

Land Ready for Development

WOODLAND GREEN OFFICE PARK
400 W. GREEN MEADOWS DR.
GREENFIELD, IN 46140

1.2 Acres of land offers a great opportunity for office or flex development within a professional setting.

NACressy
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CS Fitzgerald LLC



**List Price:**

Contact Brokers
Seller Financing Available

**Land:**

1.20 AC

**Land Uses:**

Ideal for expansion or a new build
tailored to a variety of commercial uses.

**Zoning:**

Commercial

**Location:**

Close proximity to Hancock Regional
Health. Located in one of the fastest
growing communities in Indiana.

Property Overview

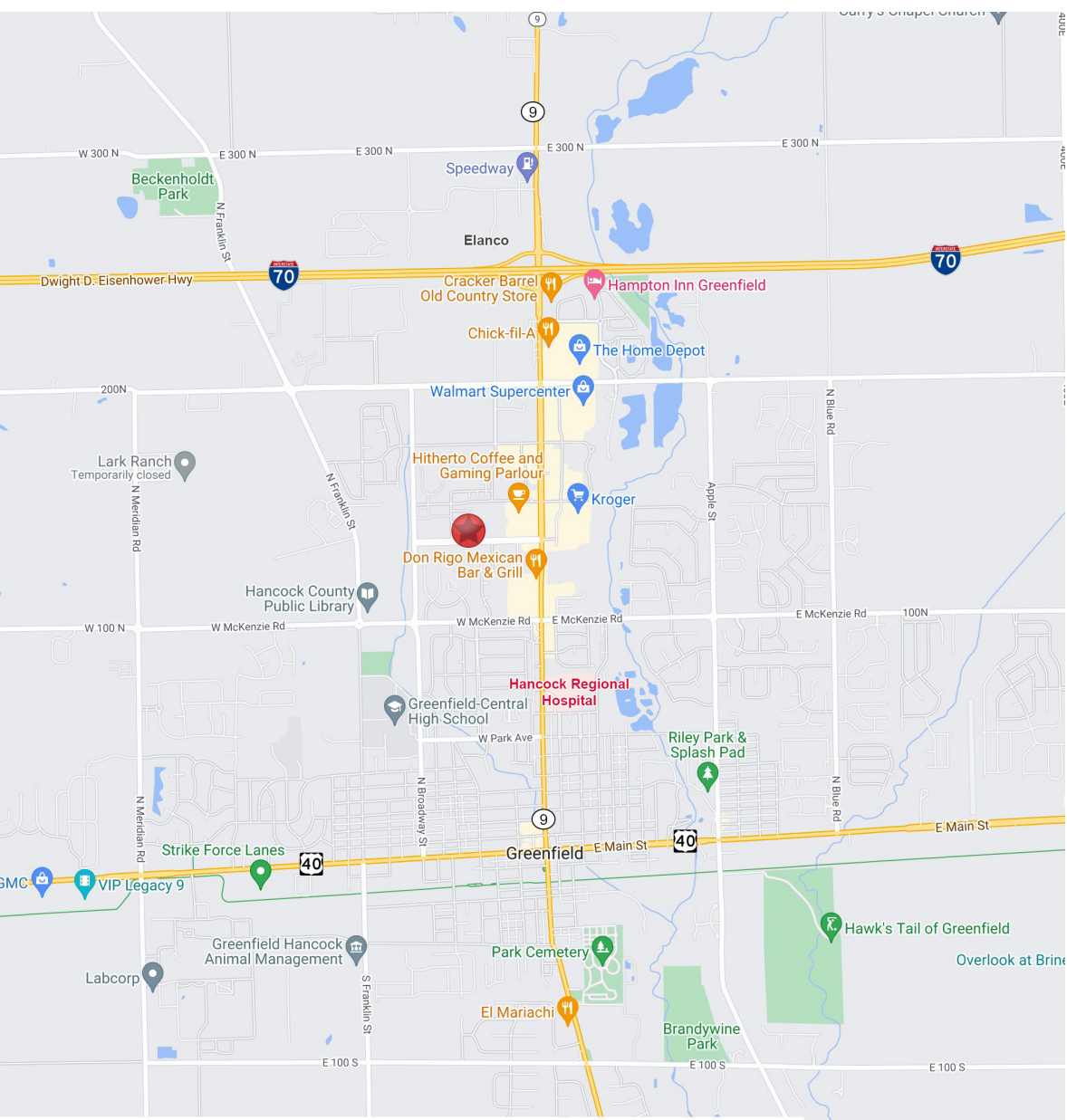
Positioned within the well-established Woodland Green Office Park, the 1.2 acres of land located just west of 400 W. Green Meadows Drive in Greenfield presents an excellent opportunity for office or flex development. This site benefits from a professional, business-oriented setting with nearby medical and office users, making it ideal for expansion or a new build tailored to a variety of commercial uses.

