

# The Stutz

1060 N Capitol Avenue, Indianapolis, IN 46202

**FOR LEASE - RETAIL**

*The Stutz is one of the most innovative adaptive reuse projects in Indianapolis.* Join Café Patachou, Amelia's Bakery, Barista Parlor, Julieta's, Grounded Plant & Floral Co, Myriad Fitness and many other specialty retailers.

Entrenched in the middle of a \$4.3 billion IU Health Campus, benefiting from the projected 20,000+ employees as well as the in-place 600+ employees, The Stutz has become the go-to dining and entertainment destination for Downtown Indy.

*Coming Soon* – Phase 2 of The Stutz, comprised of 275 multi-family units, 350+ parking garage, and 18,800 sf of additional retail.





## PROPERTY FEATURES

- 200+ artists and makers onsite as current tenants
- 400+ office employees from Bayonet, Pattern Magazine, Industrious, and Calumet
- Over 20,000 projected employees at the IU Health Medical Campus
- 100,000+ current daytime population within a 1-mile radius
- 141,101 population within a 3-mile radius
- Innovative new **open-air** retail component that will benefit the entire trade area: a tap room, a bakery, a coffee house, a gym/ yoga studio, a hair salon/barbershop, a restaurant and more...
- Adjacent to IU Health Medical Campus with a **\$4.3 billion** growth plan to take over 44 acres surrounding The Stutz
- **Walking distance** from the Indianapolis CBD, 1.5 miles from Lucas Oil and Gainbridge Fieldhouse and 2.5 miles from the Indianapolis Zoo
- Only 1 mile away from the IU Indianapolis campus with a current enrollment of **26,875** students
- Located right off the **I-65** interchange with unmatched visibility and access from major thoroughfares



