



Prime Restaurant Space Available

521 Franklin Street, Michigan City, Indiana

5,775 SF

HISTORIC c.1880

DOWNTOWN

56 miles from Chicago · Direct South Shore Rail · Downtown

EXECUTIVE SUMMARY

521 Franklin Street at a Glance

A 5,775 SF brick, well built, hardwood floor, restaurant space in the heart of downtown Michigan City, Indiana — built for the right operator, backed by a hospitality firm who understands the business.

THE SPACE

5,775 SF • c.1880

Historic downtown building with bar, dining room, and back lounge across 3 distinct zones.

THE POTENTIAL

3 Revenue Streams

Counter front, full-service dining room, and private cocktail lounge — all under one roof. Additionally, there's an option to lease an outdoor patio space.

WHAT'S INSIDE

Floor Plan + Photos

Detailed layout, actual interior photos, and location context included in this deck.

THE VISION

What It Can Become

Concepts that thrive: premium casual, cocktail bar, brunch destination, chef-driven American.

THE MARKET

Michigan City on the Rise

\$412M+ in nearby development. South Shore rail to Chicago. 2.7M annual park visits.

ABOUT US

Atira Hotels

With 20+ years in hospitality, the owner has hospitality resources and expertise to make the ideal landlord.

Character You Can't Build From Scratch.

521 Franklin is a historic 1880s building at the heart of downtown Michigan City — exposed brick, pressed tin ceilings, hardwood floors, a full bar already in place.

5,775 SF

Ground-Floor Space

Dining, bar & back room

c.1880

Historic Building

Original character intact

3 Zones

Revenue Spaces

Front room, dining room, lounge

Full Bar — Already In Place

Existing bar millwork, stools, and back bar. The infrastructure is there.

Three Distinct Areas

A fast-casual front, a full main dining room, and a ~1,300 SF back room perfect for a cocktail lounge or private events.

3-Way Liquor License District

Location qualifies for full beer, wine, and spirits — essential for any concept serious about beverage revenue.

A Historic Build

Exposed brick, pressed tin ceilings, original hardwood floors.

Open Kitchen Potential

Kitchen infrastructure in place at the rear.

City Investment in the Block

Signage and facade improvements anticipated through city grant support — the street is being activated around you.

One Space. Three Revenue Streams.

This isn't your typical restaurant layout with just a dining room, instead there are three different ways to help maximize revenue.

01

The Front Room

Casual/Bar

Counter ordering, high-tops, menu board. Built for weekday lunch volume, takeout, and repeat local traffic. The bar is also present here.

02

The Dining Room

Full-Service

Booths, lower lighting, full table service. The main room handles dinner parties, date nights, and groups.

03

The Back Room

Cocktail Lounge / Private Events
~1,300 SF

A separable ~1,300 SF space — ideal as a cocktail lounge, private buyout room, or late-night concept.

