



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

317.902.8622



190 W GREEN MEADOWS DR, GREENFIELD, IN 46140



LEASED NNN
LEASE
FOR SALE

\$649,000



Executive Summary

This premier educational facility offers investors a rare opportunity to secure a high-visibility property under a true triple-net lease. The tenant, a well-established autism school, has committed to a five-year buy-and-leaseback arrangement with three percent annual rent escalations. All expenses, including maintenance, insurance, and taxes, are borne by the tenant, providing the owner with stable, low-management income and predictable growth.

The property itself has been extensively upgraded to ensure long-term durability and minimal capital needs. Recent improvements include a new roof (2024), three new commercial HVAC systems (2024), new flooring (2024), and a new ceiling (2025). The campus is fully fenced and features a newly installed commercial-grade playground with artificial turf, and the parking lot has been recently resurfaced and patched. Together, these enhancements underscore the turnkey nature of the investment.

Greenfield, Indiana, is one of the Indianapolis metro's most attractive submarkets, combining small-town charm with strong regional connectivity. Located just 25 miles east of downtown Indianapolis, the city offers direct access to U.S. Route 40 and Interstate 70, ensuring high drive-by visibility and ease of access. The community has seen impressive growth in recent years, with population increasing by nearly three percent year over year, median household incomes rising more than seven percent, and home values climbing over thirteen percent in the past year alone. This steady upward trajectory reflects both the desirability of the area and its economic stability.

The local economy is anchored by healthcare, life sciences, and advanced manufacturing, with major employers such as Hancock Regional Hospital, Elanco, Avery Dennison, and Stanley Black & Decker providing a diverse and resilient employment base. Greenfield also boasts a strong rate of homeownership and a median household income well above the national average, further reinforcing its economic health and long-term viability as a market.

For investors, this property represents the rare combination of financial security, meaningful impact, and location-driven value. With a mission-driven tenant, a durable lease structure, and a community on the rise, 190 W Green Meadows Drive is more than just a real estate holding—it is a strategic asset designed to deliver lasting returns.

Property Summary

190 W GREEN MEADOWS DR, GREENFIELD, IN 46140

Offering Price	\$649,000
Property Type	Commercial
Building Size	5,516 SF
Lot Size	66,211 SF (1.52 Acre)
Stories	1
Structural Framing	Steel, Wood
Year Built	1994
Parcel No.	30-07-29-400-001.002-009
Zoning	RM



TAXES

Tax Year	Total Taxes
2024	\$9,286.96
2023	\$13,813.47
2022	\$8,198.52
2021	\$8,716.72
2020	\$8,932.92

LEASE TERMS

Lease Type	NNN Lease
Term	5 Year
Tenant	Autism School
Rent	\$15/PSF
Escalation	3%
Taxes Paid By	Tenant
Insurance Paid By	Tenant
Maintenance Paid By	Tenant
Year 1 Rent	\$82,740
Year 2 Rent	\$85,222.20
Year 3 Rent	\$87,778.87
Year 4 Rent	\$90,412.23
Year 5 Rent	\$93,124.60