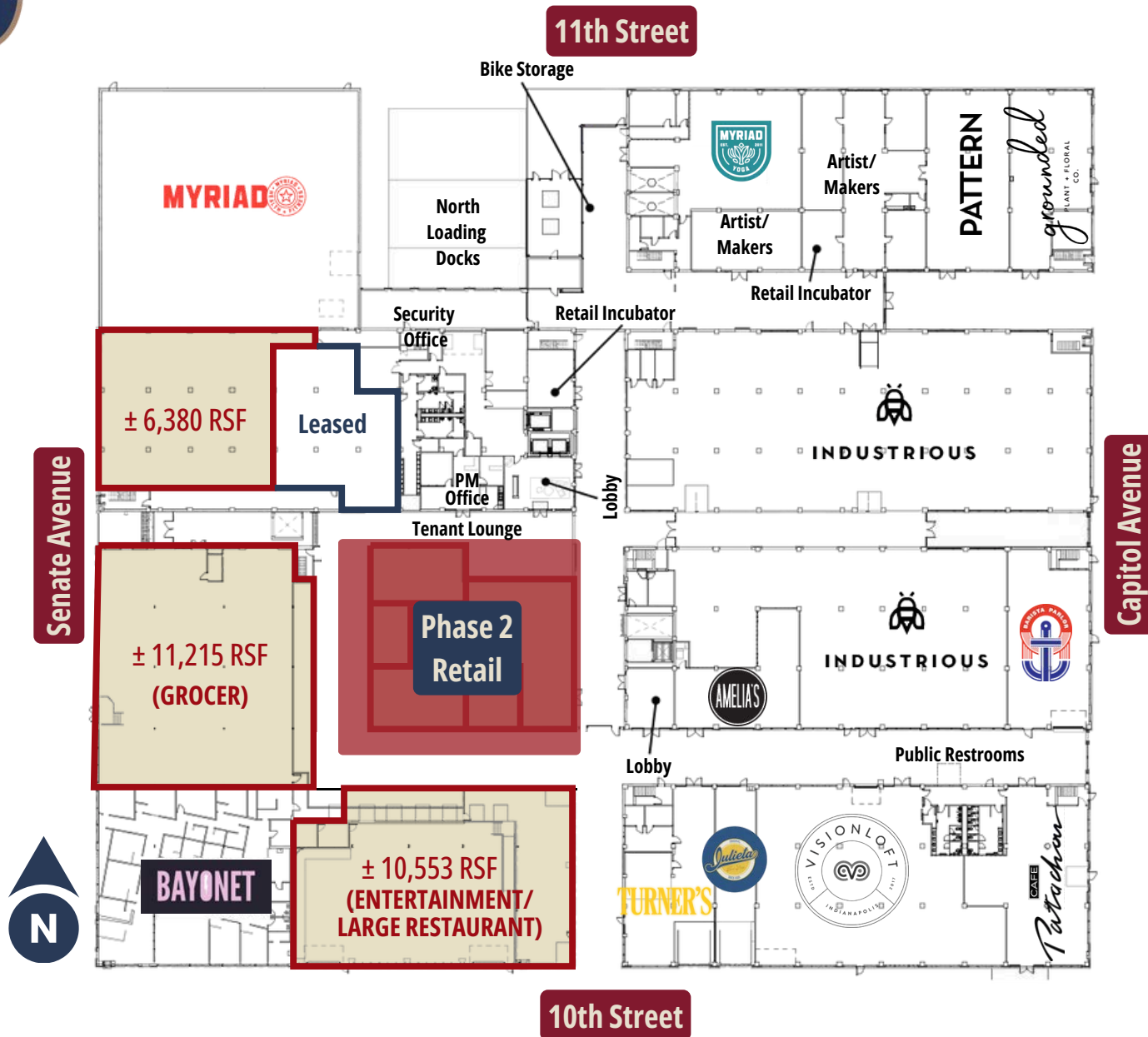
# FLOOR PLAN | 1ST FLOOR

## AVAILABLE RETAIL SPACE

± 6,380 RSF

± 11,215 RSF

± 10,553 RSF



# PARKING MAP | TRAFFIC COUNTS



# THE STUTZ | SURROUNDING AREA





**I U H E A L T H C A M P U S**  
 \$4.3 billion project spanning 44 acres, situated directly north of The Stutz



# THE STUTZ HISTORY

Where history meets innovation – *The Stutz* – redefining legacy in modern Indianapolis



**1911**

The Stutz Bearcat, built by Harry Stutz in just 10 days, finishes 11th in first ever Indianapolis 500.

**1912**

Stutz breaks ground on a modern factory to produce 500 Stutz racing vehicles per year.

**1916**

The company rebrands to The Stutz Motorcar Company of America.

**1940**

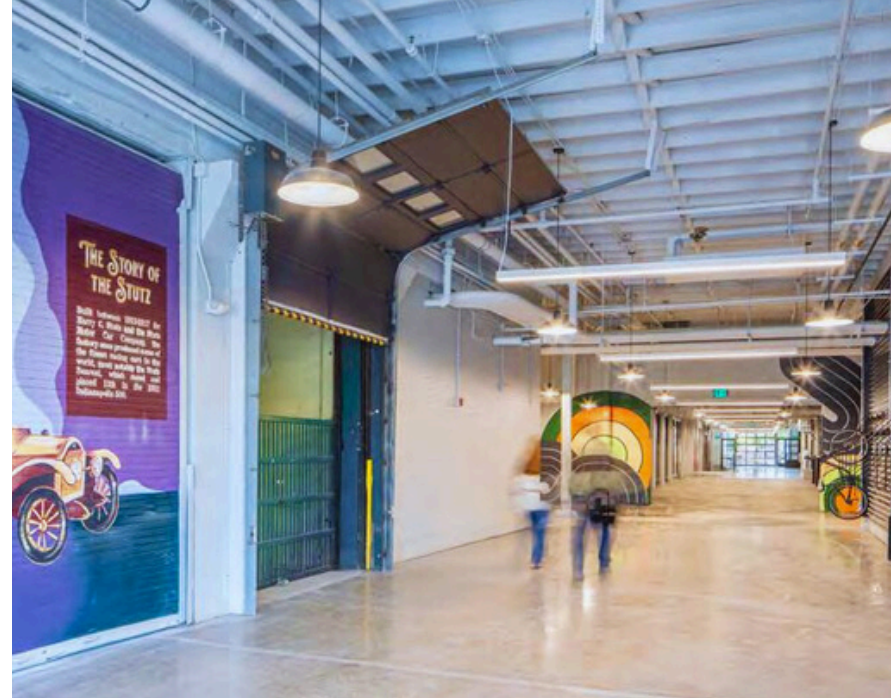
Eli Lilly acquired the Stutz Factory, operating it as a paper packaging facility until 1982.

**1993**

Local developer/artist Turner Woodward acquires the vacant building to save it, transforming the factory into a haven for artists and creatives.

**2021**

SomeraRoad acquires the Stutz Factory to redevelop it into a world-class creative office & retail destination.