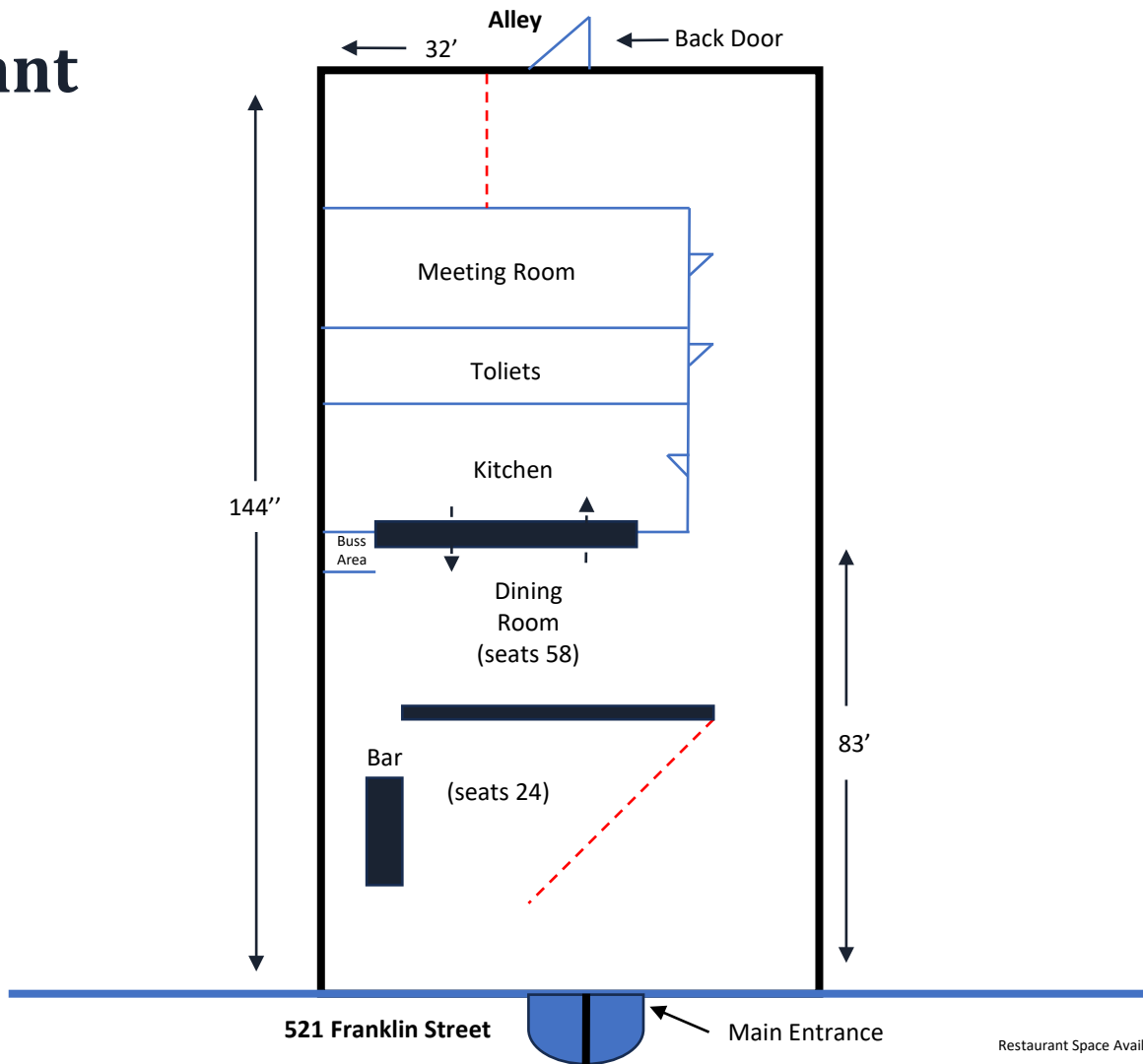
04

The Outdoor Area

Outside patio area next to the restaurant

This space offers an opportunity for a fourth area that the owner has the option of leasing. A great option for customers living or visiting Michigan city on a nice day.

Restaurant Layout



521 Franklin Street

Main Entrance



The Dining Room • 5,775 SF across three zones • Original hardwood floors & pressed tin ceilings • Bar in place



The Bar & Lounge Entry • Existing bar millwork in place • Piano lounge area



Private Dining Room • ~1,300 SF



Kitchen



Street View



Aerial View



(Optional Additional) Patio Area

THE VISION

What This Space Can Become

CONCEPTS BUILT FOR THIS SPACE

- Premium casual dining with a memorable cocktail offerings
- Neighborhood bar with an elevated food identity
- Brunch destination with full liquor — peak weekend traffic
- Fast-casual front door with a full-service dinner back half
- Chef-driven American — accessible price point, culinary kitchen

WHAT THE SPACE PHYSICALLY ENABLES

- | | |
|----------------------------|--|
| Counter service | High-tops, menu board, takeout window |
| Full dining room | Booths + tables, intimate low-light feel |
| Private back lounge | ~1,300 SF — buyouts, cocktails, late night |
| Working bar | Millwork + back bar already in place |
| Open kitchen / pass | Culinary transparency at the rear |

