



CASE STUDY

RETRO DINER INDIANA

KEY FACTS

PROJECT NAME

Retro Diner

LOCATION

Lawrenceburg, IN

SUNBELT FACILITY

Southeast Modular, A Sunbelt Company

PARTNERS

Avon Modular

PROJECT TYPE

Restaurant / Retail

BUILDING SIZE

2,500 sq. ft.

UNITS

1 Permanent modular

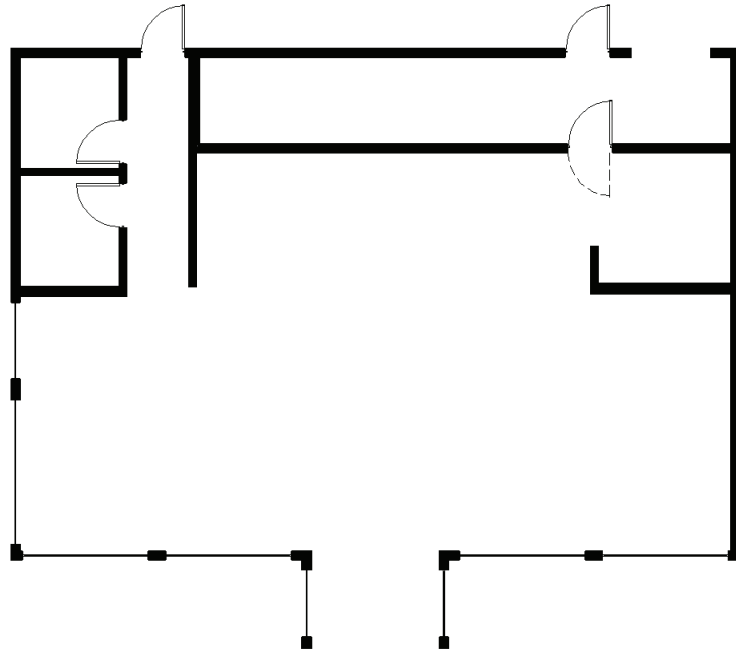
The client needed a custom-built restaurant to reflect a nostalgic 1950s diner atmosphere while providing modern amenities, full utility integration, and ADA accessibility. Speed of delivery and cost efficiency were also critical to get the business operational quickly.

Avon Modular partnered with Southeast Modular to deliver a 2,500-square-foot retro-style diner using modular construction. The project included custom on-site finishes, utility connections, and landscaping to complete the full restaurant experience. Designed to seat over 50 guests, the diner combines retro aesthetics with modern performance, demonstrating how modular construction can achieve both efficiency and unique commercial design.

The project was delivered successfully thanks to close collaboration between partners, ensuring the diner opened on time with a welcoming, functional space for the community.



RETRO DINER INDIANA



BUILDING FLOOR PLAN HIGHLIGHTS

- Dining hall with booth/table layout and counter-service flow (seats 50+)
- Kitchen core with distinct Prep, Clean-Up/warewash, and Beverage stations
- Dual restrooms placed off the public zone for guest convenience
- Service pass-through from kitchen to dining for efficient ticket turns
- Back-of-house storage/utility allowances integrated with kitchen circulation

KEY ACHIEVEMENTS

Retro 1950s aesthetic + modern performance, ADA accessibility, and cost-/speed advantages vs. site-built

Demonstrated how modular construction can achieve both efficiency and unique commercial design.

Single-unit permanent modular delivery—clean, welcoming space opened on time for the community.

Included custom on-site finishes, utility connections, and landscaping to complete the full restaurant experience