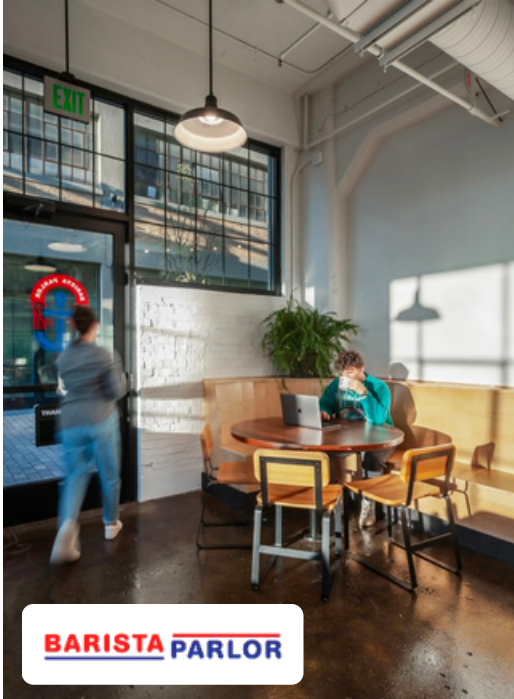
## MARKET DEMOGRAPHICS

<b>RADIUS</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
Population	21,819	141,101	297,591
Daytime Population	103,671	243,018	392,915
Households	12,372	58,994	121,498
Household Income	\$103,262	\$79,105	\$80,268



*...a blend of artists, professionals, entrepreneurs, and tourists, contributing to a vibrant and dynamic community.*





**RETAIL + DINING + FITNESS**  
± 100,000 SF of curated retail, entertainment, dining and fitness establishments



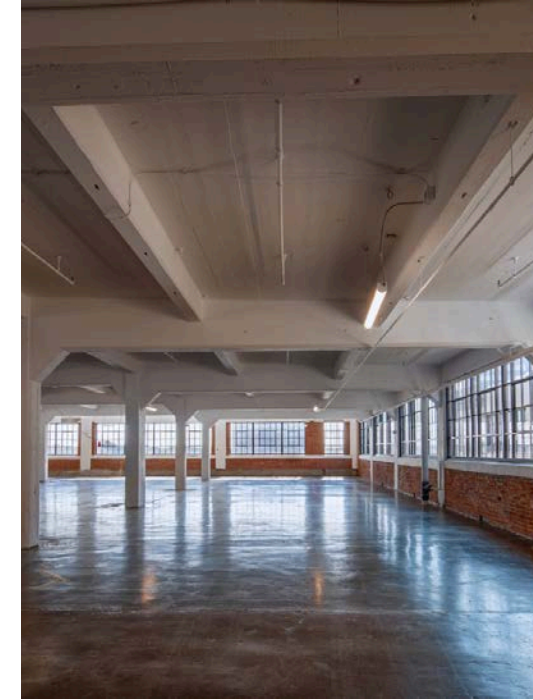
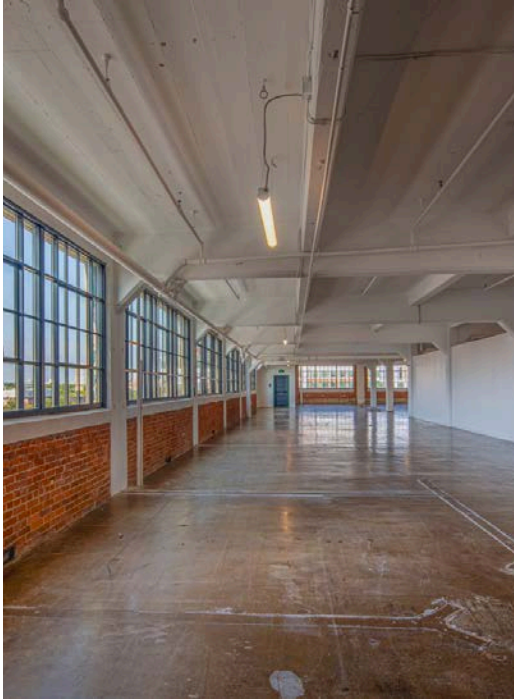


**WDRFA**



**ALO Property Group**  
9075 N Meridian St, Suite 175  
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**OFFICE SPACE**  
± 300,000 SF of co-working/flexible office space





# "BUTTER"

Annual Fine Art Fair  
50+ artists  
\$450,000 in artwork sales  
40,000 square feet  
12,000+ attendees

## EVENTS AT THE STUTZ

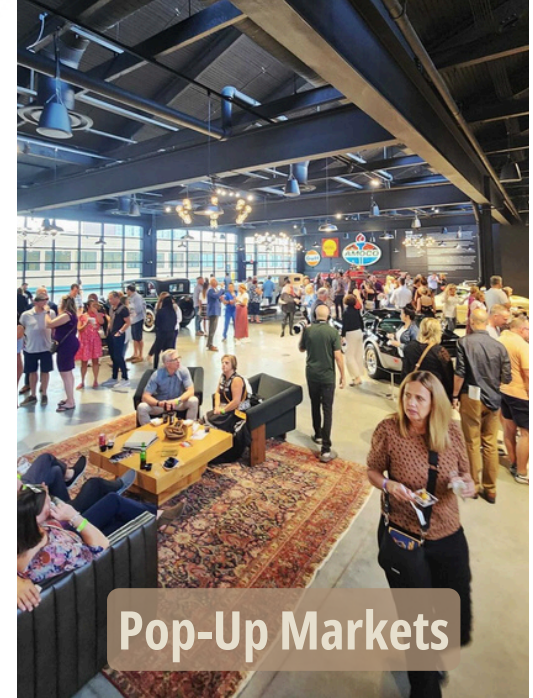
± 20,000 SF of event space blending historic and modern atmosphere with trendy decor and advanced technology