LOCATION • 521 Franklin St, Michigan City, IN



AVAILABLE RESTAURANT SPACE

Downtown Michigan City Franklin St Corridor

521 Franklin St, Michigan City, IN 46360

3M+

Annual Lighthouse
Place Outlet Visitors

1.1M+

Blue Chip Casino
Annual Visitors

152

Blue Chip Casino
Hotel Rooms

5 min

Walk to Lake
Michigan Beach

WHY THIS LOCATION

- Heart of the Franklin St dining & arts corridor
- Blue Chip Casino Hotel drives year-round hotel guest traffic
- Steps from Lighthouse Place Premium Outlets — 3M+ annual shoppers
- Growing dining destination: Heron Bistro, Fiddlehead, Leeds Public House all nearby
- Summer tourism from Chicago creates peak-season demand surge
- Indiana Dunes National Park draws 3.8M visitors/year

LEGEND

- 521 Franklin St — The Property
- Restaurants
- Bars & Nightlife
- Hotels & Casino
- Landmarks & Attractions

THE NEIGHBORHOOD

What's Already Around You.

521 Franklin sits in the middle of an established demand ecosystem — major traffic generators already operating within walking distance and a short drive.

2.7M Indiana Dunes Visitors / yr

National Park adjacent to Michigan City. Peak summer season drives the single largest sustained wave of visitors in the region — many passing through Franklin Street.

486 Blue Chip Casino Hotel Rooms

65,000 SF gaming floor, 1,700+ slots, full-service spa. A major year-round overnight destination minutes from Franklin Street.

1M+ Lighthouse Place Outlets Visitors / yr

100+ stores blocks from 521 Franklin. Draws shoppers from Chicago, South Bend, and Grand Rapids — all potential lunch and dinner guests.

1 mi To Lake Michigan Shoreline

Washington Park Beach, marina, and zoo within walking distance. Summer beach traffic is a direct lunch and dinner driver for downtown.

ALSO IN THE NEIGHBORHOOD: Barker Mansion Museum • Burn 'Em Brewing • Lakeshore Café • Washington Park Zoo • Michigan City East Pierhead Lighthouse • Friendship Botanic Gardens • Washington Lake Beach • Lubeznik Center for the Arts • Lighthouse Place Outlet Malls

Who's Here Now. Who's Coming.

WHO'S HERE NOW

31,814

City Population

U.S. Census 2024

\$70,827

Avg HH Income in the area

+43% since 2011 (ACS 2024)

+3,860

**Michigan's daytime
population increase**

Due to commuting

152

Active Restaurants

Proven dining market
(TripAdvisor)

THE BIGGER PICTURE

While city population is stable, the income trajectory is up 43% since 2011 and the surrounding 5-mile corridor — including Long Beach, Trail Creek, and Michiana Shores — brings higher-income households into the dining market daily.

Additionally, more people being in Michigan City during the day means there are more people during business hours than that live there—meaning more potential customers overall.

WHO'S COMING

56 mi From Chicago via South Shore

Double-track expansion underway. More frequency means more Chicago diners, weekenders, and day-trippers.

\$311M SoLa Michigan City

Luxury condos, hotel rooms, retail, and dining — repositioning Michigan City as a year-round lake destination.

\$101M The Franklin

12-story mixed-use TOD delivering ~180 new market-rate residents directly adjacent to 521 Franklin.

\$412M DEVELOPMENT PIPELINE+TOURISM SPIKE

The Franklin + SoLa + South Shore double-track expansion + already consistent tourism= a fundamentally different downtown Michigan City by 2027.

Atira Hotels

Atira brings deep hospitality expertise to every asset — from acquisition and development through operations. We know what makes a food-and-beverage space work, and we know what this one can be.



Misra pictured at the 2026 Atira Conference

SANJEEV MISRA

Co-Founder, Atira Hotels · Founder & Principal, Paramount Lodging Advisors · Paramount Capital

- 20+ year track record owning and operating hospitality, hotel, office, and restaurant assets.
- Founded in 2005, Atira Hotels operates 21 hotels in 12 states across the US and Canada.
- Cornell University School of Hotel Administration · MBA, Michigan Ross.
- Industry panelist: Lodging Conference, North American Hotel Investment Conference, National Real Estate Institute.

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BOOK A TOUR

Ready to See It for Yourself?

LORI TUBBBS
REAL ESTATE & DEVELOPMENT CONSULTING

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Reach out to schedule a private tour of 521 Franklin Street — the bar, the history, and the space are ready when you are.