

# Dental Building

1798 Melody Lane, Greenfield, IN.

## FOR SALE

This 7,800 SF multi-tenant office/retail building presents a prime, income-generating opportunity in Greenfield, IN. Situated near Hancock Regional Hospital just off I-70, it boasts a diverse tenant mix including healthcare, financial, and service-based businesses, ensuring stable and varied income streams. Positioned in a high-traffic corridor with excellent visibility, ample parking, and close proximity to major retailers and residential expansion areas, it appeals to clientele from Greenfield, McCordsville, New Palestine, and east Indianapolis. Ideal for investors seeking a property with a turnkey dental facility.



Sale Price:

\$1,500,000

Available SF:

7,800 SF

Parking Space:

25

Year Built:

2006

Space Type:

Dental Space

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REAL ESTATE &  
PRACTICE ADVISORY

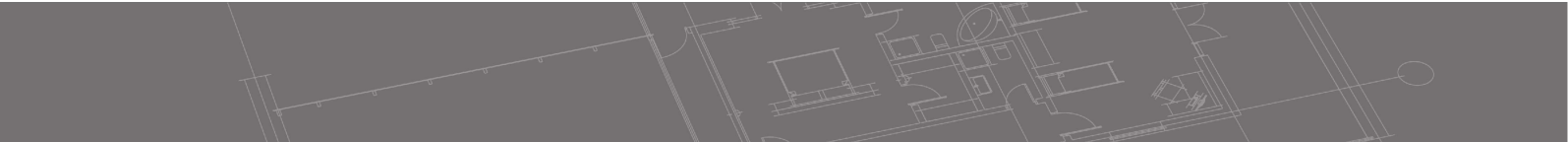


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## Greenfield, IN



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1780	Edward Jones	1,750 SF	22.44%	\$16.46	\$28,805	11/9/2021	11/9/2026
1786	Salon	1,550 SF	19.87%	\$15.00	\$23,250	08/01/2018	10/31/2025
1790	Beltone	1,200 SF	15.38%	\$12.75	\$15,300	6/1/2018	6/1/2026
1798	Silvertree Dental	3,300 SF	42.31%	\$22.00	\$72,600	-	-
TOTALS		7,800 SF	100%	\$66.21	\$139,955		
AVERAGES		1,950 SF	25%	\$16.55	\$34,989		





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## DEMOGRAPHICS MAP AND REPORT

### Population

0.3 MILES

85

TOTAL POPULATION

858  
0.5 MILES

5,812  
1 MILE

47

AVERAGE AGE

43  
0.5 MILES

43  
1 MILE

### Households and Income

0.3 MILES

36

TOTAL HOUSEHOLDS

365  
0.5 MILES

2,447  
1 MILE

2.4

# OF PERSONS PER HH

2.4  
0.5 MILES

2.4  
1 MILE

0.3 Miles

46

AVERAGE AGE (MALE)

41  
0.5 MILES

41  
1 MILE

48

AVERAGE AGE (FEMALE)

45  
0.5 MILES

45  
1 MILE

0.3 Miles

\$86,523

AVERAGE HH INCOME

\$79,284  
0.5 MILES

\$82,823  
1 MILE

\$261,016

AVERAGE HOUSE VALUE

\$209,672  
0.5 MILES

\$214,177  
1 MILE

\* Demographic data derived from 2020 ACS - US Census

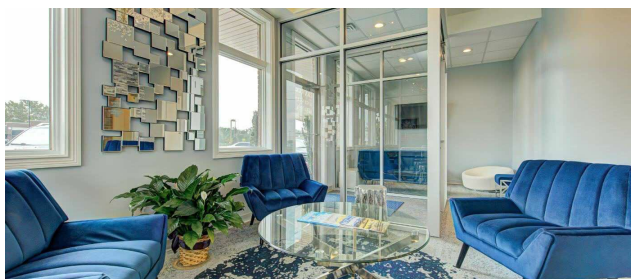




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## ADDITIONAL PHOTOS





# Dental Building

## Greenfield, IN

# RETAILER MAP