Convenient access to Interstate 70 allows for easy connectivity to Indianapolis and surrounding communities, while the immediate area offers a mix of retail, dining, and service amenities. With strong visibility, a desirable park-like environment, and proximity to major transportation routes, this parcel provides both strategic location advantages and long-term investment potential.

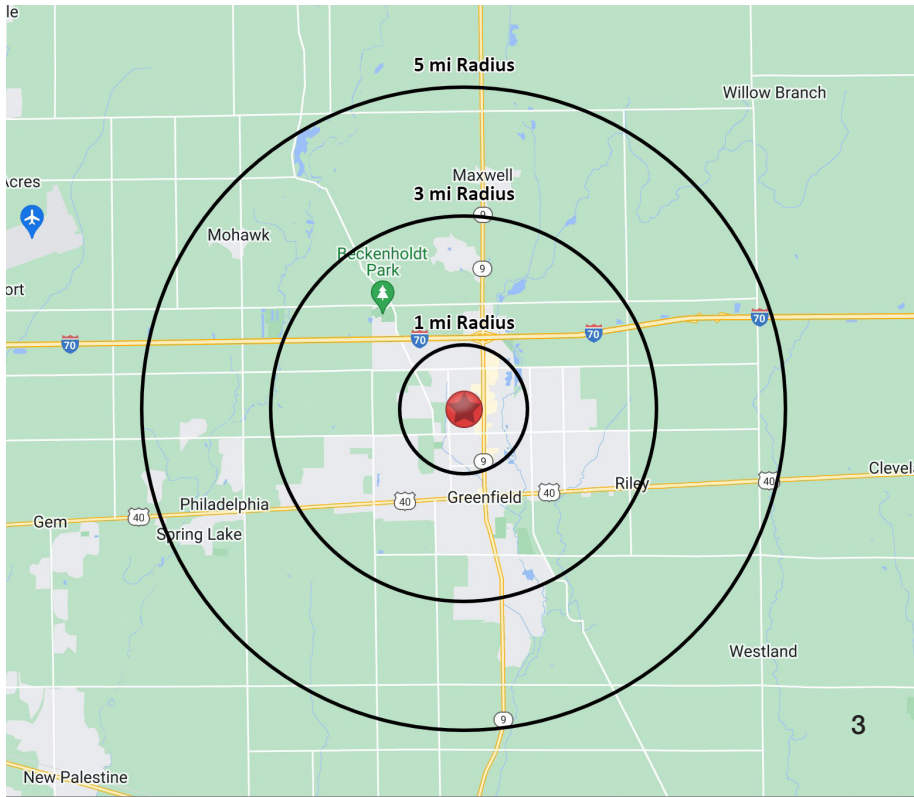
[VIEW LISTING ONLINE](#)

Location Overview

The property is located along E. Main Street (U.S. Highway 421), the primary east-west commercial corridor through Attica. The site is positioned near the intersection of E. Main Street and S. Perry Street, with convenient access to U.S. Highway 41, located approximately one mile to the west. The property benefits from frontage along E. Main Street, good visibility, and convenient access from the surrounding Attica community. E. Main Street provides direct access to the property, with on-site parking available for patients and staff. The property benefits from excellent visibility and convenient access, with nearby retailers and service businesses contributing to the surrounding commercial environment.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,252	29,092	35,583
HOUSEHOLDS	2,303	12,042	14,648
AVERAGE HOUSEHOLD INCOME	\$110,356	\$108,265	\$112,345
MEDIAN HOME VALUE	\$231,498	\$227,106	\$238,972



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