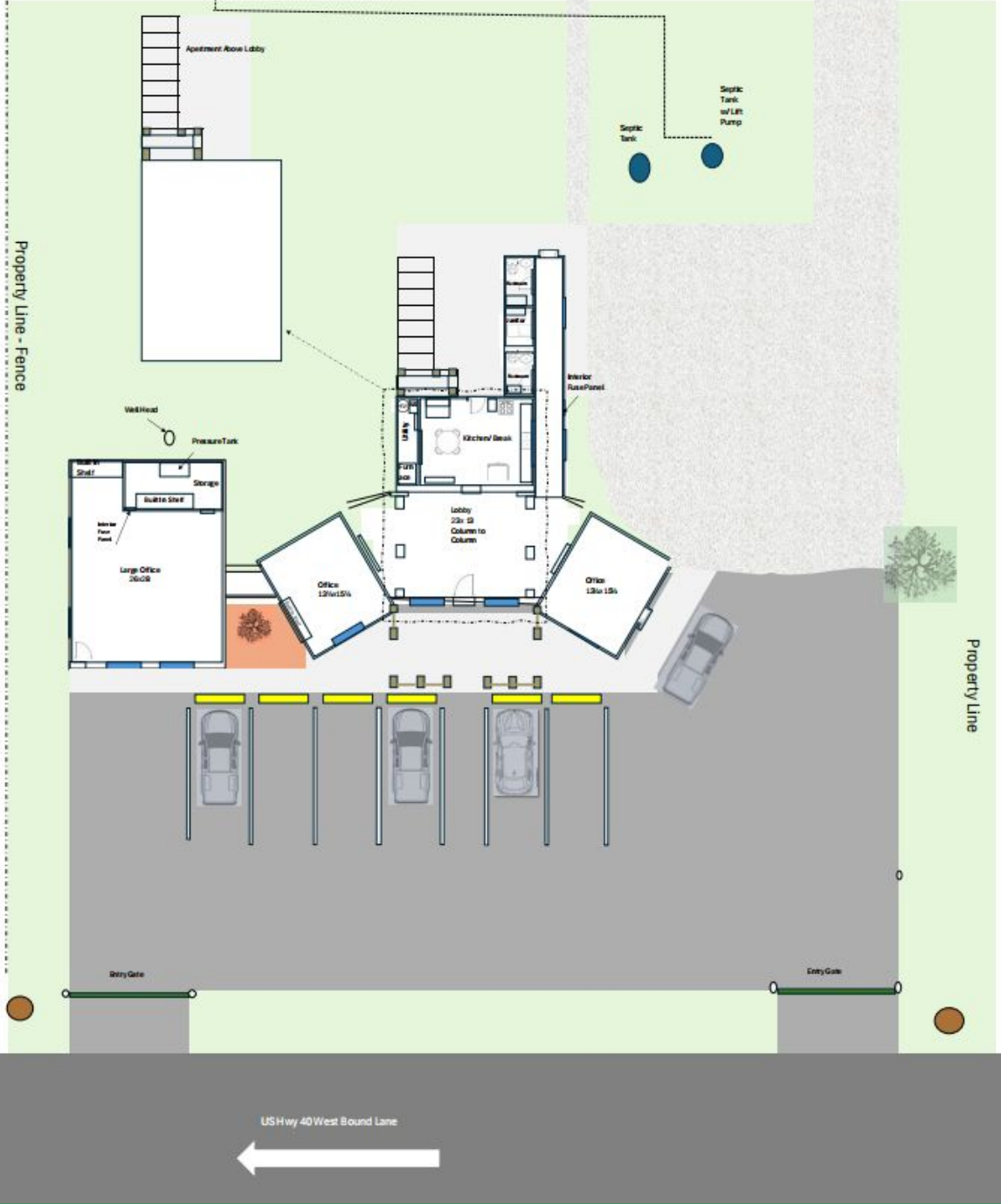
# Septic Field



# 2 Barns



# Property Layout



DEMOGRAPHIC SUMMARY

3542 W US Highway 40, Greenfield, Indiana, 46140  
Rings: 1, 3, 5 mile radii

KEY FACTS

37,564

Population

42.2

Median Age



14,842

Households

\$73,093

Median Disposable Income

EDUCATION

6.0%

No High School Diploma



29.5%

High School Graduate



30.5%

Some College/Associate's Degree



34.0%

Bachelor's/Grad/Prof Degree

INCOME



\$91,938

Median Household Income



\$45,750

Per Capita Income



\$382,886

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$2,402