Artist Open Houses



VisionLoft Event Space



Pop-Up Markets

Roanoke Plaza



Residential Building Entry



**THE STUTZ - PHASE 2**  
275 apartments and 18,800+ SF of additional retail space *coming soon*



10th Street Streetscape



10th & Senate

# THE STUTZ PHASE 2 | SITE PLAN

- **2.4-acre** project South of The Stutz - Phase 1
- **275 apartments** – studio, 1-bedroom and 2-bedroom
- **18,800+ SF** of retail space along N Capitol, 10th and Senate
- **358-space** interior parking garage, accessible from N Capitol
- **Roanoke Plaza** – current alleyway conversion to a pedestrian plaza



**Roanoke Plaza**



**Amenity Courtyard**



**Rooftop Pool**

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## *Please Contact:*

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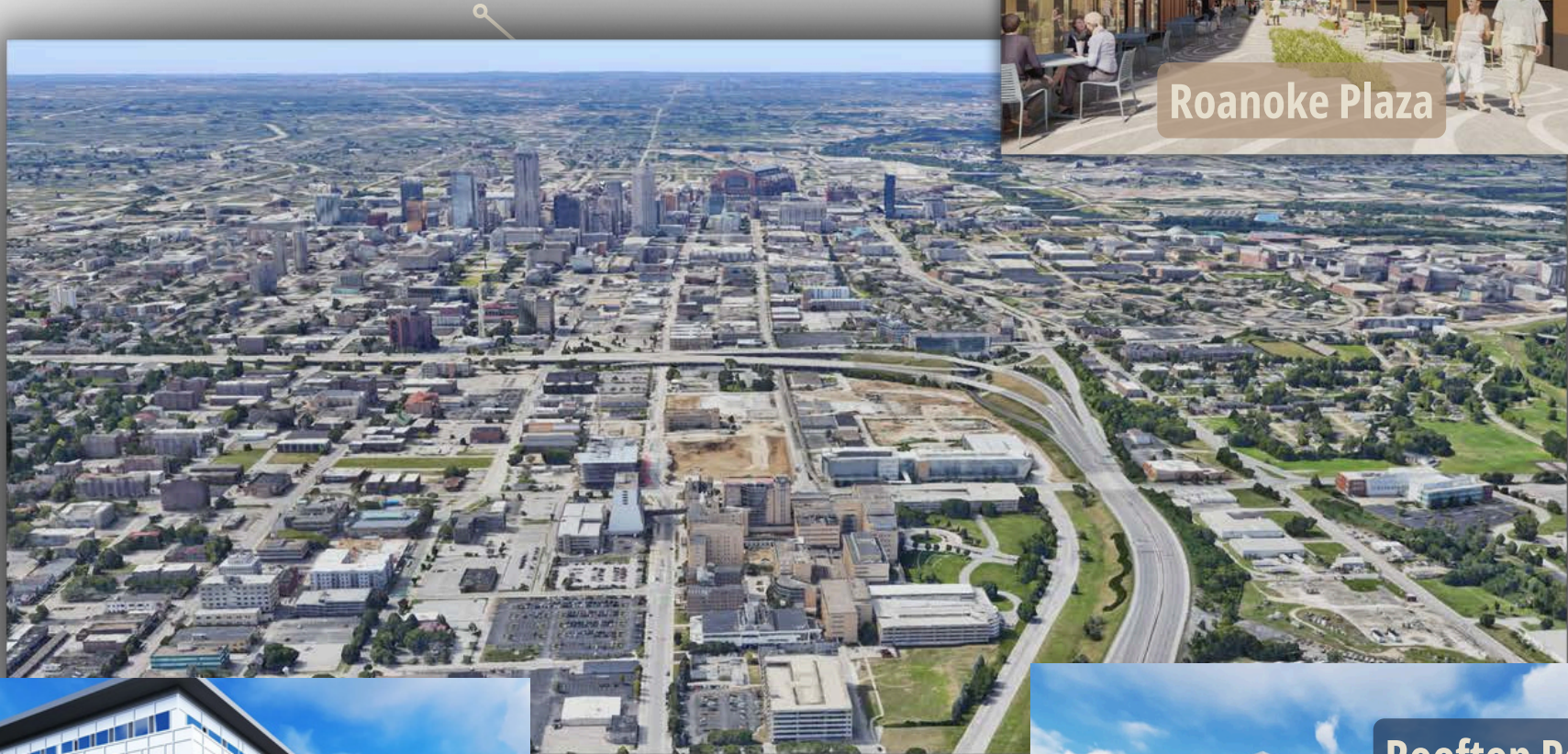
317.853.7500 (O)