Neighborhood Map



Exterior Photos



Interior Photos



Main Room



Waiting Room



Interior Photos



Kitchen, Bathroom & Locker



DEMOGRAPHIC SUMMARY

190 W Green Meadows Dr, Greenfield, Indiana, 46140 2

Rings: 1, 3, 5 mile radii

KEY FACTS

34,477

Population

41.4

Median Age



14,350

Households

\$65,292

Median Disposable Income

EDUCATION

6.1%

No High School Diploma



33.0%

High School Graduate



32.7%

Some College/Associate's Degree



28.2%

Bachelor's/Graduated/Prof Degree

INCOME



\$82,481

Median Household Income



\$42,372

Per Capita Income



\$243,591

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$2,121

Apparel & Services



\$196

Computers & Hardware



\$3,506

Eating Out



\$6,658

Groceries



\$7,443

Health Care

BUSINESS



1,041

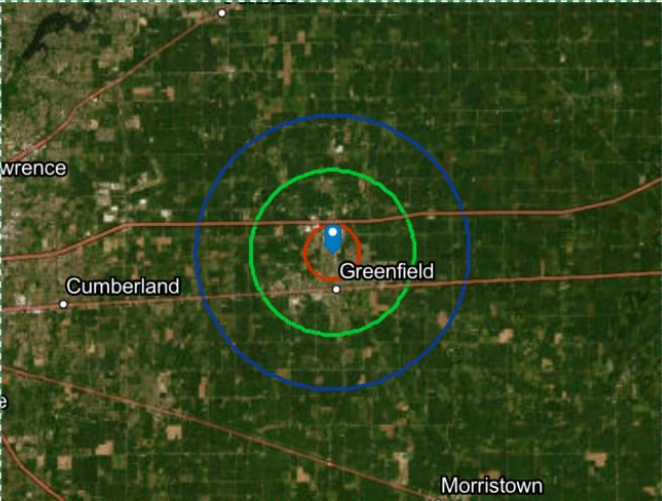
Total Businesses



13,997

Total Employees

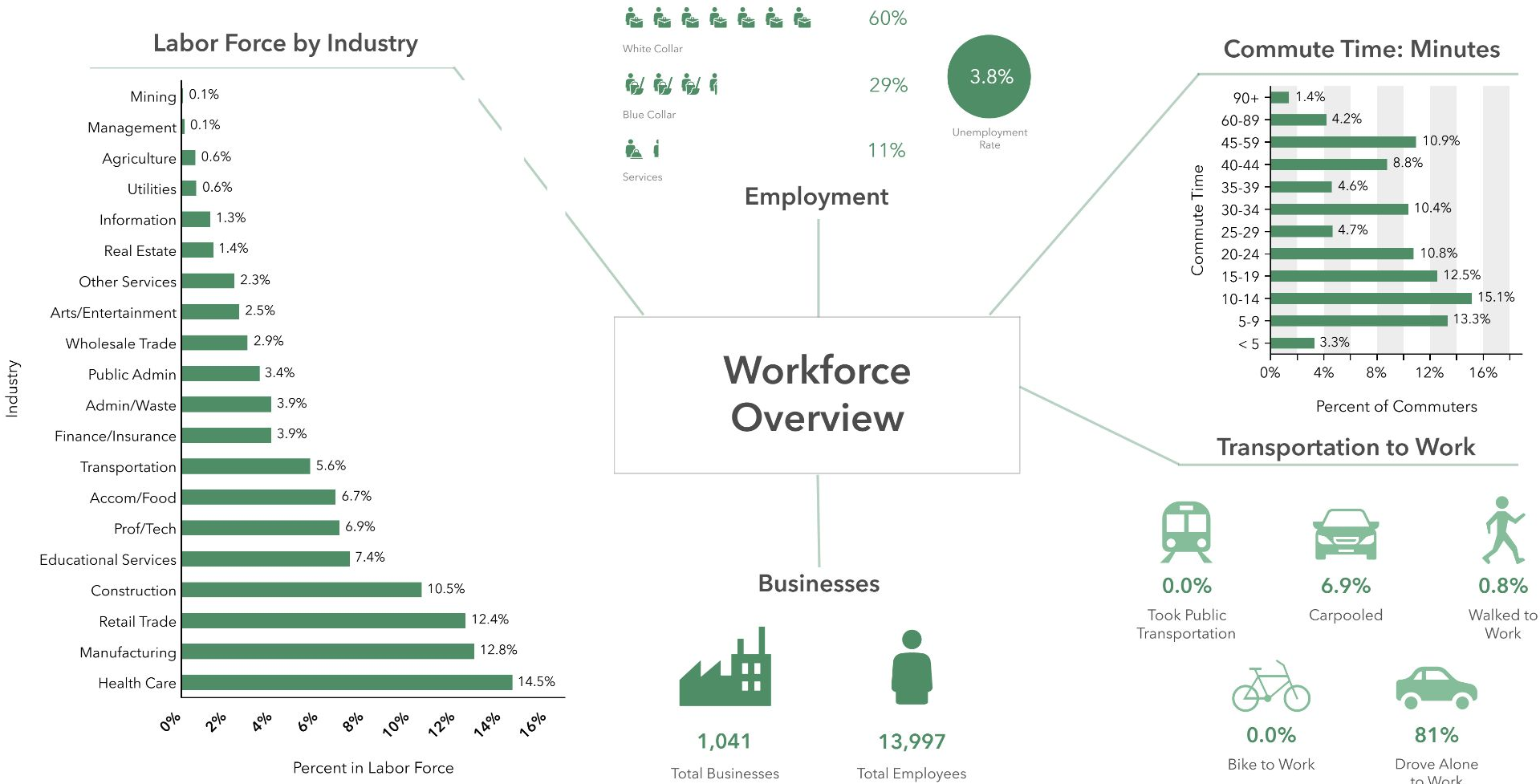
Variables	1 mile	3 miles	5 miles
2023 Total Population	6,227	28,235	34,477
2023 Household Population	5,957	27,603	33,832
2023 Family Population	4,573	21,987	27,280
2028 Total Population	6,152	29,366	35,594
2028 Household Population	5,882	28,734	34,949
2028 Family Population	4,484	22,697	27,946



