



Build-to-Suit Restaurant / Retail / Office Space Available in Plaza Midwood

Flexible Leasing Opportunity: ± 2,900 SF Per Floor or Full Building Lease

For leasing inquiries contact Andrew Altman at andrew@shadow-ridge-capital.com or 980-263-7667

Constructed as a church in 1945 and acquired by the Veterans of Foreign Wars in 1970, 1917 Central Avenue operated as a VFW center and community institution in Plaza Midwood for over 55 years. Built of solid masonry, the structure carries both history and durability. Shadow Ridge Capital has acquired the property, taken the interior down to shell condition, and will renovate to suit. The property can accommodate either a single full-building tenant or two tenants, each on separately accessible floors. The building is now available for tours and interested parties should contact Andrew Altman directly to arrange access.

PROPERTY SPECIFICATIONS

TOTAL SIZE
±5,800 SF

AVAILABLE CONFIGURATIONS
One- or two-tenant buildouts available

FLOOR PLATES
Two ±2,900 SF levels with separate access

LOT SIZE
0.405 Acres

ZONING
CG — General Commercial

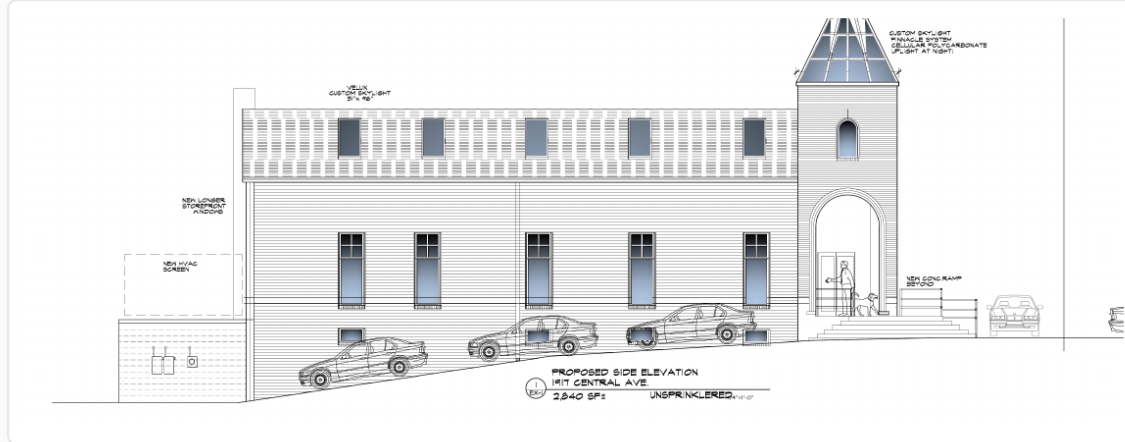
LEASE STRUCTURE
NNN

PARKING
28 spaces on-site

TENANT BUILDOUT
Delivered by landlord

PREFERRED TENANT:

Restaurant, retail, office, wellness, or other quality commercial establishments | Single- and two-tenant configurations considered



Proposed Side Elevation · WLA Architects · 2,900 SF per floor plate

PROPERTY HIGHLIGHTS

● Large Amount of On-Site Parking

Up to 26 standard and 2 ADA spaces on a 0.405-acre lot provide significantly more dedicated parking than the majority of nearby businesses in Plaza Midwood, which primarily rely on street parking or shared arrangements.

● Flexible Interior Configuration

Two floor plates of approximately 2,800 SF each, with a 23-foot ceiling on the top floor, originally built as a church sanctuary. Interior fully cleared and can accommodate a single tenant or separate tenants, with one on each floor. Landlord will add windows, including skylights, and otherwise deliver a complete buildout to tenant specifications.

● High-Traffic Plaza Midwood Location

Located on Central Avenue in the Plaza Midwood commercial district near the new Scout Motors headquarters and Ares Plaza Midwood residential development.

● Historic Brick Exterior, New Interior Buildout

Built in 1945 using solid brick masonry, a visually distinctive and durable construction method that is rarely found in modern commercial buildings because of its cost, over a brand-new interior built by landlord.

BUILDING HISTORY

Built as a church in 1945. Acquired by VFW Post 1164 in 1970 and operated as a community institution for 55 years until 2025.

TOURS & ACCESS

The building is now available for tours. Agents and prospective tenants should contact Andrew Altman directly to arrange access: andrew@shadow-ridge-capital.com · 980-263-7667