317.376.3897 (C)



# IU HEALTH CAMPUS | SURROUNDING AREA

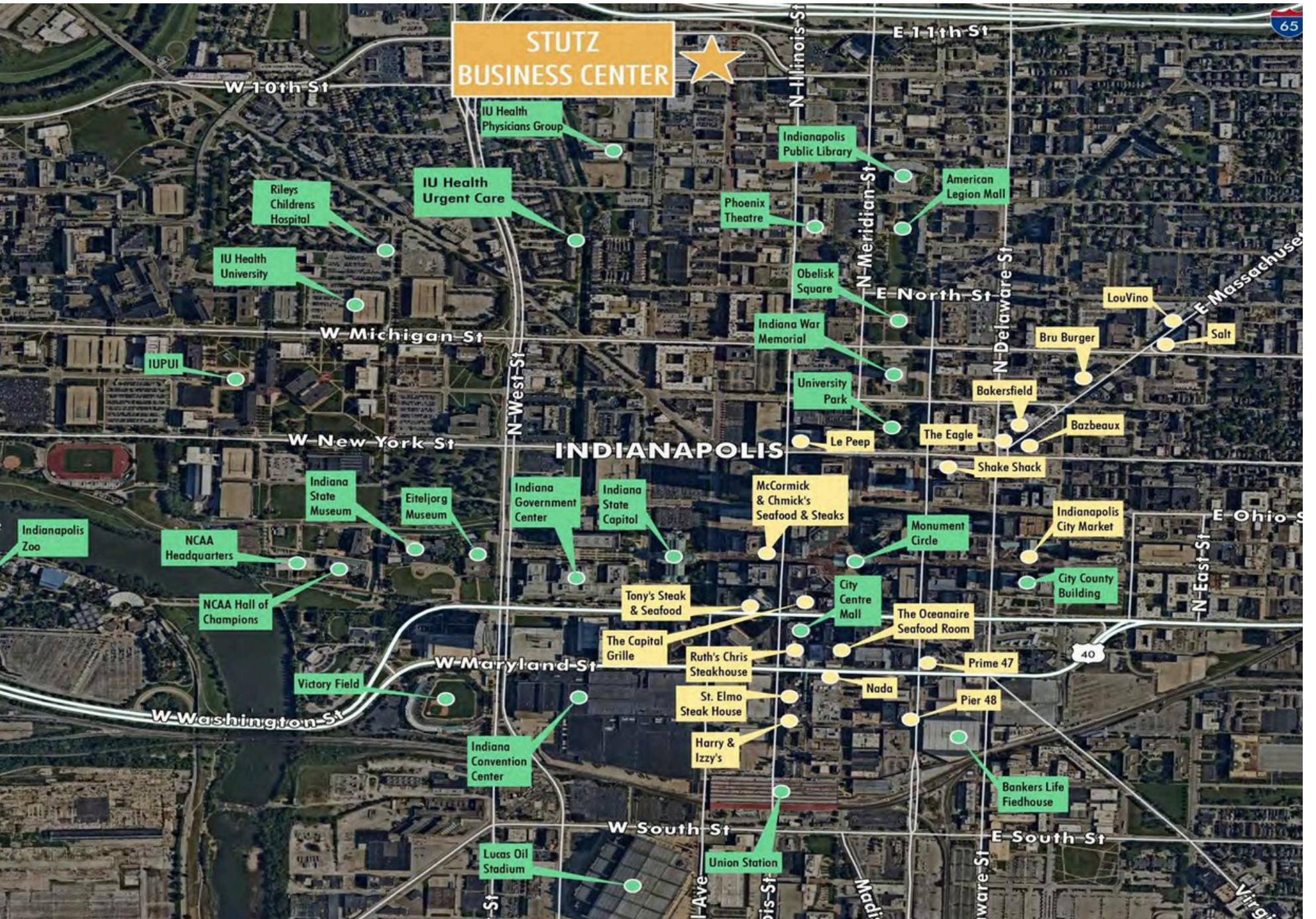