Economic Development Profile

190 W Green Meadows Dr, Greenfield, Indiana, 46140 2

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

COMMUTE PROFILE

190 W Green Meadows Dr, 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



6.9%

Carpooled



0.8%

Walked to Work



0.0%

Bike to Work

WORKERS



16,952

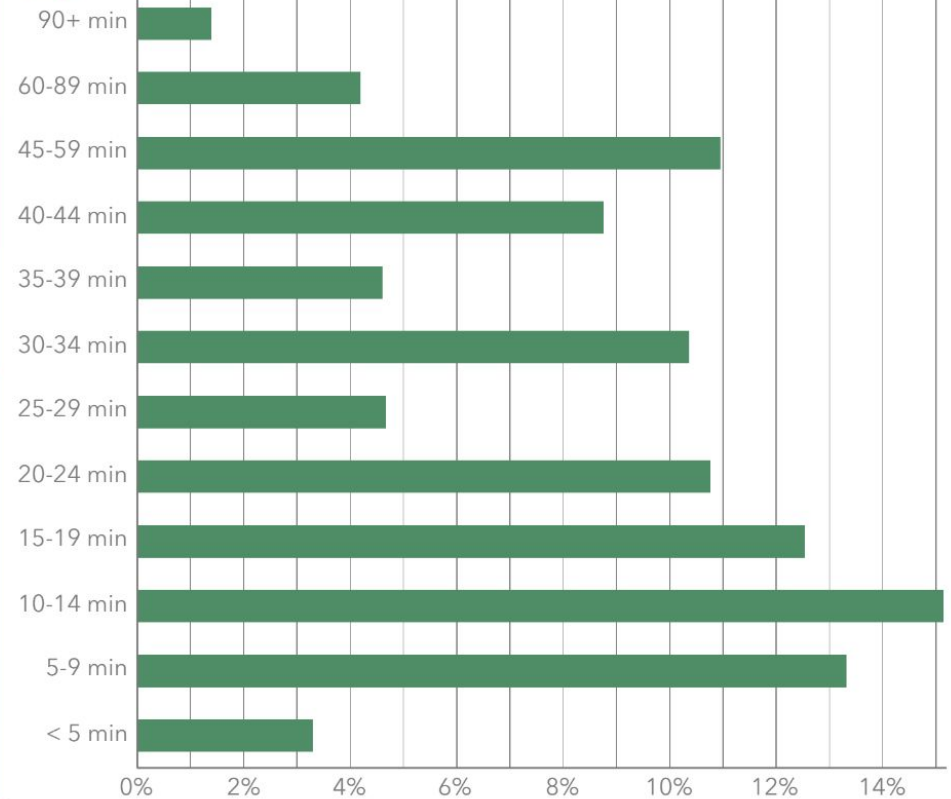
ACS Workers Age 16+



80.8%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

OFFICE MARKET PROFILE

190 W Green Meadows Dr, 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



0.64%
Population



0.36%
Generation Z



-0.13%
Generation X



0.89%
Millennial

INTERNET ACCESS (INDEX)



101

Access to Internet at home



101

Internet at home via high
speed connection

LIFESTYLE SPENDING (INDEX)



85

Meals at
Restaurants



92

Entertainment/
Recreation



91

Retail Goods



87

Apparel & Services



90

Home Services

Tapestry segments

6434 N COLLEGE AVE | 17

No segments found

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.



190 WEST GREEN MEADOWS DR.

GREENFIELD, IN 46140

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

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