

LEASE RETAIL/OFFICE

450 S. MAIN STREET GREENSBURG, PA 15601



CONCEPTUAL RENDERING
For Illustrative Purposes Only



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OFFERING SUMMARY

Prime retail and office space is now available for lease at 450 S. Main Street in downtown Greensburg, PA 15601! This high-visibility property offers flexible retail suites ranging from 3,300 to 5,000 SF, ideal for boutique retail, specialty shops, fitness/wellness studios, or service-oriented businesses.

A wide range of professional office spaces is also available in various sizes to accommodate medical, legal, administrative, or creative tenants. The property benefits from excellent street frontage on South Main Street, strong pedestrian and vehicular traffic, abundant associated parking, and easy access throughout Westmoreland County.

BUILDING DESCRIPTIONS

450 S. Main Street is a well-maintained mixed-use commercial building featuring modern retail and office finishes. The property is anchored by established tenants including Power Home Remodeling, Dollar General, and Charter Oak Church. Proposed exterior renovations provide bright, open layouts with premium finishes and abundant natural light from large storefront windows, and ADA-compliant design elements. The building offers flexible floor plans suitable for both retail and professional office users in the heart of downtown Greensburg.

COMMUNITY HIGHLIGHTS

Situated in the heart of Westmoreland County, Greensburg is a vibrant county seat with strong regional draw. Home to professionals, Seton Hill University and University of Pittsburgh (UPG) students, healthcare workers, and local residents, downtown Greensburg offers active revitalization, walkability, and steady foot traffic.

- **LEASE PRICE:** *Retail: \$17 psf + NNN*
Office: \$15 psf + utilities



Existing Condition



Potential Renovation

116 GENERAL PARKING SPACES
86 LEASED PARKING SPACES
30 SIDE PARKING SPACES
232 TOTAL PARKING SPACES



86 PARKING SPACES

116 PARKING SPACES

30 PARKING SPACES

Charter Oak Church

Dollar General

Power Home Resources

3,300 +/- SF AVAILABLE

5,500 +/- AVAILABLE

EUCLID AVENUE

SOUTH MAIN STREET

SOUTH MAIN STREET

EXISTING EDGE OF PAVEMENT