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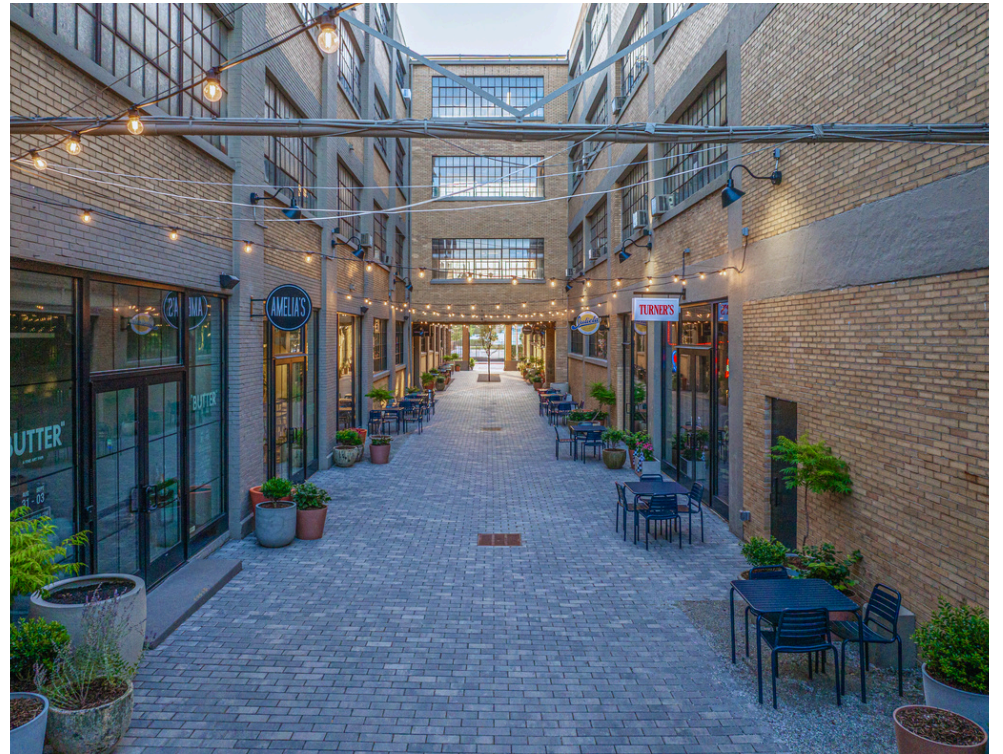