Apparel & Services



\$265

Computers & Hardware



\$3,960

Eating Out



\$7,246

Groceries



\$8,228

Health Care

BUSINESS



744

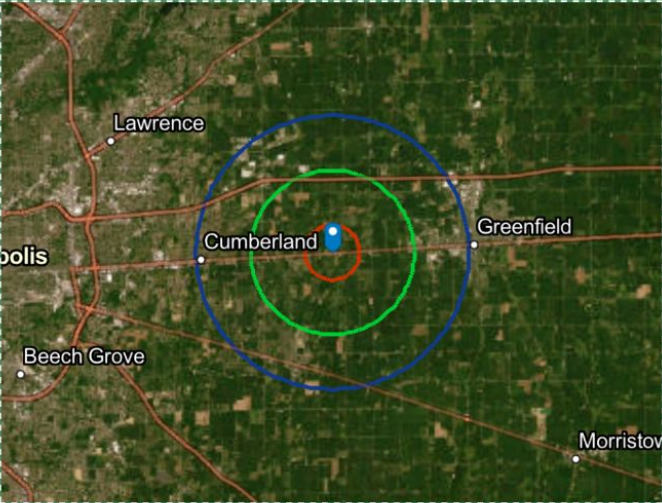
Total Businesses



8,801

Total Employees

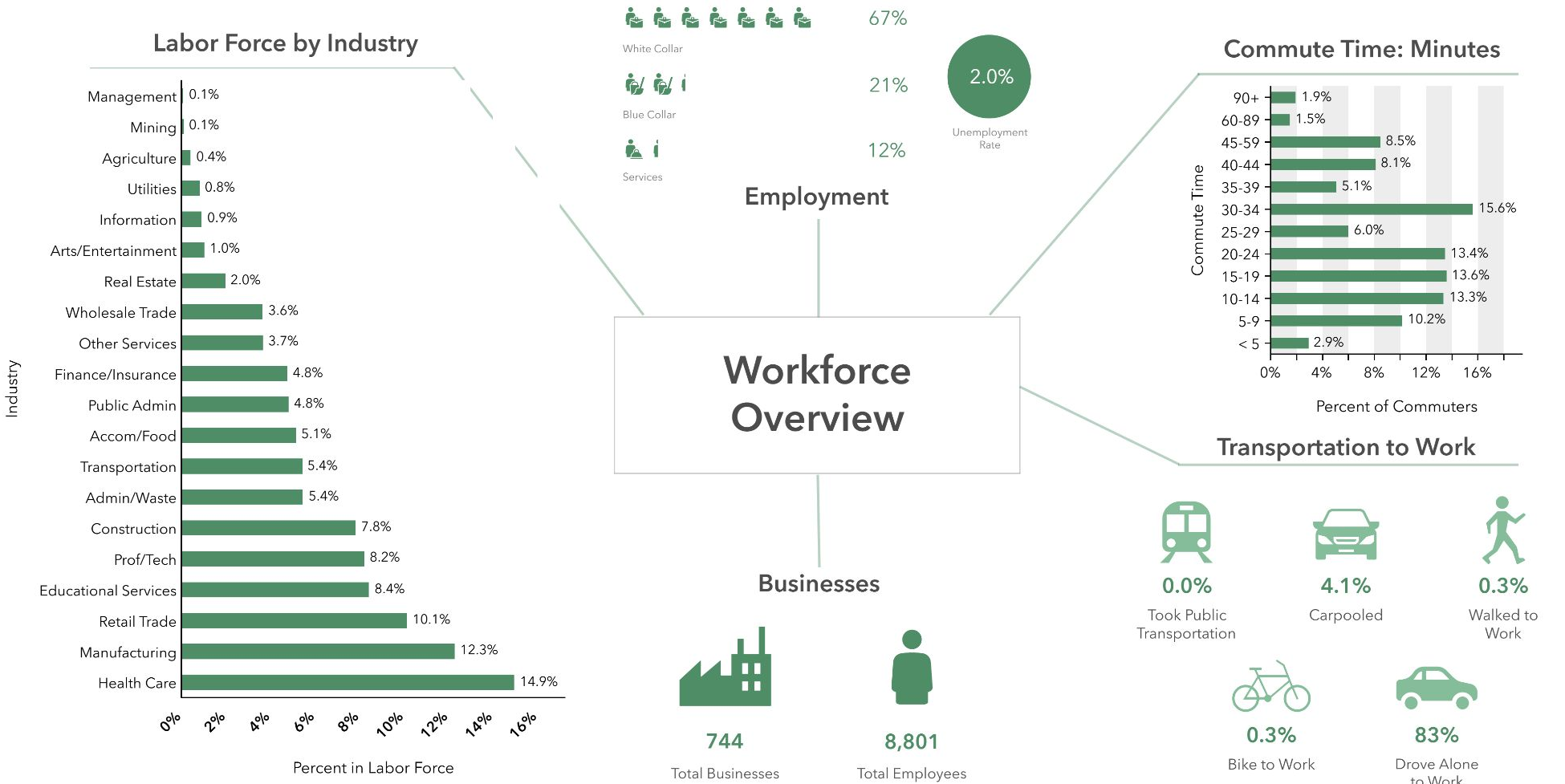
Variables	1 mile	3 miles	5 miles
2023 Total Population	2,476	8,794	37,564
2023 Household Population	2,473	8,753	37,291
2023 Family Population	2,134	7,591	31,554
2028 Total Population	2,620	9,309	39,516
2028 Household Population	2,617	9,268	39,243
2028 Family Population	2,252	8,010	33,109