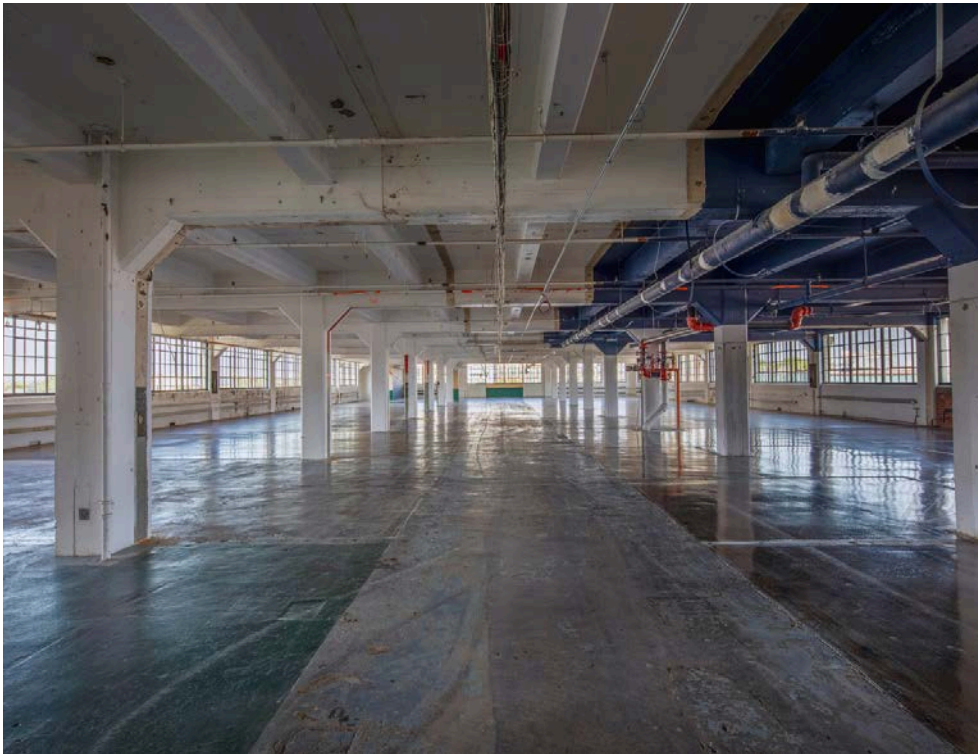
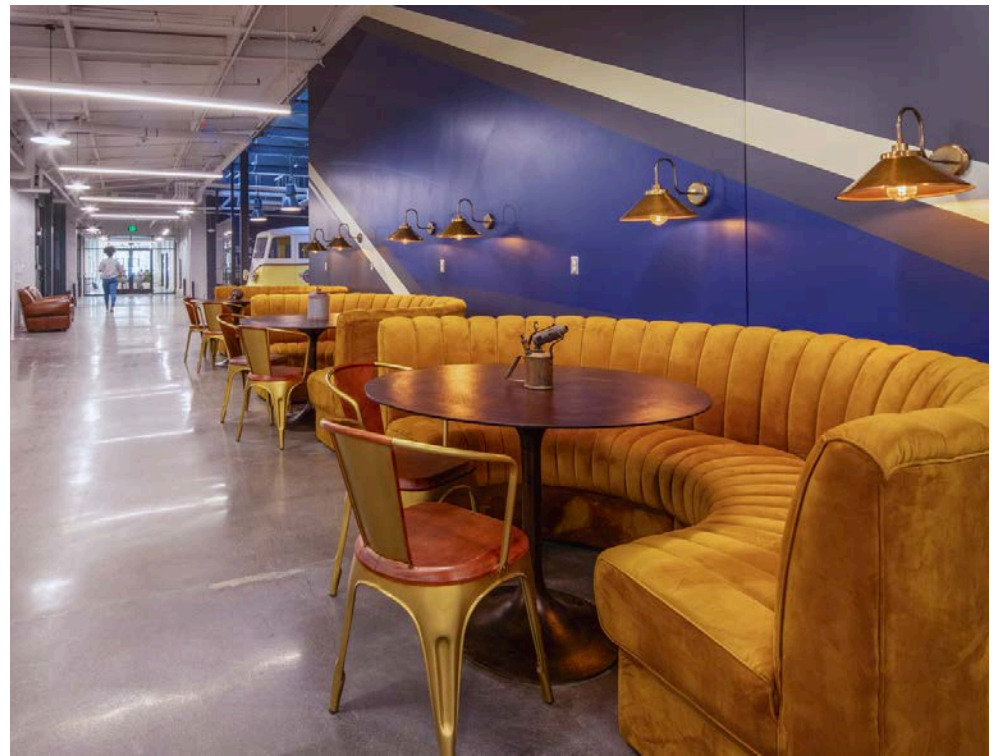
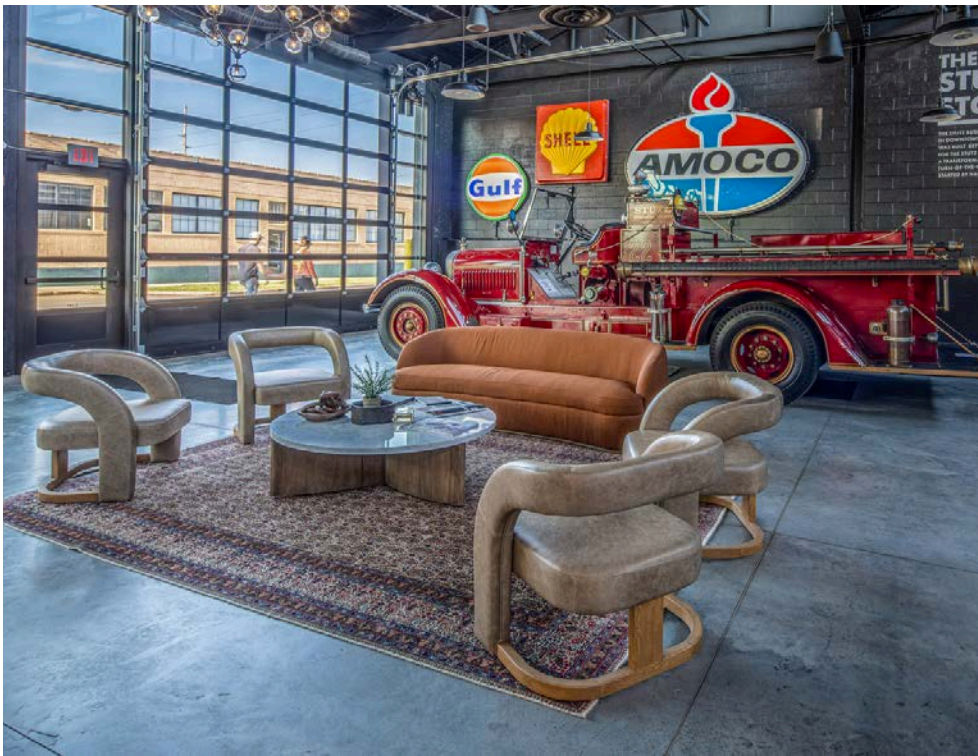




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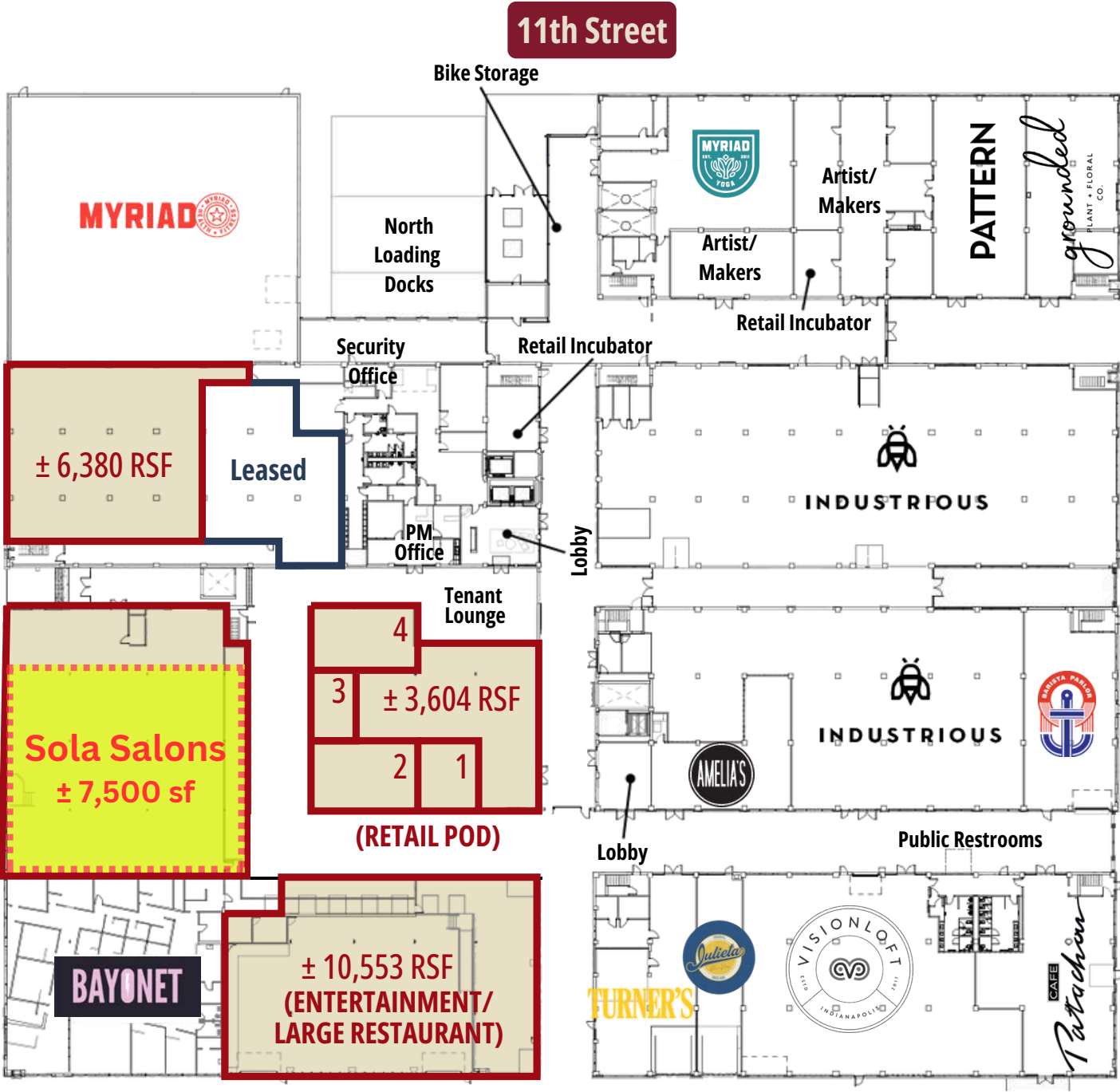




11th Street

Senate Avenue

Capitol Avenue



10th Street



# FLOOR PLAN | 1ST FLOOR

## AVAILABLE RETAIL SPACE

- ± 6,380 RSF
- ± 11,215 RSF
- ± 3,604 RSF
- ± 10,553 RSF
- Suite 1: ± 721 RSF
- Suite 2: ± 1,517 RSF
- Suite 3: ± 750 RSF
- Suite 4: ± 1,475 RSF