# Economic Development Profile

3542 W US Highway 40, Greenfield, Indiana, 46140

Ring of 5 miles



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

# COMMUTE PROFILE

3542 W US Highway 40, Greenfield, Indiana, 46140  
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## TRANSPORTATION TO WORK



0.0%

Took Public Transportation



4.1%

Carpooled



0.3%

Walked to Work



0.3%

Bike to Work

## WORKERS



18,202

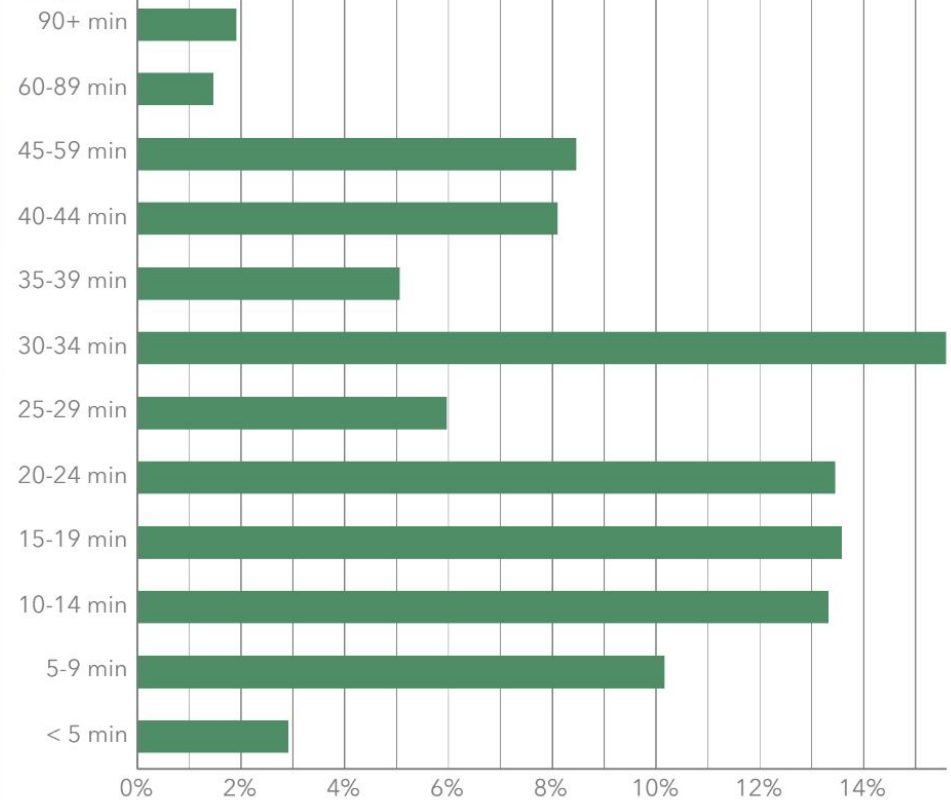
ACS Workers Age 16+



82.7%

Drove Alone to Work

## TRAVEL TIME TO WORK



Percent of Workers

3542 W US HWY 40 | 14

# OFFICE MARKET PROFILE

3542 W US Highway 40, Greenfield, Indiana,  
46140  
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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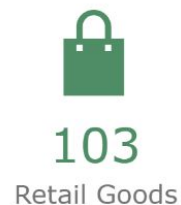
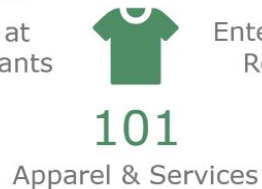
## PROJECTED ANNUAL GROWTH RATE



## INTERNET ACCESS (INDEX)



## LIFESTYLE SPENDING (INDEX)



## Tapestry segments



4C

### Middleburg

3,817 households

25.7%  
of Households



6A

### Green Acres

3,273 households

22.1%  
of Households



5E

### Midlife Constants

1,424 households

9.6%  
of Households



6434 N COLLEGE AVE | 17

# AREA OVERVIEW

## GREENFIELD, IN

Greenfield is a charming city located in Hancock County, just east of Indianapolis. Known for its small-town feel with easy access to big-city amenities, Greenfield is a great place to live, work, and visit.

### ECONOMY

Greenfield has a strong and diverse economy, driven by manufacturing, healthcare, and logistics. Major employers include Elanco Animal Health, which specializes in animal pharmaceuticals, and Keihin North America, a leading manufacturer in the automotive industry. The city's proximity to Indianapolis makes it attractive for commuters and businesses looking for a strategic location with lower operating costs.

### TOURISTS ATTRACTIONS

- Riley Home Museum & Park – The childhood home of poet James Whitcomb Riley, featuring historical exhibits and a scenic park.
- Hawk's Tail Golf Course – A well-maintained golf course offering a relaxing experience for locals and visitors.
- Beckenholdt Park – A peaceful nature park with walking trails, a fishing pond, and picnic areas.
- Greenfield Historic District – A walkable area with charming architecture, local shops, and restaurants.
- Pennsy Trail – A scenic trail perfect for walking, biking, and enjoying nature.



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**EXCLUSIVELY LISTED BY:**



**Annie Scott**

Realtor / Broker

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